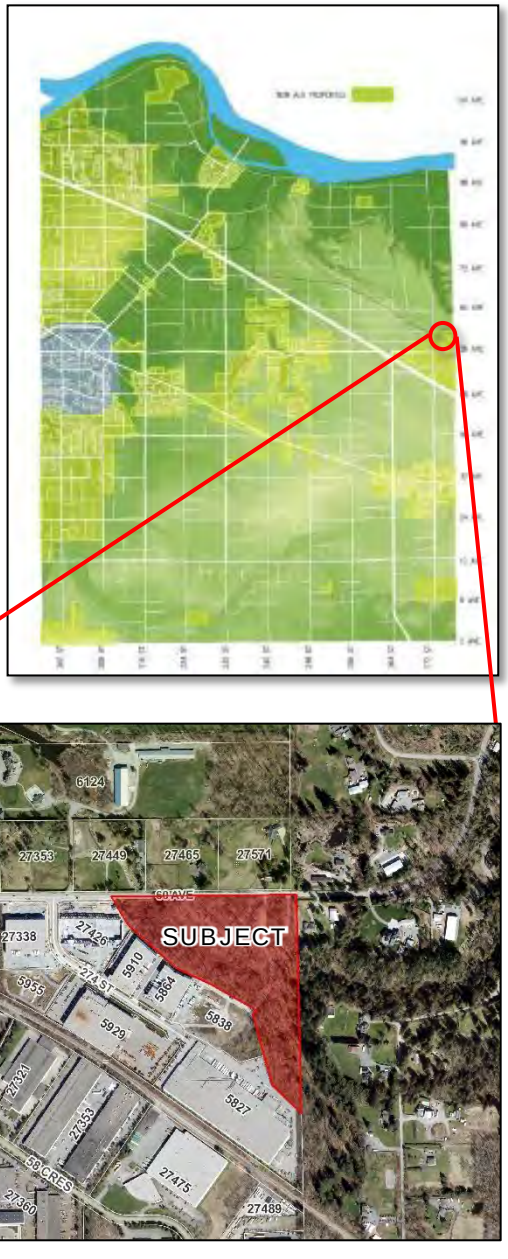
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 12, 2022 - REGULAR MEETING	**REPORT:**	22-116
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-08-0055
SUBJECT:	REZONING APPLICATION NO. 100671 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101258 AND 101259 (161884 CANADA INC. / 27500 BLOCK OF 60 AVENUE)		

PROPOSAL:

Application to rezone approximately 4.7 ha (11.6 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A and issue Development Permits to facilitate construction of a 7,542 m² (81,182 ft²) industrial building.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5827 subject to seven (7) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5827) of Development Permit No. 101258 and Development Permit 101259 (streamside protection); and that staff be authorized to proceed with the written input opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Gloucester Industrial Park Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (161884 Canada Inc.) Bylaw No. 5827 rezoning approximately 4.7 ha (11.6 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A to facilitate development of an industrial building subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, 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. Provision of road dedications, widenings, and necessary traffic improvements for 60 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Gloucester Industrial Park Community Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
5. Registration of a covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration, and infiltration systems;
6. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees; and
7. Protection of Streamside Protection and Enhancement Areas in a covenant and acceptance of the streamside enhancement plans, fencing, signage, and security.

That Council at time of final reading of Rezoning Bylaw No. 5827 authorize issuance of Development Permit No. 101258 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule "A", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
g. All chain link fences being black vinyl with black posts and rails; and
h. All outdoor storage areas being covered by a dust free surface.

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. On-site landscaping being secured by a letter of credit at the Building Permit stage;
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

That Council at time of final reading of Rezoning Bylaw No. 5827 authorize the issuance of Development Permit No. 101259 (streamside protection), to relocate and reconstruct two (2) wetlands and Streamside Protection and Enhancement Areas in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5827 in conjunction with Development Permit No. 101258 and Development Permit No. 101259.

