



REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 15, 2025 – REGULAR MEETING	REPORT:	25-202
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	11-03-0095
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100196 (LANSTONE HOMES (SALMON RIVER) LTD. / 24108 - 52 AVENUE)		

PROPOSAL:

Development Variance Permit application to vary Section 110.1 of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot area and minimum frontage of the Suburban Residential Zone SR-1 to facilitate a five lot subdivision at 24108 - 52 Avenue.

RECOMMENDATION SUMMARY

That Council issue Development Variance Permit No. 100196.

RATIONALE:

The proposed lot area and frontage variances would facilitate a five lot subdivision at 24108 - 52 Avenue.

RECOMMENDATION:

That Council authorize issuance of Development Variance Permit No. 100196 for property located at 24108 – 52 Avenue subject to the following:

- a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot area from 3,716 m² (0.92 ac) to 3,540 m² (0.87 ac) for Lot 1, 3,543 m² (0.87 ac) for Lots 2 and 3, 3,537 m² (0.87 ac) for Lot 4, and 3,241 m² (0.80 ac) for Lot 5 and reduce the minimum lot frontage from 40 m (131.2 ft) to 37.8 m (124.0 ft) for Lots 1, 2, 3, and 4 and to 34.6 m (113.5 ft) for Lot 5 as shown in Schedule A.
- b. Registration of an exterior design control agreement informed by a Neighbourhood Character Study at time of subdivision, to the acceptance of the Township.
- c. Payment of a voluntary community amenity contribution in the amount of \$250,000.

EXECUTIVE SUMMARY:

The applicant is seeking variances to Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to reduce the minimum lot area and the minimum lot frontage to achieve a five lot subdivision. In support of the proposed variances, the applicant has provided a rationale that includes a commitment to registering an exterior design control agreement to maintain neighbourhood character, tree retention, and the extension of 241 and 242 Streets to enhance neighbourhood connectivity as well as a voluntary community amenity contribution. Staff recommend that Council consider issuance of Development Variance Permit No. 100196 provided as Attachment A to this report.

PURPOSE:

The purpose of this report is to provide information to Council regarding proposed Development Variance Permit No. 100196 for property at 24108 – 52 Avenue.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO.
 100196 (LANSTONE HOMES (SALMON RIVER) LTD. /
 24108 - 52 AVENUE)
 Page 2 . . .

REFERENCE:

Owners:	Lanstone Homes (Salmon River) Ltd. CRU 101, 23189 Francis Avenue Langley, BC V1M 0G4
	Andrew and Katherine Bakker 22845 – 76B Crescent Langley, BC V1M 2J5
	Michael and Ashley Harrison 27742 Roundhouse Drive Abbotsford, BC V4X 0A5
Agent:	Lanstone Homes (Salmon River) Ltd. CRU 101, 23189 Francis Avenue Langley, BC V1M 0G4
Location:	24108 - 52 Avenue
Legal Description:	Lot 2 Section 3 Township 11 New Westminster District Plan 20088
Area:	2 ha (5 ac)
Existing Zoning:	Suburban Residential Zone SR-1
Rural Plan:	Salmon River Uplands

BACKGROUND/HISTORY:

- The subject property (2 ha / 5 ac) currently accommodates an existing single-family dwelling, is zoned Suburban Residential Zone SR-1 and designated Salmon River Uplands in the Rural Plan.
- The subject site is one of the largest properties in the area, surrounding properties consist of SR-1 zoned lots ranging in size from 0.34 – 1.81 ha (0.84 to 4.48 ac).
- 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 0.2 ha (0.5 ac) lots.
- The Rural Plan contains a Planning Framework for the Salmon River Uplands with the aim of maintaining the rural residential and agricultural uses. The applicant has provided a response to how the subdivision is consistent with the framework (Attachment D).

DISCUSSION/ANALYSIS:

- The Suburban Residential Zone SR-1 requires a 3,716 m² (0.92 ac) minimum lot size and 40 m (131.2 ft) minimum lot frontage.
- The applicant proposes a five lot subdivision with variances to the SR-1 zone including:
 - o minimum lot size from 3,241 m² (0.80 ac) to 3,543 m² (0.87 ac) (5% to 13% reduction from the SR-1 minimum lot size); and
 - o minimum frontage from 34.6 – 37.8 m (5.5% - 13.5% reduction from the SR-1 minimum frontage)

DEVELOPMENT VARIANCE PERMIT APPLICATION NO.
100196 (LANSTONE HOMES (SALMON RIVER) LTD. /
24108 - 52 AVENUE)
Page 3 . . .

