Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 1, 2025 - REGULAR MEETING	**REPORT:**	25-191
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-02-0071
SUBJECT:	REZONING APPLICATION NO. 100771 (DIACK / 25027 – 52 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.63 ha (1.55 ac) of land located at 25027 – 52 Avenue to Suburban Residential Zone SR-3B to create two residential lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6144 subject to eight (8) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development complies with the objectives of the Rural Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Diack) Bylaw No. 6144 rezoning approximately 0.63 ha (1.55 ac) of land located at 25027 – 52 Avenue to Suburban Residential Zone SR-3B to facilitate subdivision to create two residential lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Construction of the north half of 52 Avenue in accordance with the Township's Subdivision and Development Servicing 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 restrictive covenants acceptable to the Township:
    a. notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities
    b. identifying the units (Minimum 5% single family lots) required to comply with the adaptable housing requirement.
6. Review of the existing exterior design control agreement for alignment with the Salmon River Uplands Planning Framework and amend as appropriate including designation of a new Design Consultant.
7. As per the applicant's proposal in support of the proposed rezoning application, provision of $125,000 as a voluntary amenity contribution.

8. Payment of applicable supplemental Rezoning fees and Development Engineering and Green Infrastructure Services administration fees.

EXECUTIVE SUMMARY:

Coastland Engineering & Surveying has applied to rezone approximately 0.63 ha (1.55 ac) of land located at 25027 – 52 Avenue to Suburban Residential Zone SR-3B to create two (2) residential lots. The application is consistent with the intent of the Township of Langley's Official Community Plan's Rural designation and the Rural Plan's Salmon River Uplands designation. Staff recommend that Council consider the rezoning request, subject to the completion of eight (8) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6144.

REFERENCE:

Owner:	Ronald Diack 25027 – 52 Avenue Langley BC V4W 1G1
Agent:	Coastland Engineering and Surveying Ltd. 101, 19292 – 60 Avenue Surrey, BC V3S 3M2
Legal Description:	Lot 9 Section 2 Township 11 New Westminster District Plan EPP78943
Location:	25027 – 52 Avenue
Area:	0.63 ha (1.55 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Suburban Residential Zone SR-1
Proposed Zoning:	Suburban Residential Zone SR-3B
Agricultural Land Reserve:	Not in ALR

BACKGROUND/HISTORY:

The subject site is one of nine lots created through a subdivision in 2018 that included registration of an exterior design control agreement for dwelling unit design consistent with the existing rural character.

On April 17, 2023, Council authorized execution of a Memorandum of Understanding (MOU) with Metro Vancouver for areas marked Rural within the Sewerage Area or Sewerage Extension Areas to interpret “low density forms of residential” in the Regional Growth Strategy’s (RGS) Rural land use designation as permitting minimum lot sizes equivalent to half acre lots (Attachment B).

The Rural Plan contains a Planning Framework for the Salmon River Uplands with the aim of maintaining the rural residential and agricultural uses (Attachment C). The applicant has provided a response to how the rezoning and subdivision are consistent with the framework (Attachment D).

DISCUSSION/ANALYSIS:

- Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone the subject property from Suburban Residential Zone SR-1 to Suburban Residential Zone SR-3B to facilitate a subdivision to create two residential lots.
- A 507 m^2 (5,460 ft^2) accessory building / shop is currently located on proposed Lot 2. The proponent indicates they intend to convert the accessory building / shop into a single family dwelling.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	Single family dwellings	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1
South:	52 Avenue beyond which are rural residential properties in the ALR	Agricultural/Countryside	Rural Zone RU-3
East:	Single family dwellings	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1
West:	Single family dwelling adjacent to 249B Street	Salmon River Uplands (not within the ALR)	Suburban Residential Zone SR-1

Regional Policy Context:

- The Metro Vancouver Regional Growth Strategy (RGS) designates the property as rural within the sewerage area. The rural designation intends to protect the existing character, landscapes and environmental qualities of rural communities. On April 17, 2023, Council authorized execution of a MOU with Metro Vancouver for areas marked Rural within the sewerage Area or Sewerage Extension Areas to interpret "low density forms of residential" in the RGS Rural regional land use designation as permitting minimum lot sizes equivalent to half acre lots and permit flexibility for minor lot-size variances to accommodate topographic, environmental or other land use constraints (Attachment B).
- As noted in the MOU, the rural regional land use designation provides flexibility for minor lot-size variances to accommodate site-specific topographic, environmental or other land use constraints as considered by the Township. Staff note these constraints are not present on the subject site, therefore the minimum lot area of 0.5 ac (2,023 m^2) applies.
- The Township of Langley Zoning Bylaw 1987 No. 2500 currently does not include a zone with a minimum lot size of 0.5 ac (2,023 m^2). To ensure consistency with the MOU, the applicant has applied for a new Suburban Residential Zone SR-3B with a minimum lot area of 0.5 ac (2,023 m^2). Required frontage 27.45m (90 ft) and depth of 30.5 m (100 ft) of the proposed zone are consistent with the Suburban Residential Zone SR-3.
- Proposed lot sizes of 0.73 ac (2,940 m^2) and 0.83 ac (3,340m^2) (Attachment A) and are consistent with the policy context of the RGS, Official Community Plan (OCP) and Rural Plan.

