Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 27, 2026 - REGULAR MEETING	**REPORT:**	26-105
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-07-0031
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100312 (1483115 BC LTD. / 27099 – 8 AVENUE)		

PROPOSAL:

Application to amend the Rural Plan, rezone a 1.92 ha (4.74 ac) site located at 27099 – 8 Avenue to Limited Industrial Commercial Vehicle Parking M-15 zone and add the site to a development permit area to facilitate the development of a commercial truck parking facility and accessory office.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6227 and 6228 subject to nine (9) development prerequisites being satisfied prior to final reading and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is consistent with the Rural Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (1483115 BC Ltd.) Bylaw No. 6227 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1483115 BC Ltd.) Bylaw No. 6228 to amend the Agricultural / Countryside designation in the Rural Plan to permit parking of commercial vehicles and accessory office on a site-specific basis, add the subject site into Development Permit Area 'B' – Rural Commercial / Industrial and rezone 1.92 ha (4.74 ac) of land located at 27099 – 8 Avenue to Limited Industrial Commercial Vehicle Parking Zone M-15, 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 associated with 8 Avenue transportation related items in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of necessary traffic improvements for 8 Avenue (including driveway widening and/or left-turn lane) in accordance with the Township's Master Transportation Plan and the 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 landscape plan and security for ALR landscape buffer along the south property line.

5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security (including funds required under Schedule I, Section 5.1) in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a single site covenant and access easement.
7. Registration of a restrictive covenant acceptable to the Township:
   a. prohibiting truck fueling, fuel storage and storage of dangerous goods
   b. prohibiting occupancy of living in any commercial vehicles parked onsite
   c. prohibiting any contaminated Sites Regulation Schedule 2 activities including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing
   d. securing protection and long-term maintenance of the ALR landscape buffer along the southern portion of the site
   e. restricting the use until a Development Permit is issued for the site.
8. As per the applicant's proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed plan amendment and rezoning application, provision of $142,200 as a voluntary amenity contribution.
9. 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 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (1483115 BC Ltd.) Bylaw No. 6227 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1483115 BC Ltd.) Bylaw No. 6228 are consistent with the Township's Five Year Financial Plan as updated annually 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. 6227 and 6228.

EXECUTIVE SUMMARY:

Rachelle Cashato has applied on behalf of the owner to amend the Rural Plan, rezone a 1.92 ha (4.74 ac) site located at 27099 – 8 Avenue to Limited Industrial Commercial Vehicle Parking Zone M-15 and add the site into Development Permit Area 'B' – Rural Commercial / Industrial to facilitate a commercial vehicle parking facility with accessory office. The applicant has also applied for a plan amendment and rezoning on the adjacent property, 27043 – 8 Avenue, with the applicant indicating that the properties will not be consolidated but will operate as a single site.

The subject site is currently designated Rural in the Metro Vancouver Regional Growth Strategy and the Township of Langley Official Community Plan and Agriculture / Countryside in the Township of Langley Rural Plan. To accommodate the proposed commercial vehicle parking facility, the applicant proposes to amend the Agriculture / Countryside designation to permit a limited industrial use for commercial truck parking and accessory office and include the site in Development Permit Area 'B' – Rural Commercial / Industrial.

The proposed development is consistent with the overall objectives of the Regional Growth Strategy, Official Community Plan, and Rural Plan. Staff recommend that Council consider the Rural Plan amendment and rezoning, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to the proposed Rural Plan Amendment Bylaw No. 6227 and Rezoning Bylaw No. 6228.

REFERENCE:

Owner:	1483115 BC Ltd. 28410 Huntingdon Road Abbotsford, BC V4X 1A3
Agent:	Rachelle Cashato PO Box 1156 Langley, BC V1M 2S5
Legal Description:	Lot 4 Section 7 Township 13 New Westminster District Plan 58391
Location:	27099 – 8 Avenue
Area:	1.92 ha (4.74 ac)
Existing Zoning:	Rural Zone RU-2
Proposed Zoning:	Limited Industrial Commercial Vehicle Parking Zone M-15
Regional Growth Strategy:	Rural
Official Community Plan:	Rural
Rural Plan:	Agricultural / Countryside

BACKGROUND/HISTORY:

- The site is designated Rural in the Metro Vancouver Regional Growth Strategy and Township of Langley Official Community Plan. The site is designated Agricultural / Countryside in the Township of Langley Rural Plan and is currently zoned Rural Zone RU-2.
- On April 29, 2024, Temporary Use Permit 000011 was issued by Council to permit the parking of commercial vehicles for a three year period, subject to eight (8) conditions. Site clearing and commercial vehicle parking activities have commenced prior to completing the Temporary Use Permit conditions.