- Subdivision of the site will also provide for dedication and extension of 241 Street and 242 Street to connect 51 Avenue to 52 Avenue.
- Provision of an exterior design control agreement is proposed to ensure that the future homes are consistent with the architectural style of the neighbourhood and preserve the rural character in keeping with the Rural Plan Salmon River Uplands Planning Framework. Accordingly, provision of an exterior design control agreement has been listed as a condition of approval of the Development Variance Permit prior to subdivision approval.

Adjacent Uses:

	Existing Use:	Rural Plan Designation:	Existing Zoning:
North:	52 Avenue, beyond which are existing suburban residential properties	Salmon River Uplands	Suburban Residential Zone SR-1
South:	Existing suburban residential properties	Salmon River Uplands	Suburban Residential Zone SR-1
East:	Existing suburban residential property	Salmon River Uplands	Suburban Residential Zone SR-1
West:	241 Street, beyond which is an existing suburban residential property	Salmon River Uplands	Suburban Residential Zone SR-1

Proposed Variance:

- The applicant proposes to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to vary the minimum lot area and vary the minimum lot frontage to allow for the proposed five lot subdivision.
- Proposed Development Variance Permit No. 100196 is included as Attachment A.
- The applicant has provided a letter (Attachment C) in support of their proposal.

Community Amenity Contributions:

Though not directly applicable to the Interim Policy Regarding Community Amenity Contribution because the application does not include rezoning, the applicant has volunteered a community amenity contribution in the amount of \$250,000.

Policy Considerations:

Development Variance Permit No. 100196 proposes to vary Section 110.1 – Minimum Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 to vary the minimum lot area and vary the minimum lot frontage to allow for the proposed five lot subdivision. In support of the proposed variances, the applicant has provided a rationale that includes a commitment to registering an exterior design control agreement to maintain neighbourhood character, tree retention, and the extension of 241 and 242 Streets to enhance neighbourhood connectivity as well as a voluntary community amenity contribution. The proposed development is consistent with the overall objectives of the Rural Plan.

DEVELOPMENT VARIANCE PERMIT APPLICATION NO.
100196 (LANSTONE HOMES (SALMON RIVER) LTD. /
24108 - 52 AVENUE)
Page 4 . . .

Staff recommend that Council consider issuance of Development Variance Permit No. 100196 provided as Attachment A.

Respectfully submitted,

Alexandra Heinen
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100196
ATTACHMENT B	Maps and Graphics
ATTACHMENT C	Rationale Letter
ATTACHMENT D	Applicant Response to Salmon River Uplands Planning Framework

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT A**

Development Variance Permit No. 100196

This Permit is issued this _____ day of _____, 2025 to:

1. Name: Lanstone Homes (Salmon River) Ltd.

Address: CRU 101, 23189 Francis Avenue
Langley, BC V1M 0G4

Name: Andrew and Katherine Bakker

Address: 22845 – 76B Crescent
Langley, BC V1M 2J5

Name: Michael and Ashley Harrison

Address: 27742 Roundhouse Drive
Abbotsford, BC V4X 0A5

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 2 Section 3 Township 11 New Westminster District
Plan 20088

CIVIC ADDRESS: 24108 - 52 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot area from 3,716 m² (0.92 ac) to 3,540 m² (0.87 ac) for Lot 1, 3,543 m² (0.87 ac) for Lots 2 and 3, 3,537 m² (0.87 ac) for Lot 4, and 3,241 m² (0.80 ac) for Lot 5 and reduce the minimum lot frontage from 40 m (131.2 ft) to 37.8 m (124.0 ft) for Lots 1, 2, 3, and 4 and to 34.6 m (113.5 ft) for Lot 5 as shown in Schedule A.
- b. Registration of an exterior design control agreement guided by a Neighbourhood Character Study at time of subdivision, to the acceptance of the Township.
- c. Payment of a voluntary community amenity contribution in the amount of \$250,000.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit.

This Permit is not a Building Permit.

All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

DEVELOPMENT VARIANCE PERMIT NO. 100196
(LANSTONE HOMES (SALMON RIVER) LTD. / 24108 - 52 AVENUE)
Page 2 . . .