Salmon River Uplands Policy Framework:

- The Township's OCP designates the subject property as Rural and the Township's Rural Plan designates the property as Salmon River Uplands. These designations are intended to preserve the rural residential character of the area and rural residential and agricultural uses, respectively. The application is consistent with the intents of the plans.
- The Salmon River Uplands designation outlines a planning framework for development proposals to consider. The applicant has provided a response to the Salmon River Uplands Planning Framework (Attachment D).

Community 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 Salmon River Uplands Planning Framework 5.7.1(D)(2) includes consideration of a cash-in-lieu mechanism as a T rail Connectivity and Greenway Amenity in order to advance the objectives of a trail connectivity plan for acquisition of lands to complete trail infrastructure.

The applicant proposes a $125,000 voluntary amenity contribution in consideration of the above noted policy and framework 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
24	20	0	0	2	22

- The Tree Protection and Replacement Plan proposes retaining of trees, shrubs and groundcovers on the site, as well as two municipal street trees.

Policy Considerations:

The proposed rezoning to Suburban Residential Zone SR-3B and subdivision to create two lots with proposed lot sizes of 0.29 ha (0.73 ac) and 0.33 ha (0.85 ac) are consistent with the policy context of the RGS, OCP and Rural Plan including the Salmon River Uplands Planning Framework. Staff recommend Council give first, second and third reading to Bylaw No. 6144 (subject to eight (8) development prerequisites).

Respectfully submitted,

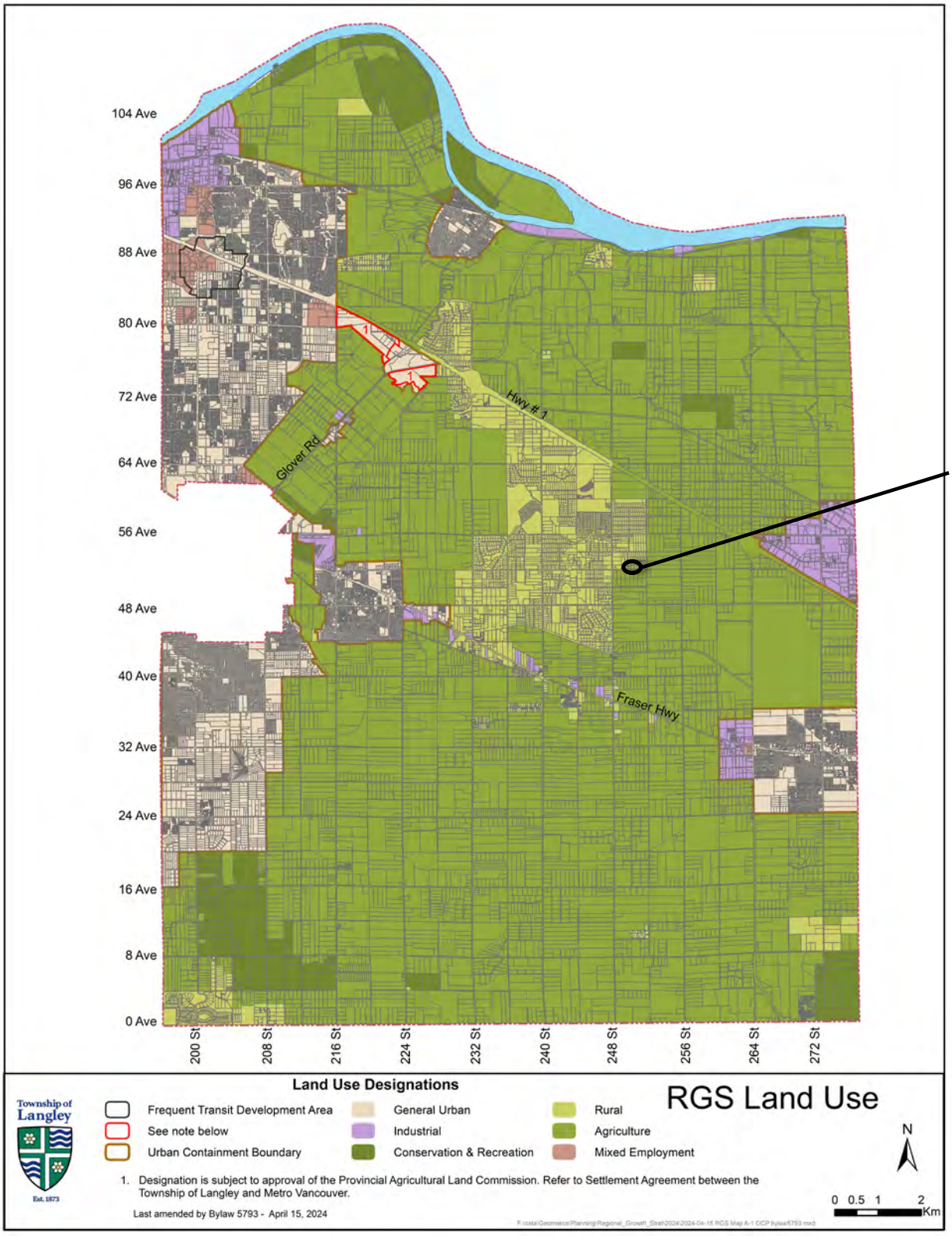
Lindsay Roberts
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