EXECUTIVE SUMMARY:

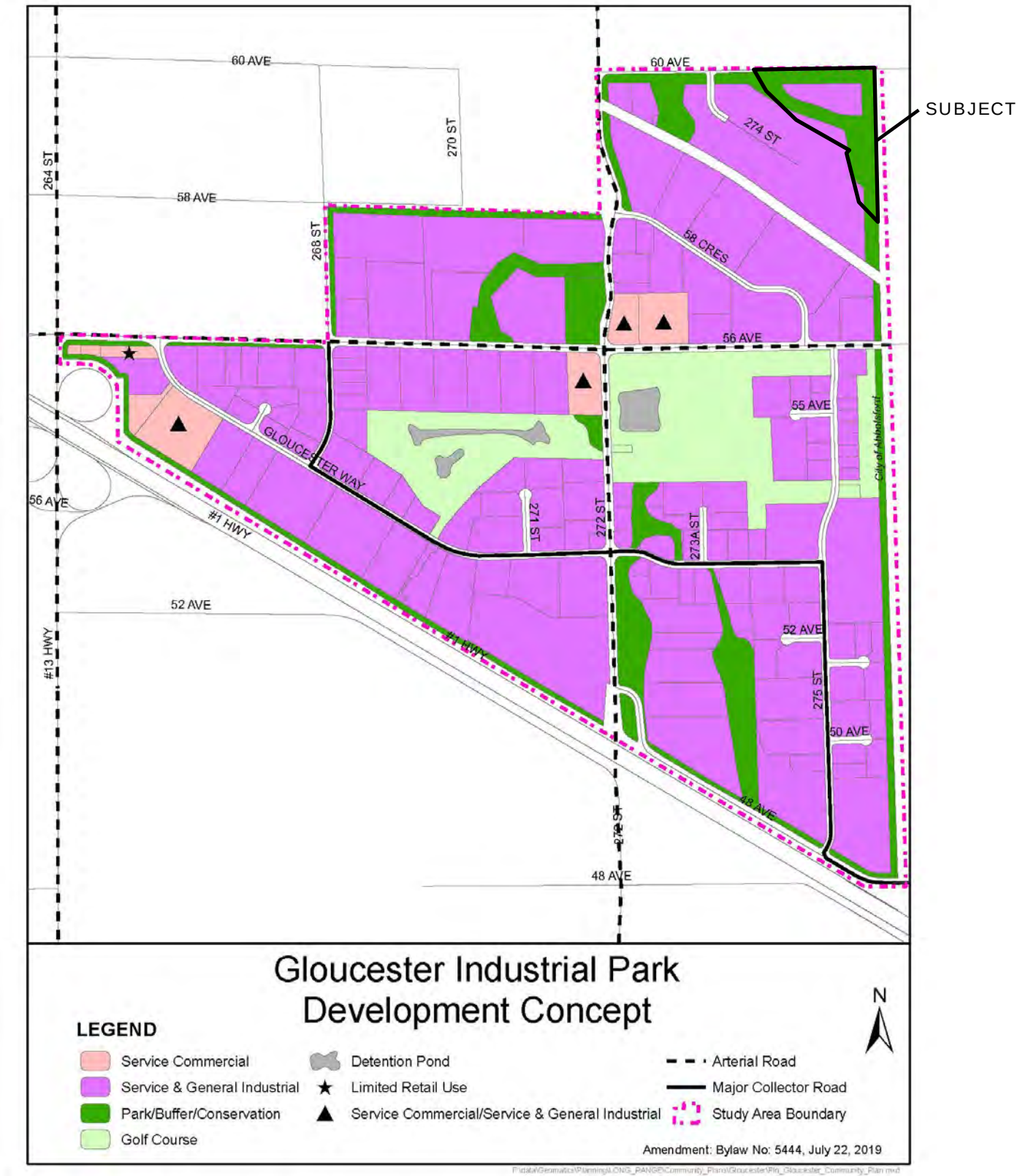
161884 Canada Inc. (Beedie) has applied to rezone approximately 4.7 ha (11.6 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A with an accompanying development permit to facilitate construction of a 7,542 m^2 (81,182 ft^2) industrial building. Development Permit No. 101259 (streamside protection) is also being processed in conjunction with the rezoning application to relocate and reconstruct watercourse and wetland elements on site.