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2025.

Attachment:
SCHEDULE A Site Plan

**PROPOSED SUBDIVISION PLAN OF LOT 2,
SECTION 3, TOWNSHIP 11, N.W.D. PLAN 20088.**

SCALE 1:750

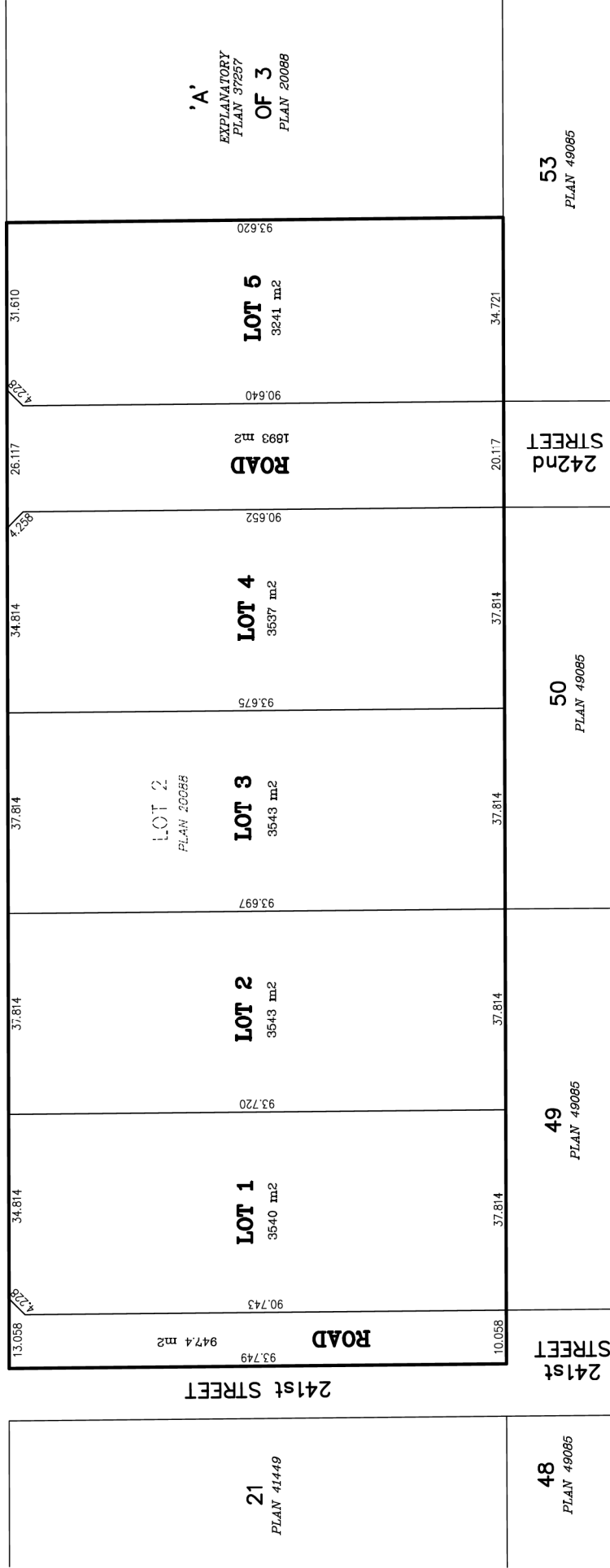


All Distances are in Metres.

CIVIC ADDRESS
24108 52nd AVENUE
LANGLEY, B.C.
P.L.D.: 008-642-605.



52nd AVENUE



'A'
EXPLANATORY
PLAN 37257
OF 3
PLAN 20088

48
PLAN 49085

49
PLAN 49085

50
PLAN 49085

242nd STREET

53
PLAN 49085

NOTES:

1. Zoning SR-1
2. This plan is a proposed only and may not be approved by the Township of Langley and so should not be used for marketing purposes.
3. Site dimensions derived from field survey.