DISCUSSION/ANALYSIS:

- Rachelle Cashato has applied on behalf of the owner to amend the Rural Plan and rezone a 1.92 ha (4.74 ac) site located at 27099 – 8 Avenue to Limited Industrial Commercial Vehicle Parking Zone M-15 to facilitate a permanent commercial truck parking facility.
- The applicant has also applied for a plan amendment and rezoning on the adjacent property, 27043 – 8 Avenue. The applicant indicates the properties will operate as a single site and share access to accommodate commercial truck movement. Accordingly, a single site covenant and easement is required as a condition of the plan amendment and rezoning application.
- The project will be further reviewed as part of the development permit application process to ensure compliance with the provisions of the site's proposed M-15 zoning in terms of siting, lot coverage, landscaping, height, use and density.

Adjacent Uses:

	Existing Use:	Official Plan Designation:	Rural Plan Designation:	Existing Zoning:
North:	Jackman Wetlands Park	Conservation and Recreation	Agricultural / Countryside	Limited Institutional Zone P-5
South:	8 Avenue beyond which is Emerald Springs Golf Course	Agriculture	Agricultural / Countryside	Rural Golf Course Zone RU-10
West:	Existing operating truck parking facility under Temporary Use Permit TU000018 with an instream plan amendment and rezoning application to function as a coordinated site with the subject site	Rural	Agricultural / Countryside	Rural Zone RU-2
East:	Jackman Wetlands Park, beyond which is 272 Street	Conservation and Recreation	Agricultural / Countryside	Limited Institutional Zone P-5

Community Plan Amendments:

- Bylaw No. 6227 amends the Rural Plan by permitting parking of commercial vehicles and accessory office under the Agriculture / Countryside designation at 27099 – 8 Avenue and designates the subject site within Development Permit Area 'B' Rural Commercial / Industrial.
- The subject lands are currently designated:
  - Rural in the Metro Vancouver Regional Growth Strategy (RGS) and Township of Langley Official Community Plan. The proposal for a limited industrial zone permitting only commercial vehicle parking, accessory office, and accessory residential aligns with the small-scale industrial use as described below. Furthermore, the land is within 'Service Level 4 - Rural' under the Subdivision and Development Servicing Bylaw 2019 No. 5382, whereby services include on-site private systems and private wells and there is no provision of municipal urban services.

    "Rural lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary. Land uses in these areas include low density forms of residential; agricultural; and small scale commercial, industrial, or institutional uses, that do not require the provision of urban services such as sewerage or transit. As such, Rural lands are not intended as future urban development areas and generally will not have access to regional sewerage services. Rural designated land generally comprise natural areas, agricultural lands, lands with low-intensity residential or built environments that are historical, remote, or not contiguous with the urban area, and may have topographic constraints."

- Rural policy 2.2.6 of the Township of Langley Official Community Plan states, *"Commercial, industrial, and institutional uses are discouraged in this designation, except in conformity with the Regional Context Statement (Schedule 1) and the Rural Plan."* The application is in alignment with the Regional Growth Strategy and Rural Plan.
- Agricultural / Countryside in the Township of Langley Rural Plan. The site is not within the Agricultural Land Reserve and is significantly smaller than the 8.0 ha (19.8 ac) minimum lot size intended for properties with agricultural uses. Section 5.5.2 of the Rural Plan states, *"Non-agricultural uses that comply with other provisions of this plan shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses."*
  - The Emerald Springs Golf Course located directly across the street at 673 – 272 Street is within the Agricultural Land Reserve. Consistent with the Agricultural Land Commission's agriculture-urban edge siting recommendation for industrial development adjacent to the Agricultural Land Reserve, the applicant proposes to retain a 15 m (49 ft) building setback from the southern property line and an 8.0 m (26 ft) vegetated buffer to provide a visual, noise, and odour screening and sensitive separation between land uses. The site plan will be further reviewed as part of the development permit application process to ensure compliance with the provisions of the site's proposed Limited Industrial Commercial Vehicle Parking M-15 zoning in terms of siting, lot coverage, landscaping, height, use and density.

Zoning Amendment:

- Bylaw No. 6228 proposes to rezone the subject 1.92 ha (4.74 ac) site located at 27099 – 8 Avenue to Limited Industrial Commercial Vehicle Parking Zone M-15 to facilitate permanent commercial vehicle parking and accessory office and accessory residential uses. The Limited Industrial Commercial Vehicle Parking Zone M-15 has been drafted to reflect the siting, lot coverage, landscaping, parking and uses consistent with the Council endorsed Temporary Use Permit: Commercial Truck Parking Facilities Guide.
- The project will be further reviewed as part of the development permit application process to ensure compliance with the provisions of the site's proposed M-15 zoning in terms of siting, lot coverage, landscaping, height, use and density.

Development Permit Area 'B' – Rural Commercial / Industrial:

- Consistent with the Rural Plan objectives to designate industrial uses in the rural area as Development Permit areas to establish guidelines for form and character of development, the subject site is proposed to be included in Development Permit Area 'B' – Rural Commercial / Industrial.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed M-15 zoning; landscaping, and tree requirements; and alignment with the Development Permit Area 'B' – Rural – Commercial / Industrial guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in a change to landscaping, parking and number of commercial vehicle parking stalls.