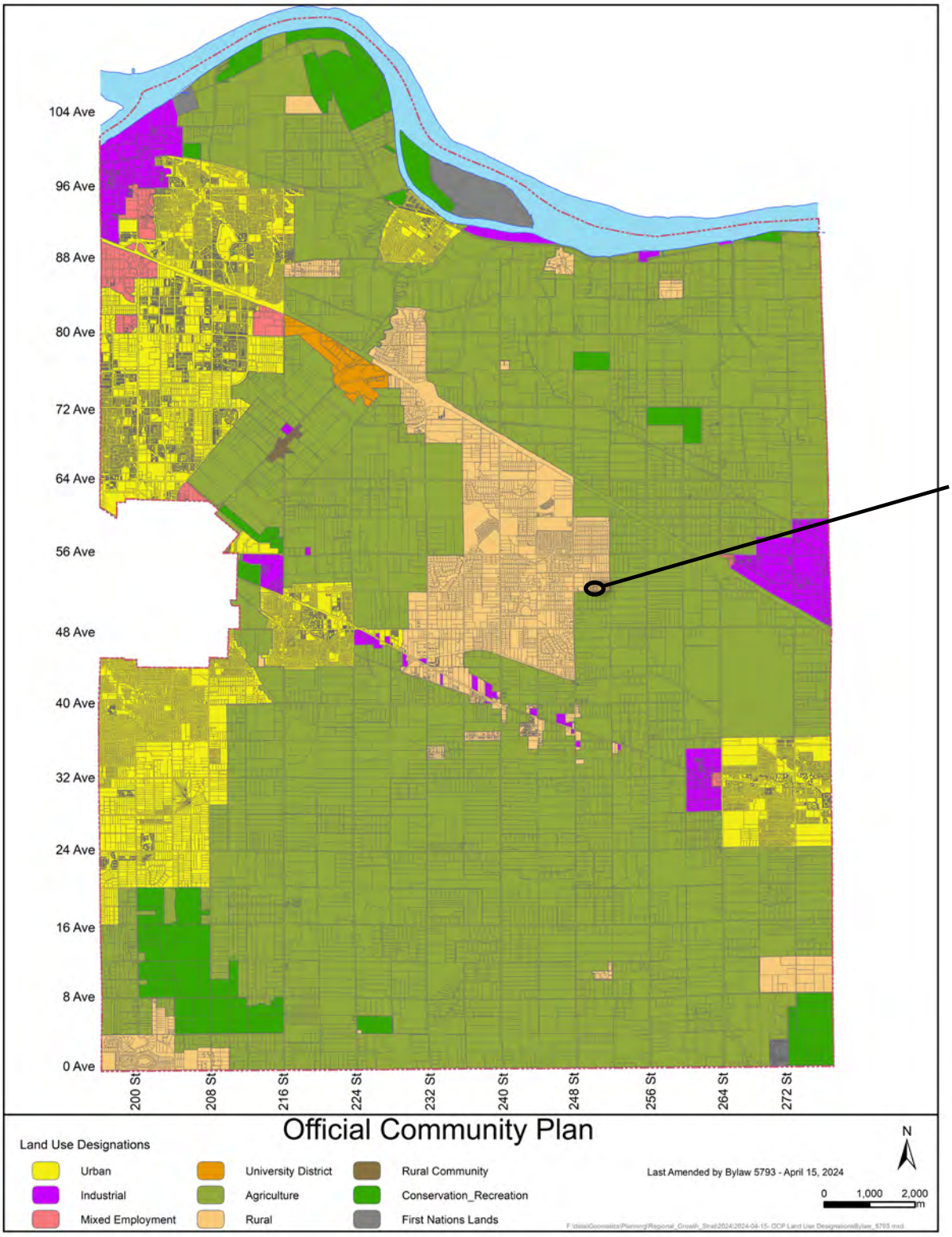
ATTACHMENT A Maps and Graphics
ATTACHMENT B Memorandum of Understanding
ATTACHMENT C Salmon River Uplands Framework
ATTACHMENT D Applicant Response to SRU Framework