Certified correct, completed on the
3rd day of March, 2008

©

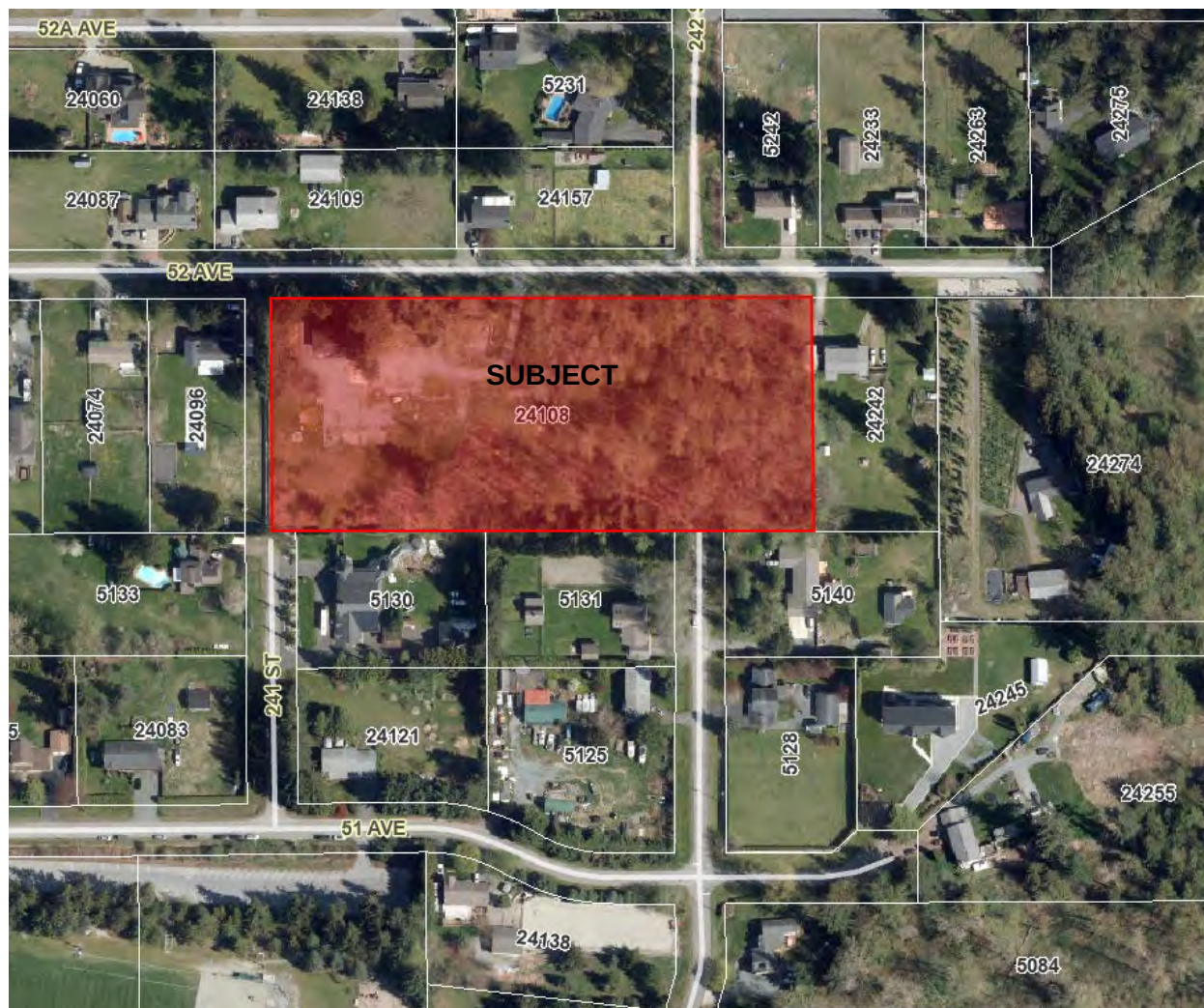
B.C.L.S.

Underwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW. UNDERWATER.CA
FILE: LT24-100_PS5