Voluntary Amenity Contributions:

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

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

The applicant has proposed a $142,200 voluntary amenity contribution in support of the proposed community plan amendments and rezoning application.

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
0	0	144	144	N/A	144

Staff note that premature tree removal occurred on the subject site and pursuant to Subdivision and Servicing Bylaw 5382 Schedule I - Tree Protection Section 5.1 and consistent with past practice, funds towards replacement tree planting is a development prerequisite.

Policy Considerations:

The proposed Rural Plan amendments and rezoning will facilitate development of a permanent commercial vehicle (truck) parking facility on the site located at 27099 – 8 Avenue. Staff recommend that Council give first and second reading to Bylaws No. 6227 and 6228 (subject to nine (9) development prerequisites) and that staff be authorized to schedule the required Public Hearing for the bylaws.

Respectfully submitted,

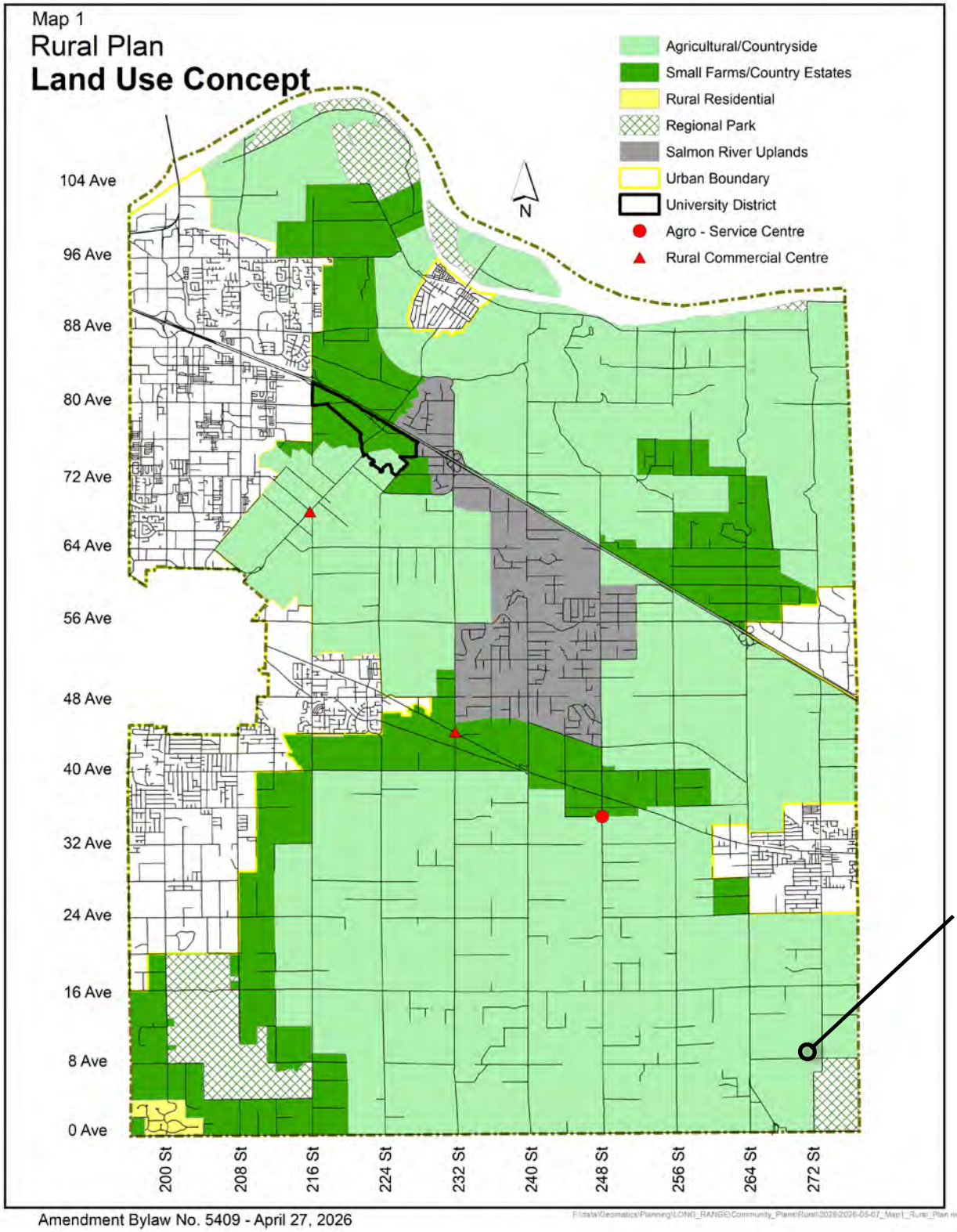
Lindsay Roberts
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