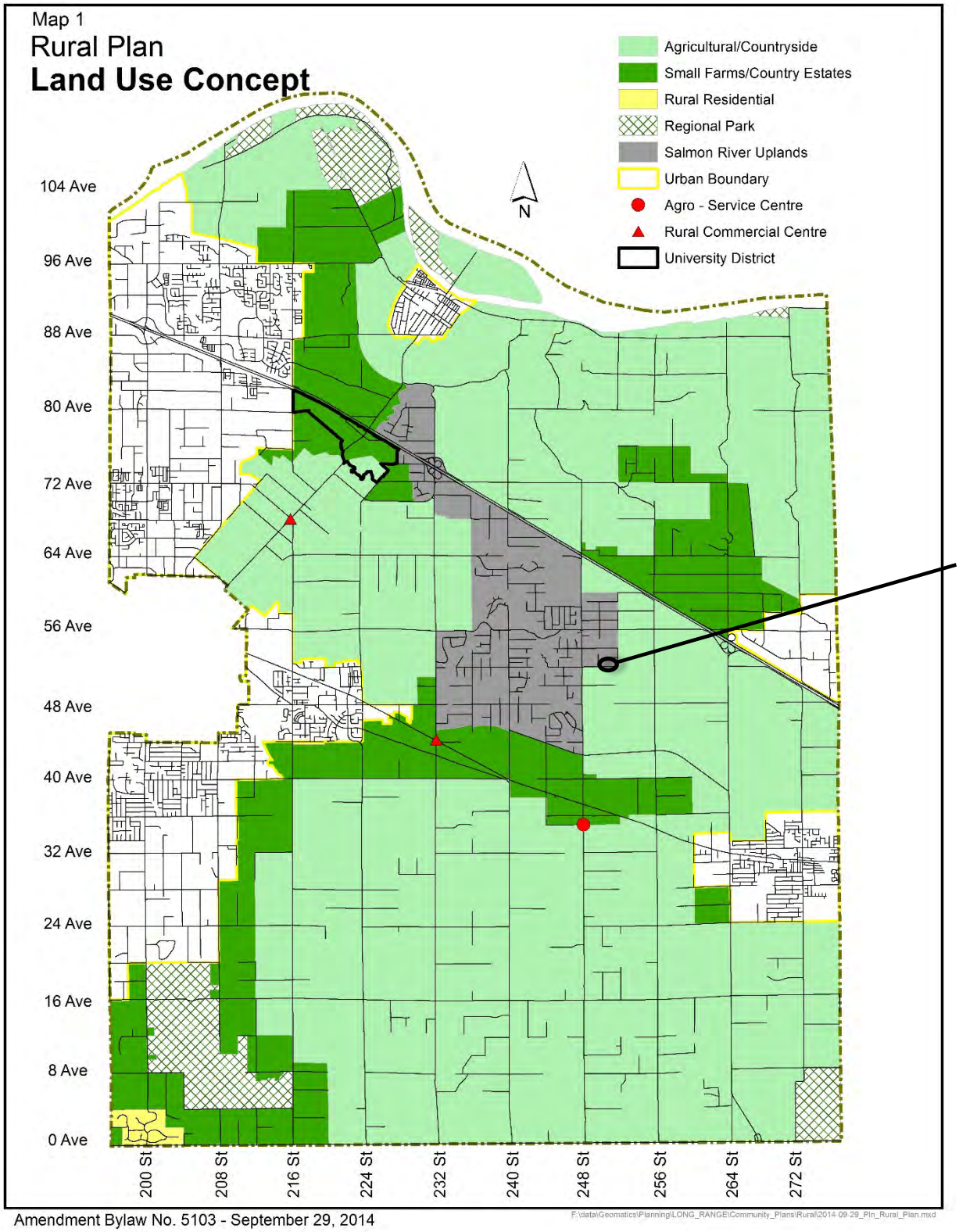
ATTACHMENT A

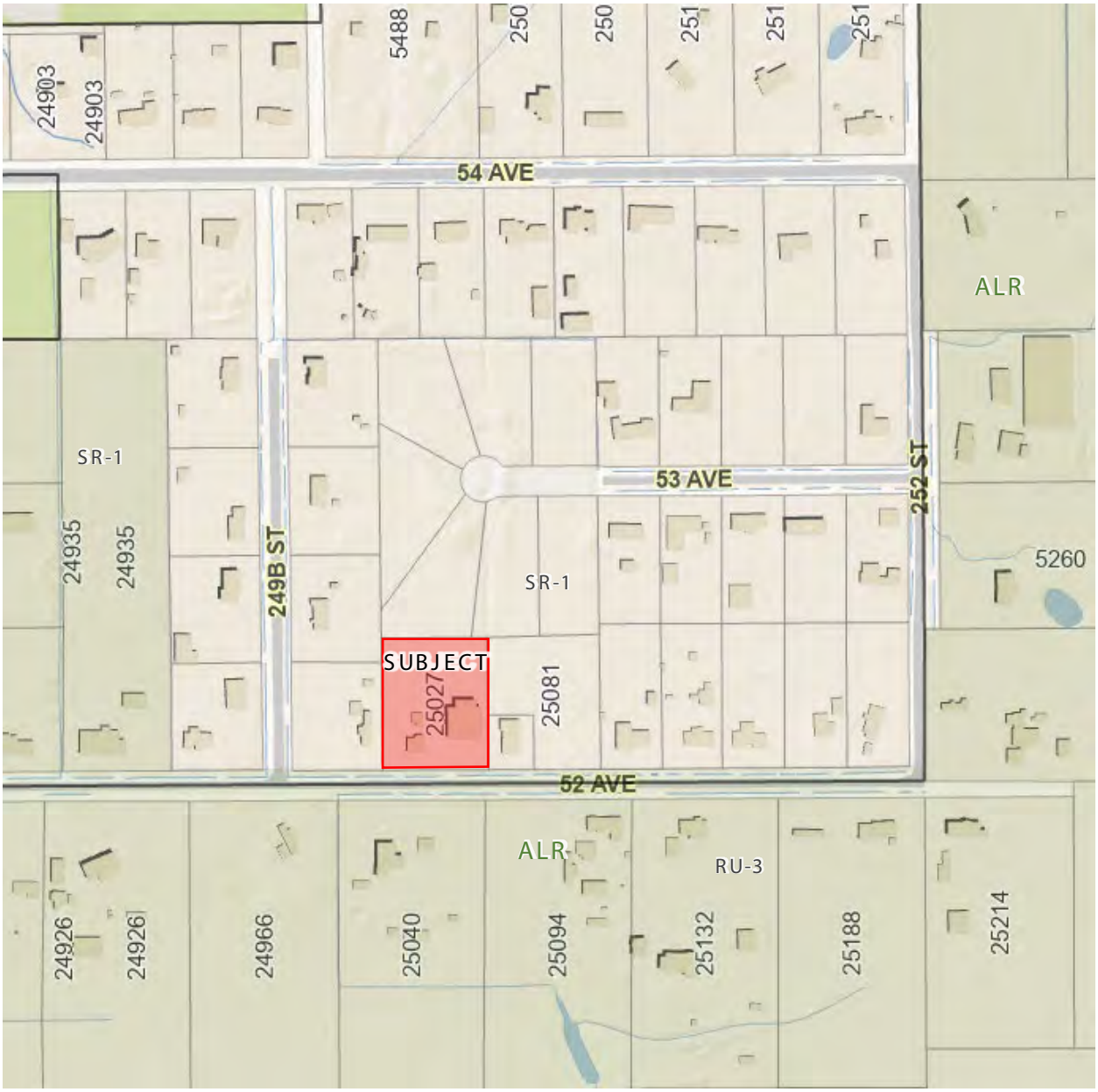


AERIAL CONTEXT MAP

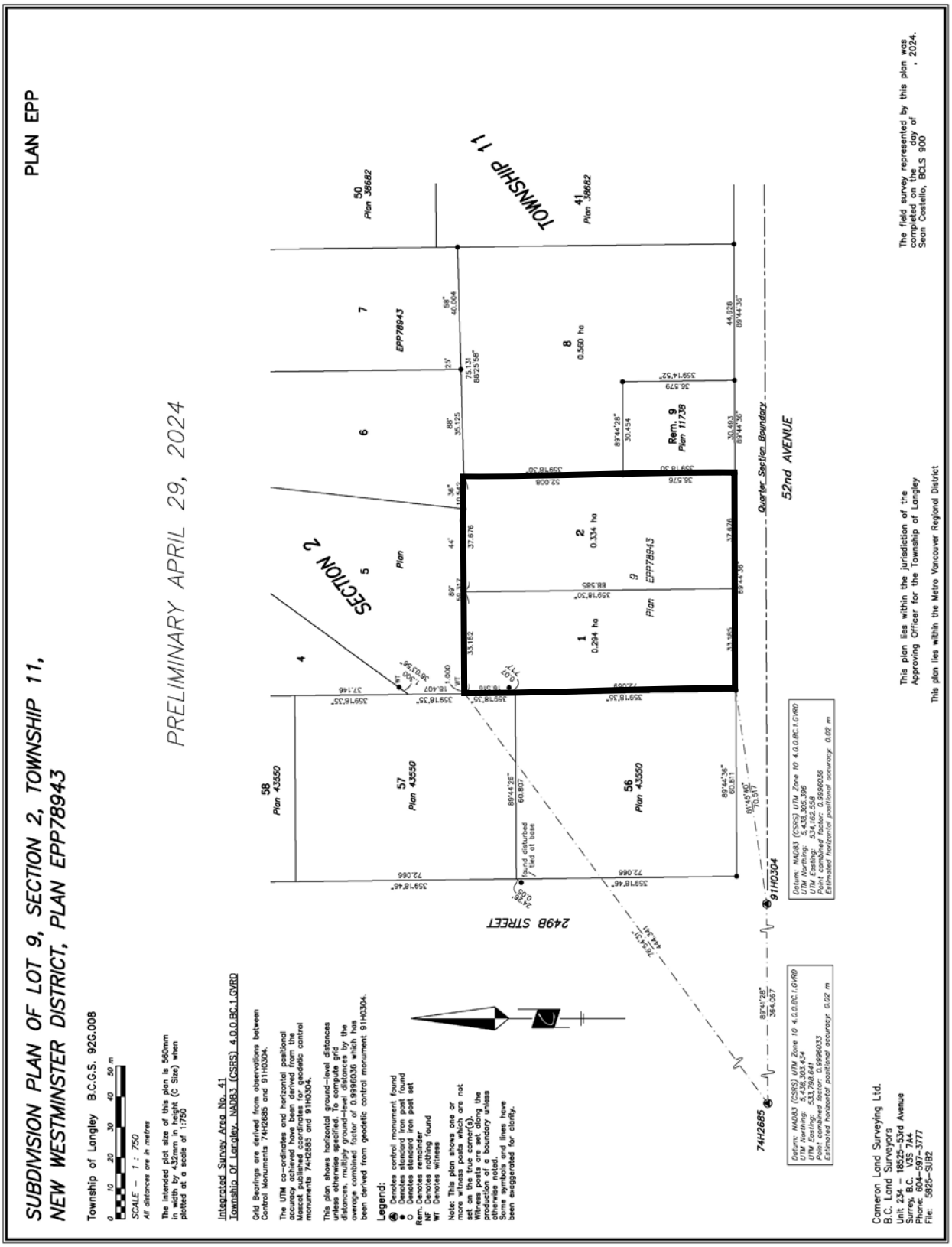

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232 St
240 St
248 St
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264 St
272 St
Hwy # 1
Glover Rd
Fraser Hwy
1
1
SUBJECT
Land Use Designations
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
RGS Land Use
N
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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Km