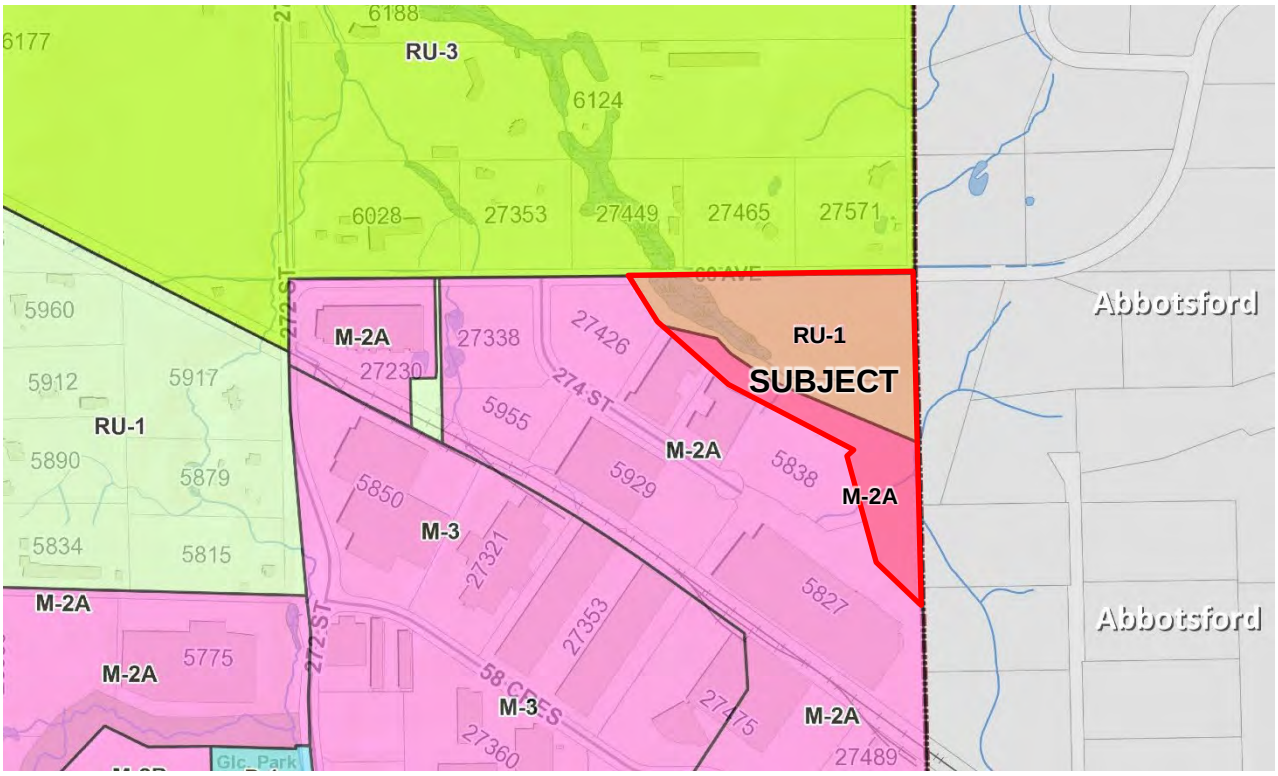
The proposed development complies with the Township's land use policies and, in staff's opinion, with the Development Permit guidelines of the Gloucester Industrial Park Community Plan (see Attachment D).

Staff recommend that Council grant first and second reading to Rezoning Bylaw No. 5827 subject to the completion of seven (7) development prerequisites. Staff also recommend that Council authorize issuance of Development Permits No. 101258 and 101259 at time of final reading.