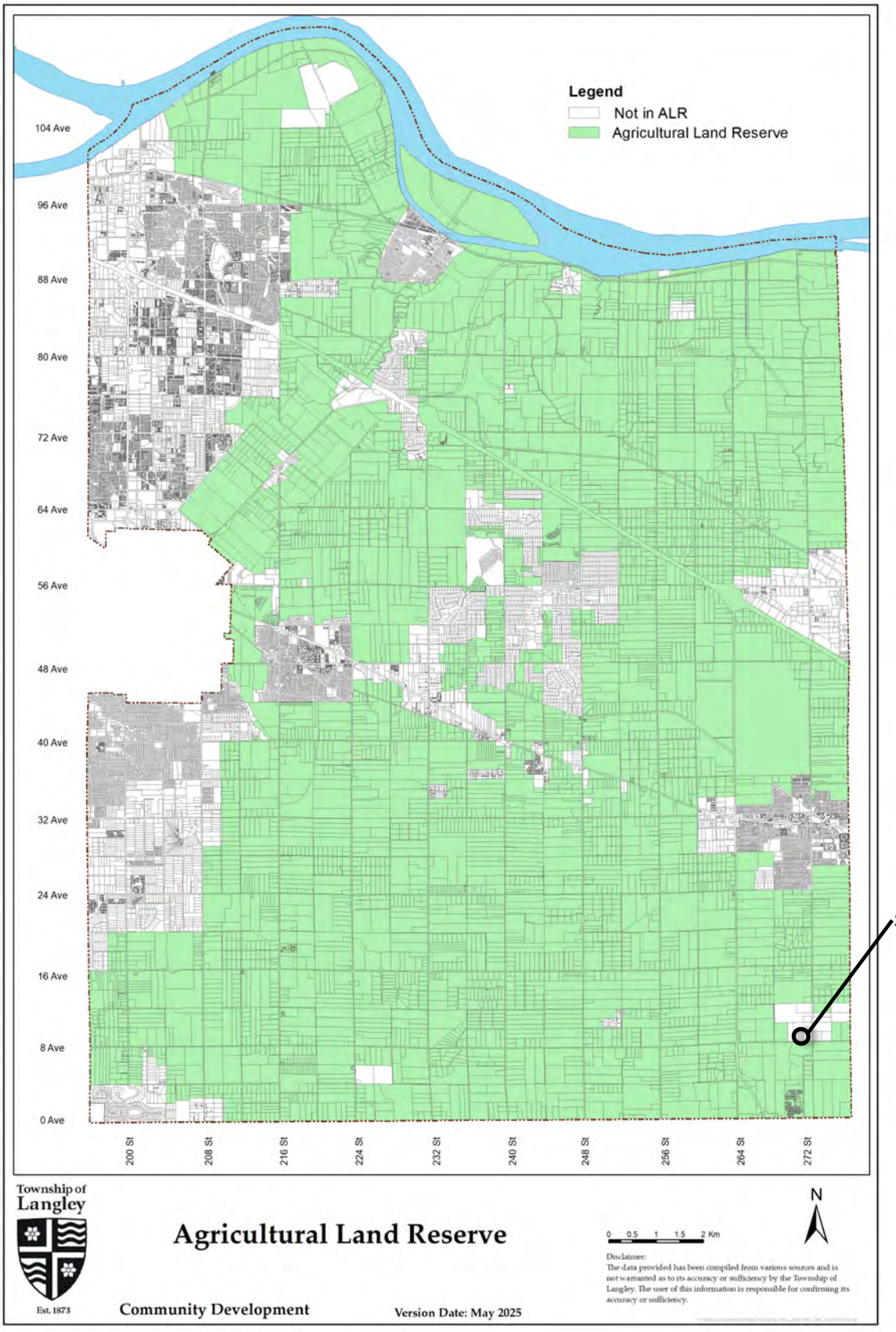
ATTACHMENT A Maps and Graphics

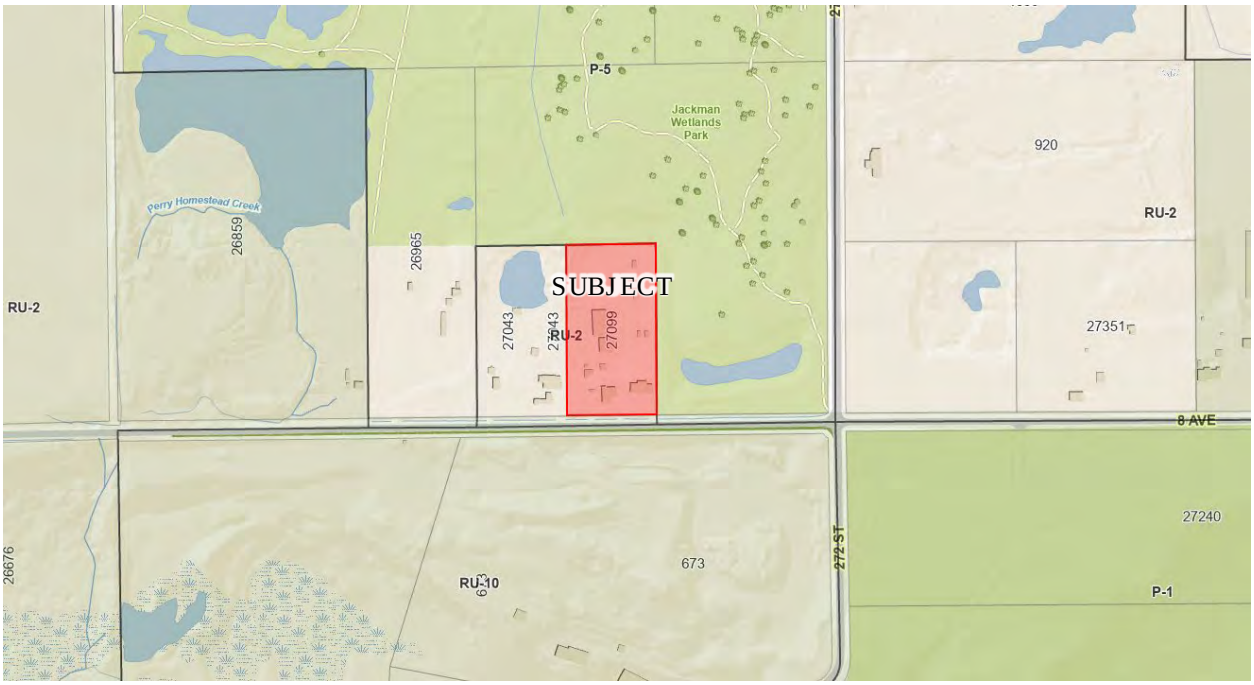
ATTACHMENT A



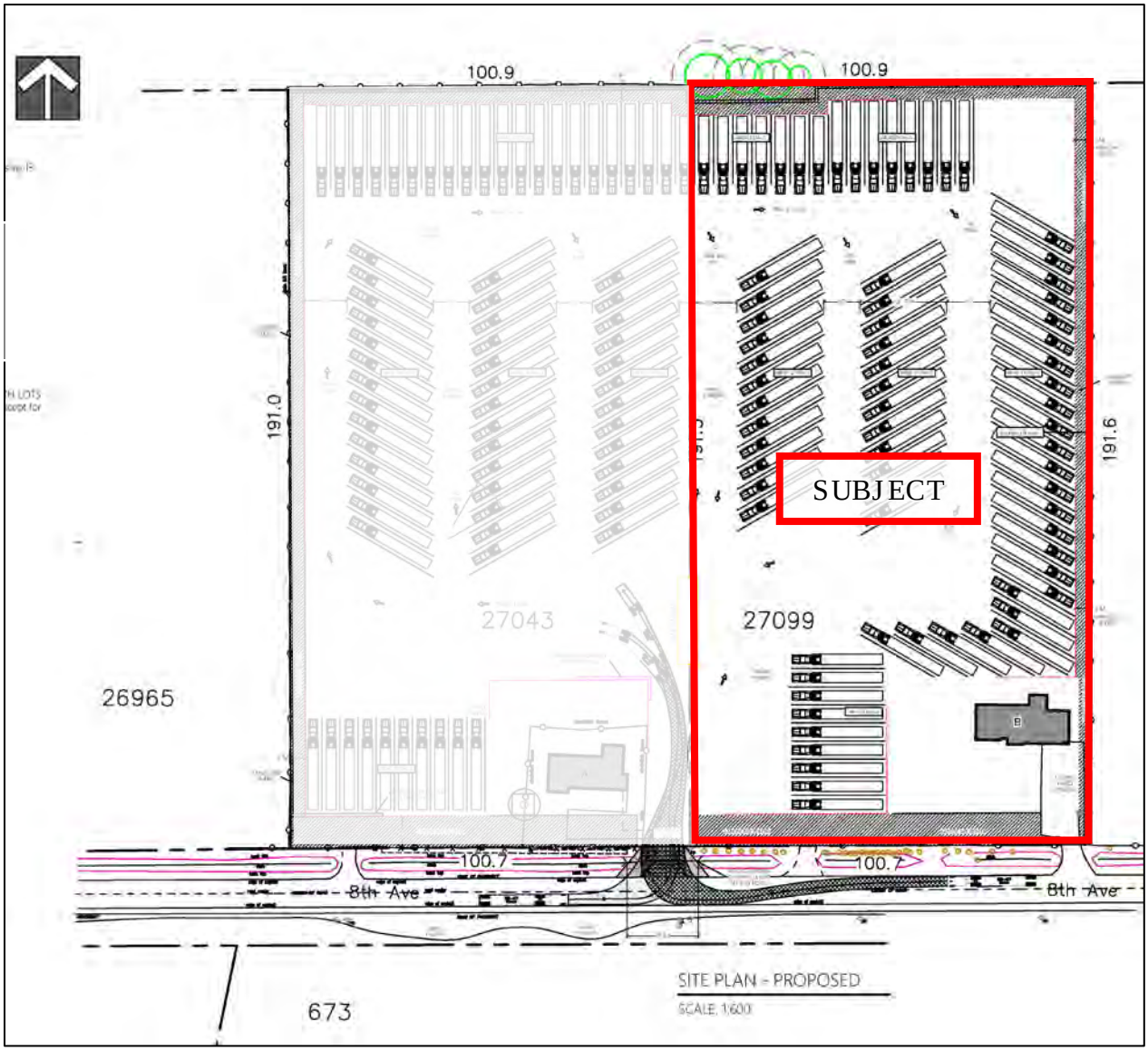
AERIAL CONTEXT MAP