104 Ave
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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
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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
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SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
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ZONING BYLAW NO. 2500



DRAFT SUBDIVISION PLAN – SUBMITTED BY APPLICANT

MEMORANDUM OF UNDERSTANDING

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

(the "**Township**")

AND:

METRO VANCOUVER REGIONAL DISTRICT

("**Metro Vancouver**")

WHEREAS:

A. The Township of Langley, as a signatory to Metro 2050, the regional growth strategy, is committed to the shared regional growth strategy's goals, strategies and policy actions including but not limited to limiting sprawl, directing growth to Urban Centres and along transit corridors, and protecting important lands like the region's agricultural, ecologically sensitive, and industrial lands;

B. Metro Vancouver, as the steward of Metro 2050, is committed to supporting its member jurisdictions in meeting their local aspirations as laid out in their Official Community Plans, while implementing the goals, strategies and policy actions laid out in Metro 2050;

C. Policy Action 1.4.3 c) of Metro 2050 states that Member Jurisdictions will specify the allowable density and form for any lands with a Rural regional land use designation in Regional Context Statements;

D. The Township is seeking clarity on the definition of allowable density for the Metro 2050 Rural land use designation for the area in the Township known as the Salmon River Uplands, shown as the "Subject Area" on Schedule A;

E. As indicated in Policy Action 6.9.1 and on Map 12 of Metro 2050, the Salmon River Uplands area is a unique geography within the region that has a distinct planning history and background;

F. Metro 2050 indicates that the region's Rural regional land use designated lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary, and that land uses in these areas may include low density forms of residential; and

G. In the Salmon River Uplands area, the Township intends to:

a. limit growth in lands with the Rural land use designation to lots that are at minimum half (½) an acre in size, recognizing that the area has legacy developments with lots that may be smaller than half (½) an acre; and
b. not develop Agricultural Land Reserve lands.

NOW THEREFORE the parties agree as follows:

1. Within the areas marked as "Rural within the Sewerage Area" and "Sewerage Extension Areas" within the "Subject Area" on Schedule A, "low density forms of residential" in the Rural regional land use designation of Metro 2050 will be interpreted as permitting minimum lots sizes equivalent to half (½) acre lots.

2. Within the Subject Area on Schedule A, the Rural regional land use designation of Metro 2050 provides flexibility for minor lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate. These considerations may be considered on a case-by-case basis by the Township of Langley.

3. Within the Subject Area on Schedule A, land uses established and subdivisions registered at the Land Title and Survey Authority of British Columbia prior to February 24, 2023, being the date of adoption of Metro 2050, will, for the purposes of Policy Action 6.9.1 of Metro 2050, be considered as being consistent with the applicable regional land use designation for lands within the Subject Area as of February 24, 2023.

SIGNED this _____ day of _____, 2023.