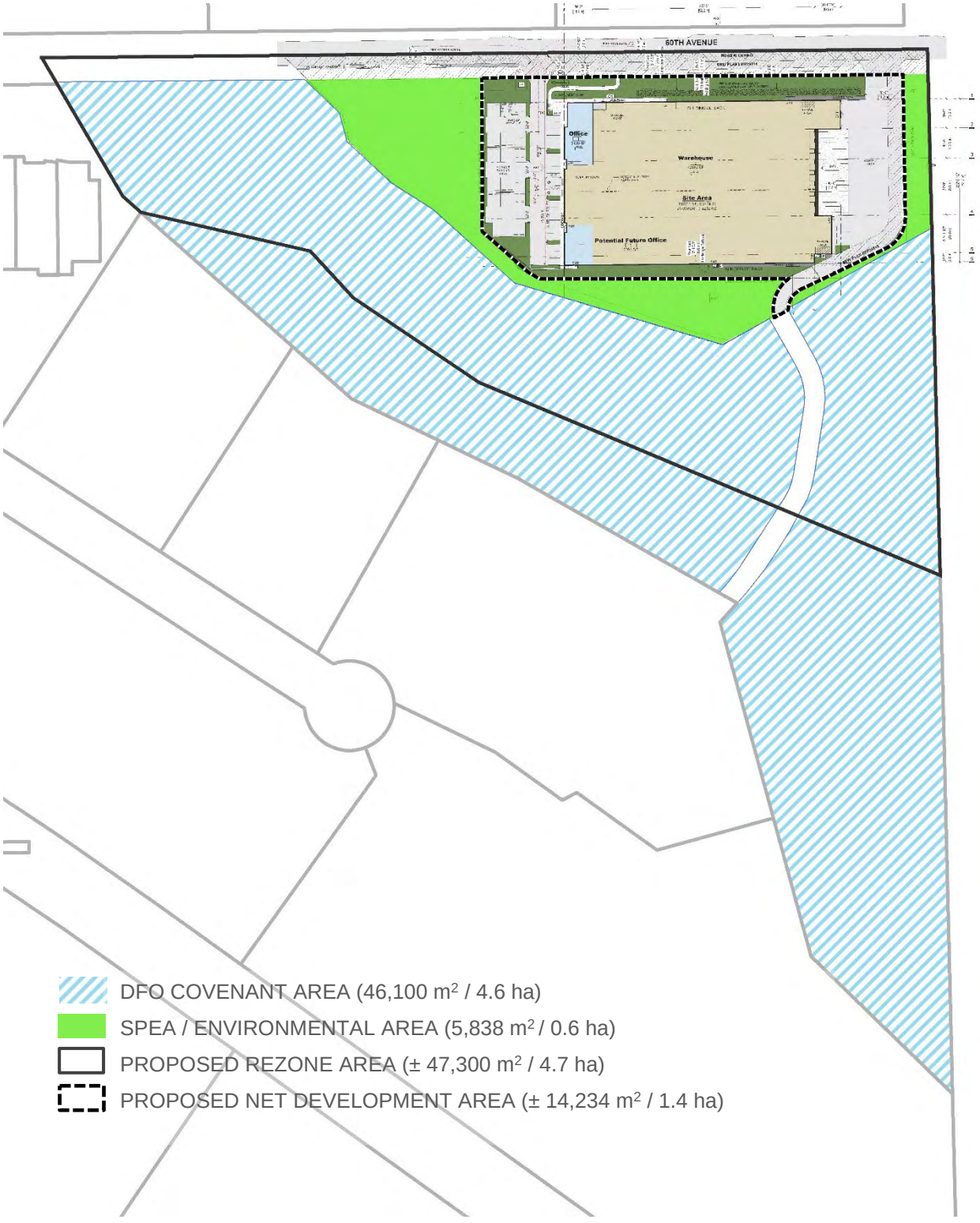
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5827 and Development Permits No. 101258 and 101259.


SUBJECT
60 AVE
60 AVE
264 ST
270 ST
274 ST
58 AVE
268 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
56 AVE
#1 HWY
271 ST
272 ST
273A ST
52 AVE
#13 HWY
#1 HWY
52 AVE
275 ST
50 AVE
48 AVE
48 AVE
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT





RENDERINGS – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	161884 Canada Inc. 3030 Gilmore Diversion Burnaby BC V5G 3B4
Legal Description:	Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776
Civic Address:	27500 block of 60 Avenue
Area:	Approximately 6.88 ha (17.0 ac)
Gloucester Industrial Park Community Plan:	Service & General Industrial; Park/Buffer/Conservation
Existing Zoning:	General Industrial Zone M-2A; Rural Zone RU-1
Proposed Zoning:	General Industrial Zone M-2A

BACKGROUND/HISTORY:

The subject site is designated Service & General Industrial and Park/Buffer/Conservation in the Gloucester Industrial Park Community Plan and is currently split zoned General Industrial Zone M-2A and Rural Zone RU-1.

This application is the third and final phase of a three-phase development. On July 23, 2012, Council adopted Rezoning Bylaw No. 4716, rezoning approximately 9.8 ha (24.2 acres) of lands to the west from RU-1 to M-2A (Phase 1). Subsequently, on November 18, 2013, Council adopted Rezoning Bylaw No. 4912, rezoning approximately 9.6 ha (23.8 acres) of lands to the south including the southern portion of the subject property from RU-1 to M-2A (Phase 2). The current application seeks to rezone the remaining RU-1 portion to M-2A (Phase 3).

DISCUSSION/ANALYSIS:

The applicant has applied to rezone approximately 4.7 ha (11.6 ac) of the overall 6.88 ha (17.0 ac) of land located in the 27500 block of 60 Avenue to General Industrial Zone M-2A to facilitate construction of a new industrial building.

A development permit (Attachment A) for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the development.

As part of the rezoning requirements for Phases 1 and 2, several covenants protecting watercourses, environmental buffers, and emergency access were secured and shall remain in place including:

- Department of Fisheries and Oceans (DFO) covenant (2012) protecting the yellow and red-coded watercourses (Nathan Creek and a wetland tributary to West Creek) situated upon the southerly and westerly portions of the property (see site plan);

- An environmental buffer along the eastern boundary of the property required by the Gloucester Industrial Park Community Plan provided by an existing covenant (2013);
- Emergency access and watermain maintenance provided by an existing statutory right of way (2014).