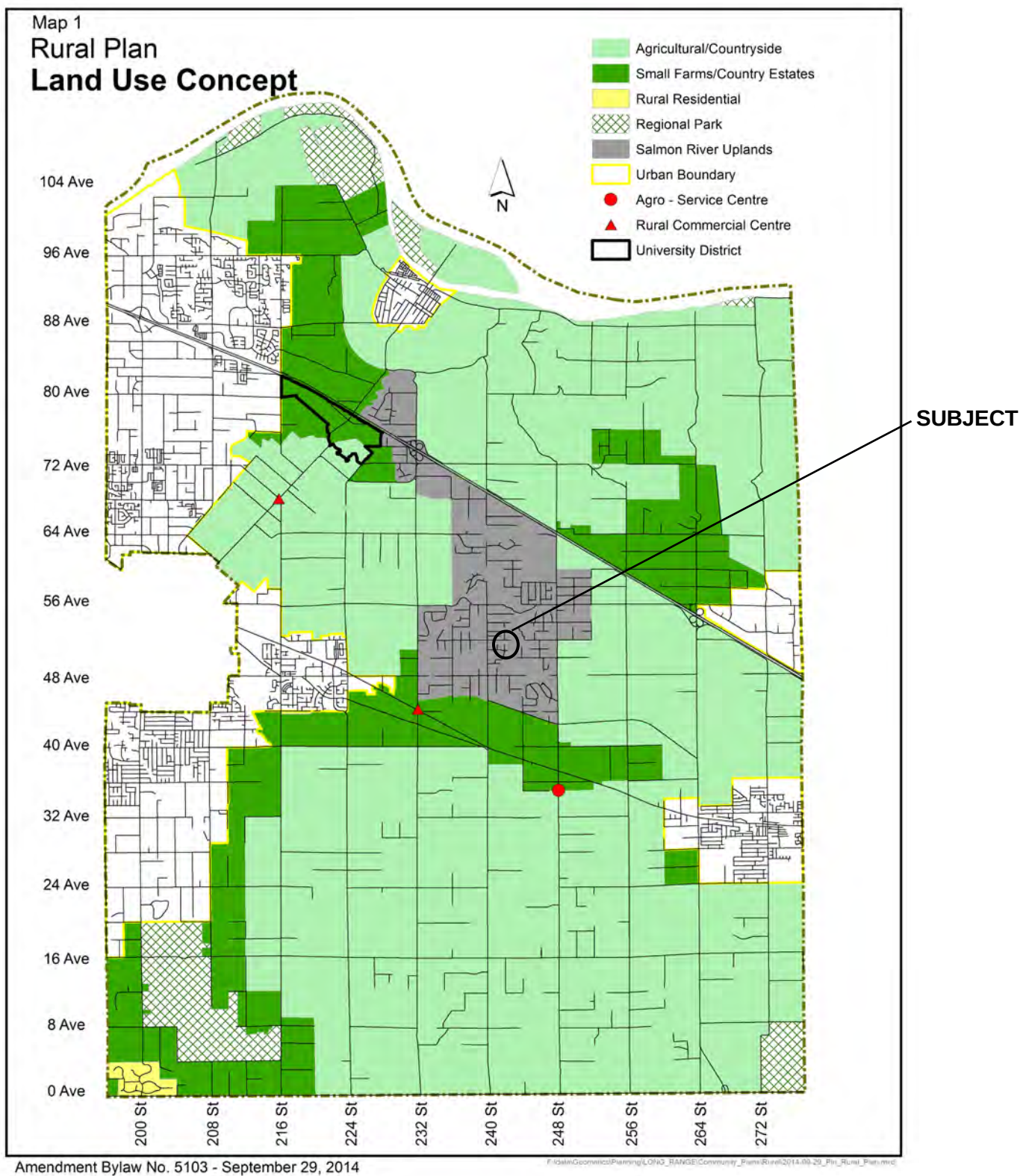
E.7

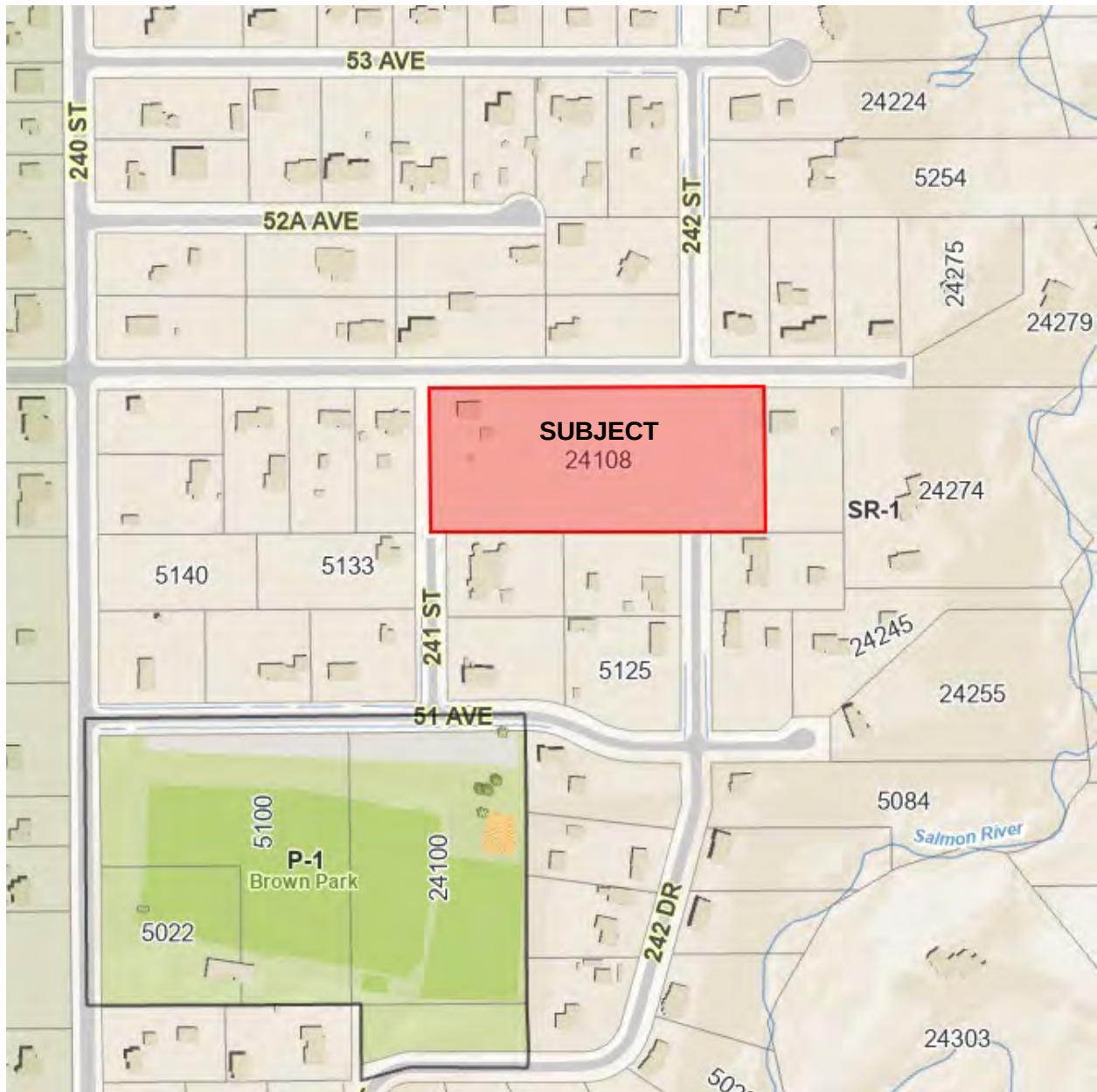
SCHEDULE A

ATTACHMENT B

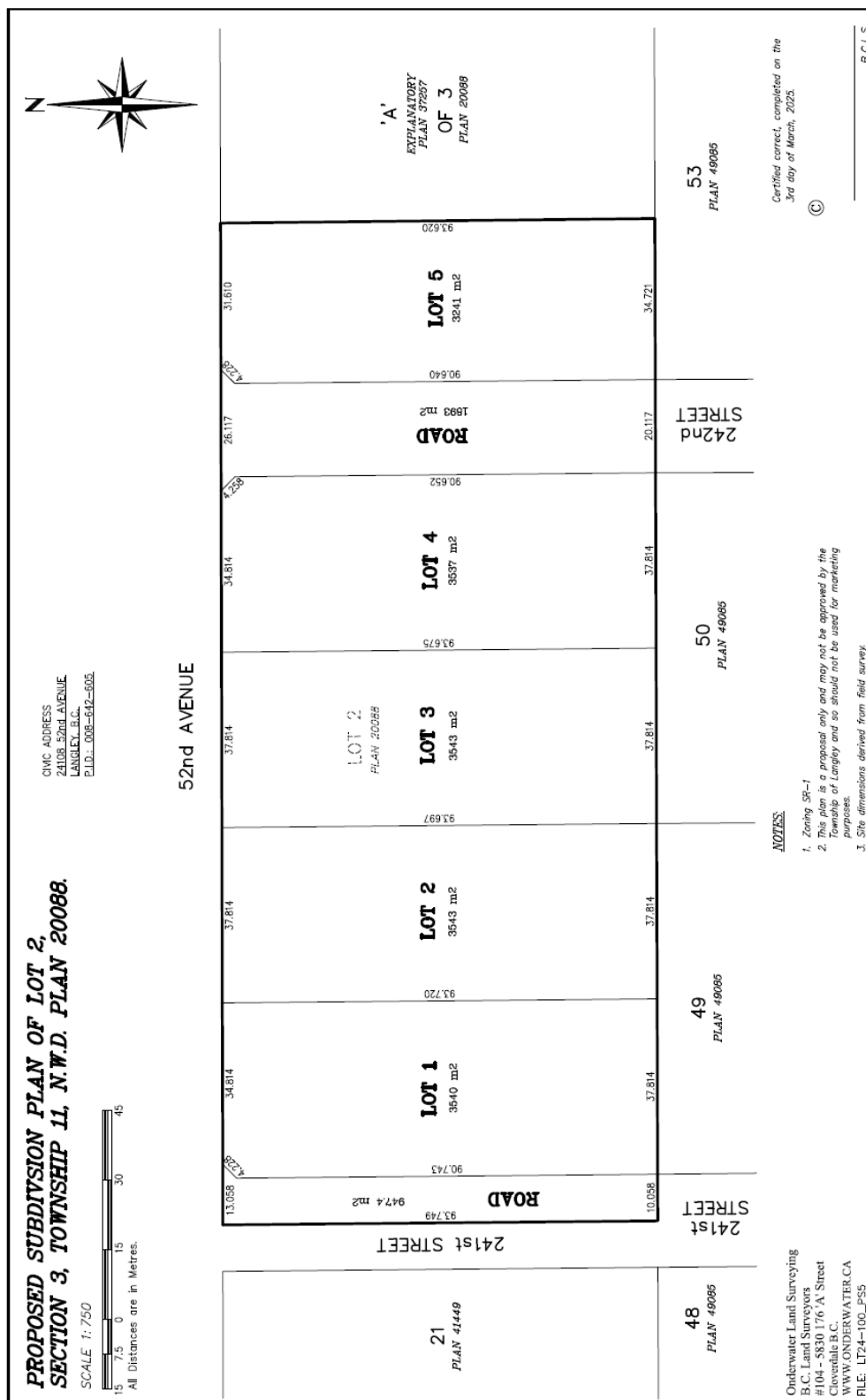


AERIAL CONTEXT MAP





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

**ATTACHMENT C**

Attention: Alexandra Heinen
Township of Langley

December 01st, 2025

Re: Development Application 11-03-0095
24108 52nd Ave, Langley BC

The applicant is requesting to subdivide the subject property into 5 lots as per the SR1 zoning in the Salmon River Uplands Plan. We are requesting a minor variance to minimum size and frontage to facilitate this subdivision from 3 lots to 5 lots from the existing parent parcel. The variances sought are approx. 5% and are consistent with other lots in the immediate neighborhood area.