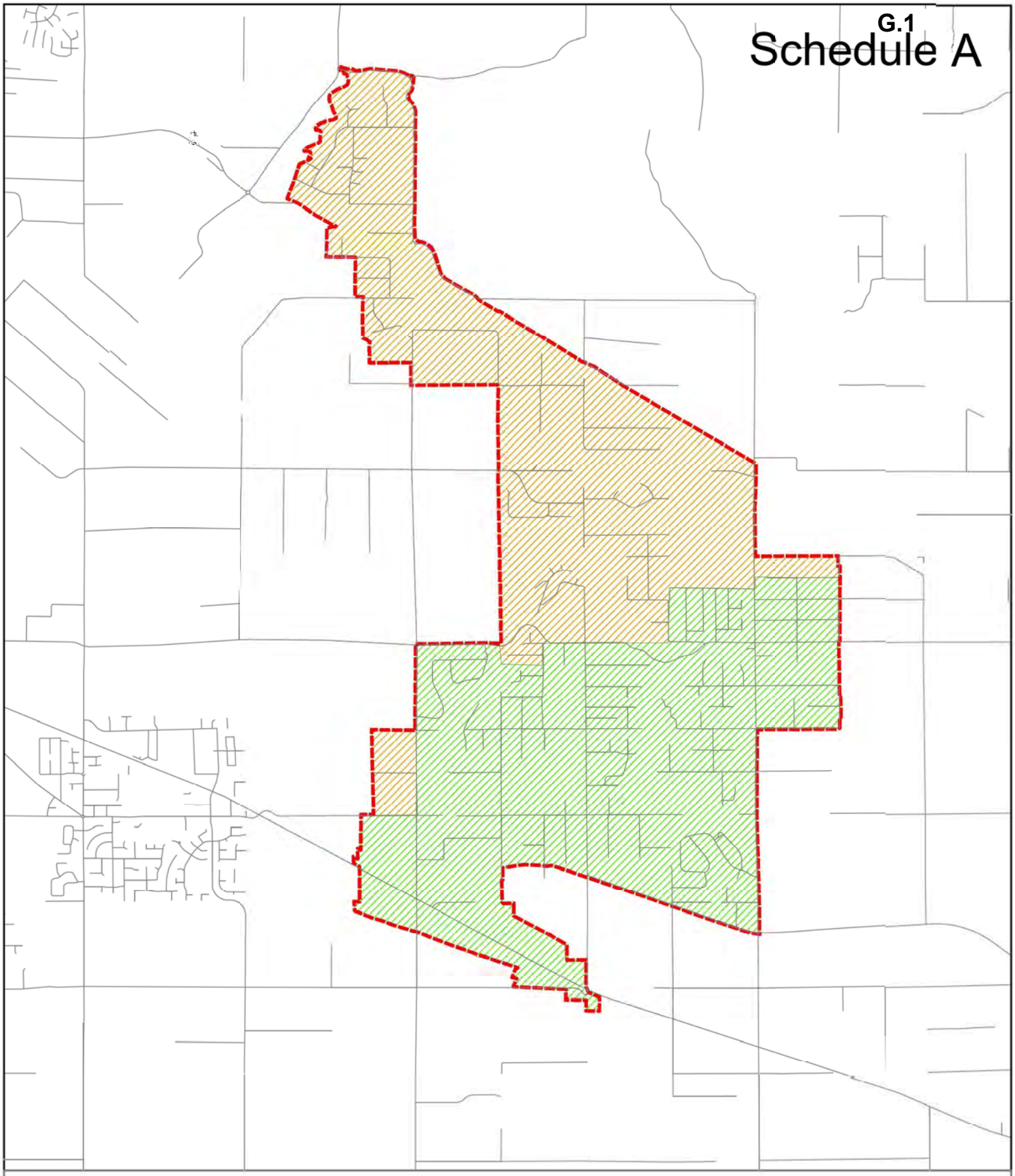
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

_____
Mark Bakken
Chief Administrative Officer

METRO VANCOUVER REGIONAL DISTRICT

_____
Jerry W. Dobrovolny, P.Eng., MBA
Chief Administrative Officer

Schedule A


Subject Area
N
Subject Area
Rural Within Sewerage Area
Sewerage Extension Areas
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5.7 SALMON RIVER UPLANDS

5.7.1 Planning Framework

The Salmon River Uplands (SRU) area shall be maintained for rural residential and agricultural uses.

The Township of Langley's various adopted bylaws, policies, strategies and plans shall be used in considering development applications in the SRU area including, but not limited to, the Official Community Plan, the Zoning Bylaw, the Subdivision and Development Servicing Bylaw, the Climate Action Strategy, the Community Forest Management Strategy and the Master Transportation Plan. In addition, development proposals shall be required to consider and undertake the following:

A. Climate Action

1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaptation and mitigation.
2. Integrate design with an inter-disciplined approach to ensure coordination amongst the various qualified professionals, in order to advance best management practices, within a collaborative framework.
3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

B. Stormwater Management

1. Utilize best management practices to address stormwater run-off, detention control and discharge including consideration of erosion control and water run-off quality issues.
2. Promote the utilization of low impact development strategies and water sensitive urban designs including the implementation of such measures as pervious pavements, bioswales, rain gardens.
3. Ensure the preservation of natural areas and drainage patterns and provide for: ground infiltration of rainwater at individual lot level, protection of water quality flows into the Salmon River and preservation of the natural ecosystems to the extent possible.
4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces and landscape enhancements adjacent to public trails.
2. Consider enhanced parks and green spaces to support ecological protection and mitigate climate impact of development.
3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas and other ecosystem components, wildlife migration and to enhance habitat.

D. Trail Connectivity and Greenway Amenity

1. Consider a cohesive and interconnected trail network plan to provide for enhanced recreational and alternative multi-modal transportation opportunities in the local context.

2. Consider a cash-in-lieu mechanism in order to advance the objectives of a trail connectivity plan for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

E. Water Servicing

1. Consider a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques to inform further development criteria with respect to effectively managing water resources including protection of groundwater, consideration of water metering for the municipal water supply system and other water conservation measures and initiatives.
2. Design strategies to protect water resources and manage water demands based on planning to reduce negative impacts to the local aquifer and to enhance water conservation for the area.

F. Protection of Rural Character

1. Consider form, siting and character development permit guidelines as principles and standards to be applied to protect the rural character of the area including historic attributes, streetscapes and view corridors.
2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable.
3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space and other values in the area in consideration of the zoning bylaw provisions.

Coastland engineering & surveying ltd.