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
University District
Agro - Service Centre
Rural Commercial Centre
N
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
SUBJECT
Amendment Bylaw No. 5409 - April 27, 2026

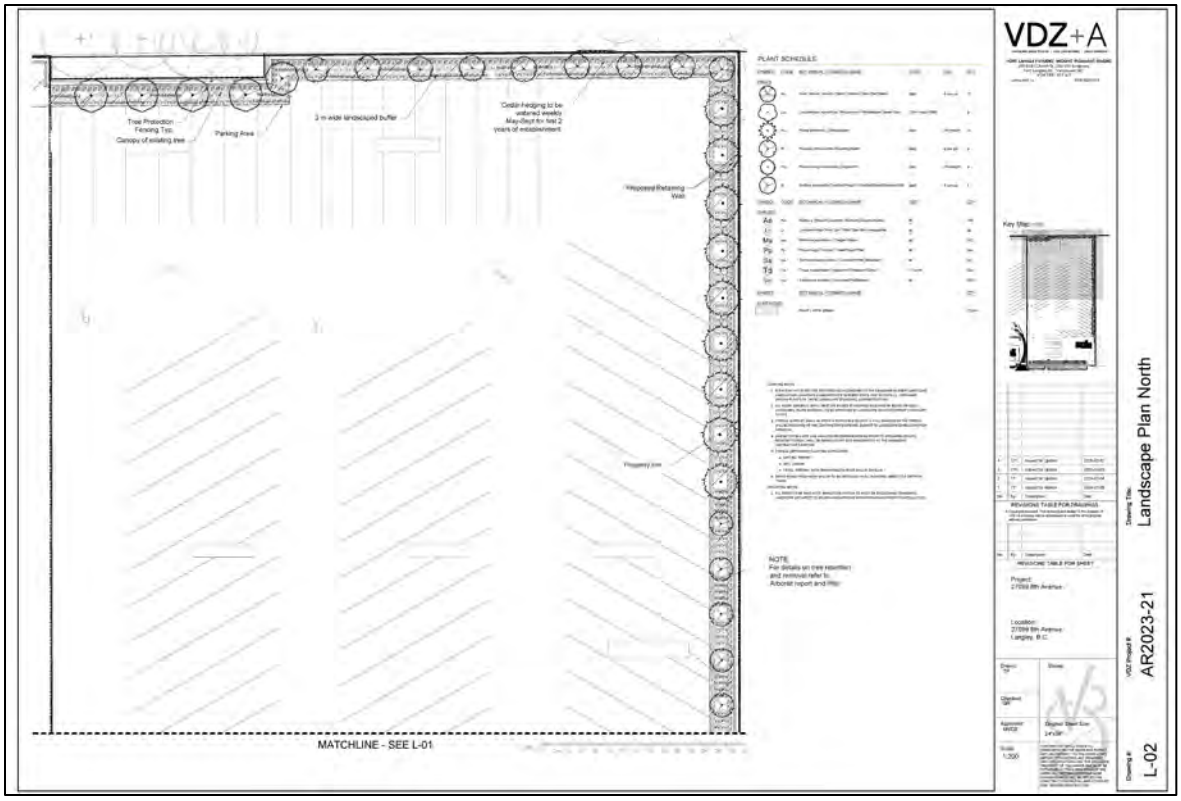

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: May 2025
0 0.5 1 1.5 2 Km
N
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.