We are proposing the following mitigation measures to support this variance.

1. A \$250,000.00 voluntary amenity contribution for the proposed variance. This is based on an agreement from TOL and other landowners that have sought to create bonus lots in the local neighborhood area at an agreed upon cost of \$125,000.00 per bonus lot created.
2. We will also be implementing a design control agreement to be registered on title to ensure a certain style and quality of home is constructed to maintain a cohesive feel for the area.
3. The site is mainly treed with scrub alder trees and very few evergreen trees. However, we have identified 10 evergreen trees for retention and an additional 120 Trees will be planted on site and addition to 10 street trees to be planted. We have also Been able to retain a large western red cedar hedge along the south property line Maintaining the privacy to existing neighbours that already exists.
4. The applicant will be extending 241st and 242nd street from 51st Ave thru to 52nd ave creating greater pedestrian and vehicle connectivity to Brown Road Park on 51st Ave.

Lanson Foster

Lanstone Homes Ltd

Response to Salmon River Uplands Planning Framework

E.7



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: germaine@coastland.bc.ca

ATTACHMENT D

Incorporated 1976

Civil Engineering Consultants

Land Development

Municipal Engineering

December 01st, 2025

Our File: 2970
Langley File: 11-03/0095

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

Attention: Alexandra Heinen

Dear Madam,

Re: 24108-52 Avenue – Lanstone Homes Ltd.