M.E. HELLE, A.Sc.T., CPWI 3

Willowbrook Business Centre
#101 - 19292 - 60th Avenue
Surrey, B.C. V3S 3M2
Tel: 604-532-9700
Fax: 604- 532-9701
E-mail: genmail@coastland.bc.ca

Incorporated 1976 Civil Engineering Consultants • Land Development • Municipal Engineering

March 31, 2025

Our File: 2932
Langley File: 11-02-0071

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

Attention: Lindsay Roberts

Dear Madame:

Re: 25027 – 52 Avenue - Diack

Further to your email from March 6, 2024 and our subsequent conversations, the following are our responses to policy 5.7.1, A through F of the Salmon River Uplands Planning Framework.

A. Climate Action

1. This is a two-lot project where the existing home will be retained. By keeping the home, septic area, and landscaped yard, the project eliminates the need for additional materials and avoids constructing an entirely new residential home.
    - Tree retention is maximized.
    - No new roads or servicing mains are required.
2. Given the small scale of this project, opportunities to implement best management practices (BMPs) are limited. However, retaining the existing home and numerous trees represents the primary BMPs utilized.
3. Existing trees and site grading will be preserved where practical.

B. Stormwater Management

1. On-lot infiltration will reduce stormwater run-off. This approach enhances downstream erosion control and improves water quality.
2. 52nd Avenue's cross-section will remain unchanged, ensuring that the existing swale system continues to collect road drainage. Given the existing frontage conditions, rain gardens or a bio-swale are not feasible.
3. Tree retention and maintained grading help preserve the natural drainage pattern and surrounding ecosystem. On-lot infiltration further enhances water quality and minimizes excess runoff.
4. See item #3 above.

C. Ecological Protection

1. This is a two-lot project where the existing home is being retained.
2. This is a two-lot project where the existing home is being retained.
3. By retaining existing trees, maintaining site grading, and utilizing on-lot infiltration, the project supports wildlife migration and helps preserve the downstream drainage ecosystem.

D. Trail Connectivity and Greenway Amenity

1 & 2. Our clients are offering a voluntary community amenity contribution for the additional proposed lot to support Trail Connectivity and Greenway Amenities.

E. Water Servicing

1 & 2. This section is not applicable, as the area is already serviced by municipal water.

- The existing well will be capped and abandoned, reducing drawdown on the local aquifer.
- On-lot stormwater infiltration will contribute to recharging the local aquifer.

F. Protection of Rural Character

1. Building design guidelines will be registered on-site to ensure consistency with the adjacent development (constructed under Township of Langley File #11-02-0061).
2. The Agricultural Land Reserve (ALR) exists on the south side of 52nd Avenue. The existing fencing will be retained to maintain the streetscape's consistency.
3. Tree and fence retention along 52nd Avenue will enhance privacy and preserve the rural character.

We trust that the above and attached information will address the Townships comments and allow this project to continue forward with the rezone and subdivision application process. Please feel free to contact our office should you have any further questions or require additional information.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.



Michael E. Helle, A.Sc.T., CWPI 3

MEH/cme

G:\2932\PLANNING\2932 ADDRESSING TOWNSHIP STAFF COMMENTS.DOCX

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (DIACK) BYLAW NO. 6144

EXPLANATORY NOTE

Bylaw No. 6144 creates a Suburban Residential Zone SR-3B consistent with the Memorandum of Understanding between the Township and Metro Vancouver and rezones land at 25027 - 52 Avenue from Suburban Residential Zone SR-1 to Suburban Residential Zone SR-3B to facilitate a subdivision to create two lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (DIACK) BYLAW NO. 6144

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 (Diack) Bylaw No. 6144".

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 "Suburban Residential Zone SR-3B" after the words "Suburban Residential Zone SR-3A"
(2) Adding to Section 110.1 the words, "SR-3B – 2,023 m^2 27.45 m 30.5 m" after the words "SR-3A – 1,765 m^2 27.45 m 30.5 m"
(3) Adding after Section 304 "Suburban Residential Zone SR-3A" the following as Section 305 "Suburban Residential Zone SR-3B"

305 **SUBURBAN RESIDENTIAL ZONE SR-3B**

Uses Permitted

305.1 In the SR-3B 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) *residential uses* subject to Section 305.2
4) *hobby beekeeping* subject to Section 104.18

Residential Uses

305.2 One (1) *single family dwelling* is permitted on any one (1) *lot*, plus one (1) *accessory dwelling unit* where the *single family dwelling* does not include a *secondary suite.*

Lot Coverage

305.3 1) *Buildings* and *structures* shall not cover more than 33% of the *lot area*.
2) *Accessory buildings* and *structures* shall not exceed a total of 80m^2 of ground floor *building area*.

Siting of Buildings and Structures

305.4 1) Principal *buildings* and *structures* shall be sited in accordance with Section 303.4 1).
2) A*ccessory buildings* and *structures* shall be sited in accordance with Sections 303.4 2) and 303.4 3).

Height of Buildings and Structures

305.5 The *height* of principal and *accessory buildings and structures* shall be in accordance with Section 303.5.

Parking and Loading

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

Subdivision Requirements

305.7 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.

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

Lot 9 Section 2 Township 11 New Westminster District Plan EPP78943

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Suburban Residential Zone SR-3B.

NOTICE WAS ADVERTISED the	24	day of	November	, 2025
READ A FIRST TIME the		day of		, 2025
READ A SECOND TIME the		day of		, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6144