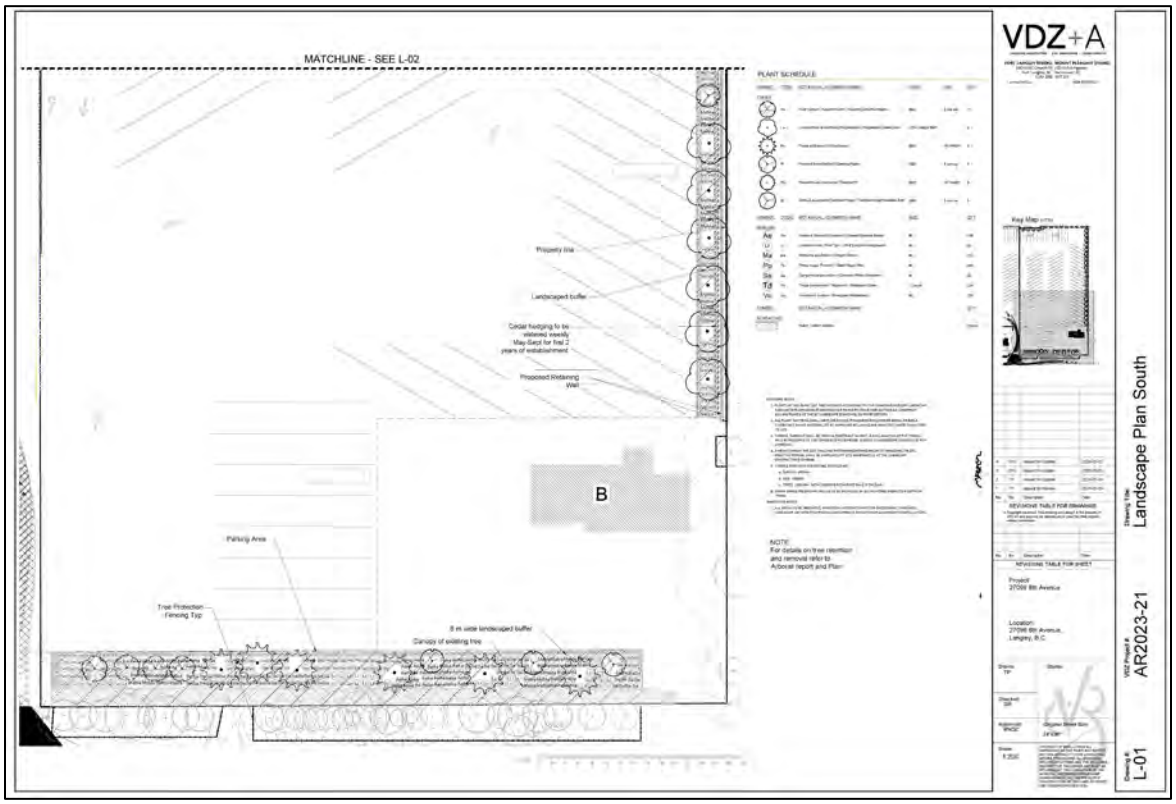


ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





LANDSCAPE PLANS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (1483115 BC LTD.) BYLAW NO. 6227

EXPLANATORY NOTE

Bylaw No. 6227 amends the Rural Plan by permitting Parking of Commercial Vehicles on land located at 27099 – 8 Avenue. Bylaw No. 6227 also incorporates the land into Development Permit Area 'B' Rural Commercial / Industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (1483115 BC LTD.) BYLAW NO. 6227

A Bylaw to amend the Rural Plan 1993 No. 3250

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 (Rural Plan) Bylaw 1993 No. 3250 Amendment (1483115 BC Ltd.) Bylaw No. 6227”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by:

   a) adding the following Section 5.5.9 after Section 5.5.8

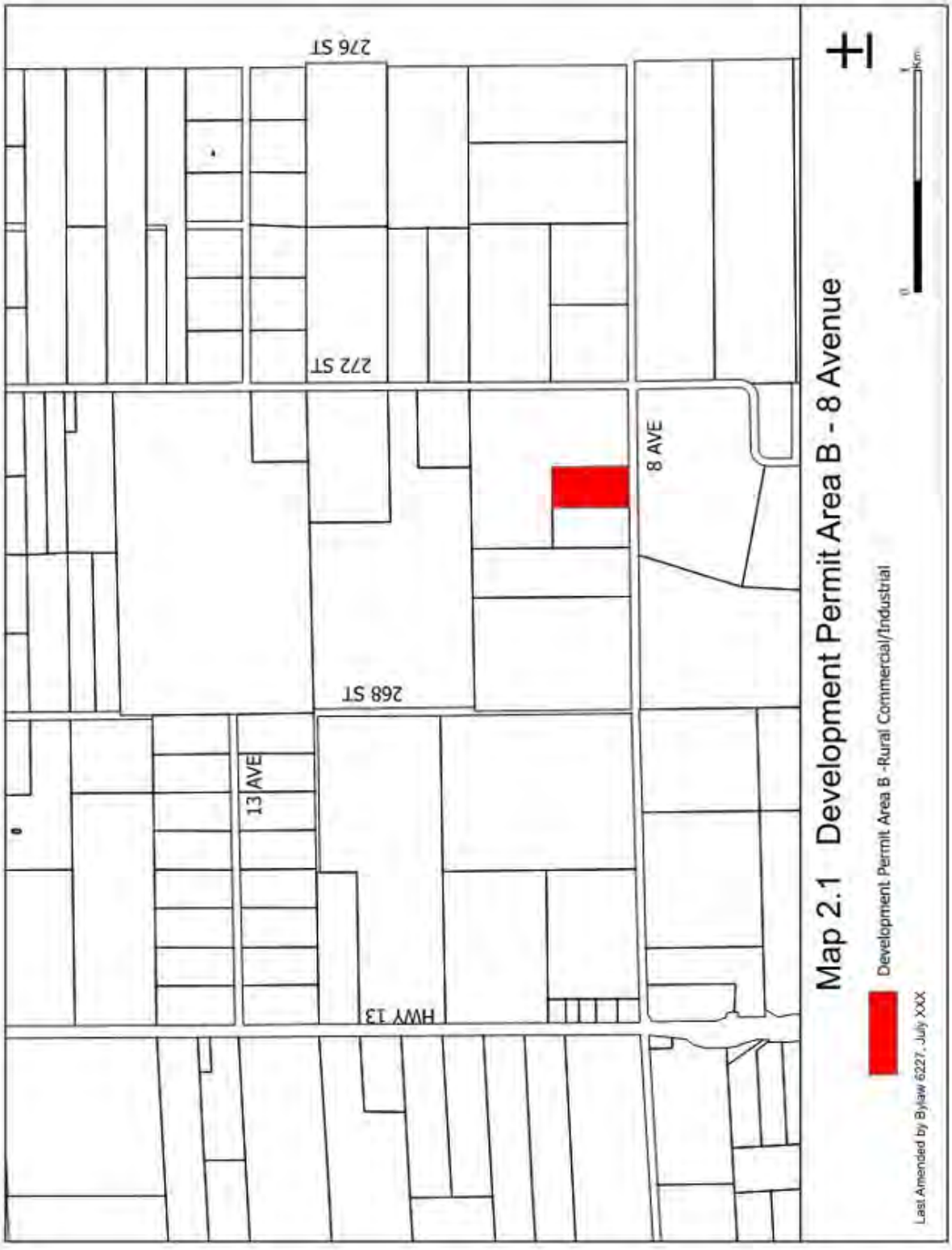
      “5.5.9 Parking of commercial vehicles is permitted on a site specific basis on lands described as Lot 4 Section 7 Township 13 New Westminster District Plan 58391.”

   b) inserting Map 2.1 Development Permit Area – B – 8 Avenue into the Rural Plan, including the lands described as Lot 4 Section 7 Township 13 New Westminster District Plan 58391 to Development Permit Area “B”, and updating in-text map references as appropriate throughout the Rural Plan as shown on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
PUBLIC HEARING HELD the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

Schedule 'A' Bylaw No. 6227



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1483115 BC LTD.) BYLAW NO. 6228

EXPLANATORY NOTE

Bylaw No. 6228 rezones the lands located at 27099 – 8 Avenue from Rural Zone RU-2 to Limited Industrial Commercial Vehicle Parking Zone M-15 to accommodate a commercial vehicle parking facility.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1483115 BC LTD.) BYLAW NO. 6228

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 (1483115 BC Ltd.) Bylaw No. 6228".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Limited Industrial Commercial Vehicle Parking Zone M-15" after the words "Brookswood Employment Zone M-14"
   (2) Adding to Section 110.1 after the words "M-14" the words "M-15 – 4,046 m²"
   (3) Adding after Section 713 "Brookswood Employment Zone M-14" the following as Section 715 "Limited Industrial Commercial Vehicle Parking Zone M-15"

715 **LIMITED INDUSTRIAL COMMERCIAL VEHICLE PARKING ZONE M-15**

Uses Permitted

715.1 In the M-15 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) parking of *commercial vehicles*
2) offices accessory to permitted *uses*
3) *residential uses* accessory to industrial *uses* and subject to Section 714.3

Residential Use

715.2 *Residential use* is limited to one (1) *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate family.

Lot Coverage

715.3 *Buildings* and *structures* shall not cover more than 10% of the *lot area*.

Siting of Buildings and Structures

715.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

a) 10m from a *front lot line*;
b) 5.0m from a *rear lot line*;
c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
d) 5.0m where the *side lot line* abuts a flanking *street*; and
e) 10m from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

715.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

715.6 Parking and loading shall be provided in accordance with Section 107 and all commercial vehicle parking spaces and maneuvering aisles shall be surfaced with asphalt, concrete or other dust free material.

Subdivision Requirements

715.7 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.

Landscaping, Screening and Fencing

715.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Development Permit Requirements

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

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

Lot 4 Section 7 Township 13 New Westminster District Plan 58391

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Limited Industrial Commercial Vehicle Parking Zone M-15.

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
PUBLIC HEARING HELD the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6228