Further to your letter of August 15, 2025, we provide the below response to the Townships comments on this development application, namely for item 2b. – Salmon River Uplands Planning Framework. Utilizing the Township's Rural Plan, Section 5.7 Salmon River Uplands, we comment on items 5.7.1 A thru F. as follows:

A. Climate Action

1. Applicant is proposing 1 acre lots vs. ½ acre, reducing yield to 5 lots from 10 lots. This results in far less construction, deliveries of materials and reduces the hardscape site coverage of the subject parcel. Less site coverage allows for far greater infiltration and more landscaping.
2. Best management practices will be encouraged amongst the consultant team.
3. Enhanced road design will include swales and ditches along with drainage infiltration rock pits to compliment the on-lot infiltration galleries. This is to ensure pre & post developed site conditions provide similar infiltration volumes of the subject site. The applicant is proposing to mandate, through the design control guidelines to be registered on each lot, the requirement to install 2 rain barrels per new structure. The rain water downspouts are to be piped into the rain barrels for reuse for irrigation purposes.
4. The site is mainly treed with scrub alder trees and very few evergreen trees. However, we have identified 10 evergreen trees for retention and an additional 120 Trees will be planted on site and addition to 10 street trees to be planted. We have also Been able to retain a large western red cedar hedge along the south property line Maintaining the privacy to existing neighbours that already exists.
5. As per section 5.7.1 of the rural community plan, we would propose to mandate in the subdivision guidelines a requirement to install 2 – 510L Graf rain barrels where the rain water downspouts are piped into the rain barrels. See link to the proposed product. <https://www.barrplastics.com/products/510l-graf-classic-round-rain-barrel-500214>

B. Storm Management

- 1.-4. Best management practices noted above in item A.3 will be enforced through civil design plans and registered restrictive covenants.

As per section 5.7.1 of the rural community plan, we would propose to mandate in the subdivision guidelines a requirement to install 2 – 510L Graf rain barrels where the rain water downspouts are piped into the rain barrels. See link to the proposed product. <https://www.baroplastics.com/products/510l-graf-classic-round-rain-barrel-500214>

C. Enclosed Protection

1. No public trail system exists near or adjacent to the site. The dedication and construction of both 241 & 242 Streets provides additional north to south pedestrian links to allow residents an alternate walking route than 240 Street.
2. No park or greenspace is proposed under this development. The applicant is proposing a park fee contribution in lieu of park dedication. No parks exist in the immediate area in order to enhance existing park or open space properties.
3. See items A.3 and C1 above.

D. Trail connectivity and Greenway Amenity

1. See item C.1 above
2. Applicant is proposing a lump sum volunteer cash contribution for the trail, greenway and variance sought for the subdivision as the community benefit for the development..

E. Water Servicing

1. The applicant will be removing wells located on the subject parcel and installing a Township watermain system. The water system will also benefit 10 additional parcels along 52 Avenue from 240 Street to 24233 52 Avenue.
2. See items A.3 and E.1 above

F. Protection of Rural Character

1. Despite the rural area plan permitting ½ acre sized lots, the applicant is proposing only 5 lots, each slightly under 1 acre in size. These lot sizes will compliment the existing parcels in the area. The 5 lots are consistent with the local neighbourhood and there are lots with similar frontage and sizing therefore supporting the requested variance.
2. The applicant will prepare and register a design control agreement thereby maintaining the overall design quality of the 5 homes.
3. The applicant will be extending 241st and 242nd street from 51st Ave thru to 52nd ave creating greater pedestrian and vehicle connectivity to Brown Road Park on 51st Ave.
4. We are proposing a \$250,000.00 voluntary amenity contribution for the proposed variances to allow for the 3 to 5 lot density increase. This is based on agreements from TOL and other landowners that have sought to create bonus lots in the local neighborhood area at an agreed upon cost of \$125,000.00 per lot.
5. This parcel is not located adjacent or near the A.L.R.
6. See item F.1 above, the applicant is only proposing 5 lots. The area plan does permit the applicant to propose up to 10 lots.

We trust that the above information will address the Townships comment in addressing the Salmon River Upland Planning Framework in the rural plan, and allow this project to continue forward with the variance 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/lj

G:\2970\PLANNING\ADDRESSING TOWNSHIP STAFF COMMENTS