A Streamside Development Permit (Attachment B) has also been applied for as part of the application to relocate and reconstruct watercourse and wetland elements not situated in lands already protected by the 2012 DFO covenant.

Adjacent Uses:

North: 60 Avenue, beyond which are three rural properties in the Agricultural Land Reserve (ALR) designated Agricultural/Countryside in the Rural Community Plan, zoned Rural Zone RU-3;

South-West: Phase 1 and 2 lands, consisting of five properties designated Service & General Industrial and Park/Buffer/Conservation in the Gloucester Industrial Park Community Plan, zoned General Industrial M-2A; and

East: Three rural properties in the ALR, located in the City of Abbotsford.

Zoning Amendment:

Bylaw No. 5827 proposes to rezone the remaining RU-1 zoned portion of the site to General Industrial M-2A to consolidate the zoning and facilitate the construction of a new industrial building. The proposed zoning is consistent with the Gloucester Industrial Park Community Plan's land use designations.

Development Permit No. 101258 (Form and Character):

As the subject property is designated a mandatory Development Permit area, the applicant has applied for a Development Permit in conjunction with the rezoning request. The applicant has submitted the necessary building elevations, renderings, and site/landscape plans to allow Council the opportunity to review the form, character, and siting of the proposed 7,542 m^2 (81,182 ft^2) building. Development Permit Area guidelines relevant to the site are contained in the Gloucester Industrial Park Community Plan (see Attachment D).

The site plan submitted as part of the application proposes to locate the building on the northeast portion of the lot, with loading bay areas on the east side, and an office component with parking on the west. Exterior finishing of the building is proposed to consist of light gray tilt up concrete walls with cast-in reveal lines painted white, light gray, and green. The main office entrance is identified with glazing, accent colours, and a multi-function canopy providing weather protection and soffit accent lighting. The north elevation along 60 Avenue uses angled reveal patterns, glazing, and landscape elements to create additional architectural interest. A combination of eight recessed loading bays and two loading doors at grade are proposed along the east side of the building.

The following excerpt highlights the applicant's design rationale:

> *"Features such as glazing, painted concrete tilt, formliner panels and reveals have been mindfully arranged to create vertical design articulation. Varying textures, as well as key accent colours have been selected to create visual intrigue and variation along façade faces.*

An enhanced corner design has been proposed along 60th Ave on the Northwest corner of the building, highlighted by a slightly stepped footprint and feature canopy. The feature canopy not only provides architectural intrigue, but also aids in wayfinding when entering the site. Glazing has been focused around the main entry and along street fronting facades, positioned strategically based on internal programming.

Landscaped areas have been thoughtfully positioned along building elevations and throughout the parking area to enhance the user experience and provide a buffer between vehicle parking and surrounding streetscapes. The development has been functionally designed to create an aesthetically appealing street presence while providing the greatest benefit to the end user."

As a condition of the Development Permit, refuse bins are to be located either within the building or an enclosure and screened to the acceptance of the Township. A similar condition has been included in the Development Permit requiring the screening of rooftop mechanical equipment.

The building's height (12 m / 39.3 ft), lot coverage (46%), and siting comply with the provisions of the General Industrial M-2A zone.

Proposed Development Permit No. 101258 is attached to this report (see Attachment A).

Development Permit No. 101259 (Streamside Protection):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow, and fish presence.

A Class B (yellow-coded) watercourse and two wetlands connected to a downstream Class B watercourse are located on the project site. Additional features include two isolated wetlands not subject to Provincial and Township streamside protection requirements. The onsite Class B watercourse, a tributary to Class A (red-coded) West Creek, is located within an existing Fisheries and Oceans (DFO) restrictive covenant that encompasses the south and westerly portions of the site as indicated on the site plan. A culvert under 60 Avenue conveys flow from the onsite watercourse to West Creek. The two small inter-connected wetlands in the northeast corner of the site drain into Class A Nathan Creek, north of the site, through two culverts and a ditch. Fish presence on the property is precluded by downstream obstacles to fish passage on West Creek and steep slopes on Nathan Creek.

OCP Schedule 3 designates a 20 m (66 ft) wide SPEA for Class B natural watercourses and a 15 m (49 ft) wide SPEA for Class B constructed wetlands. The SPEA widths for the southern portion of the wetlands increased to 30 m (98 ft) to meet provincial streamside protection requirements. Isolated wetlands do not require a SPEA.

To accommodate the site plan, the applicant's proposal (outside the existing DFO covenant boundaries) includes infilling the two isolated wetlands and relocating the two connected wetlands to the west and south side of the proposed development adjacent to the northern boundary of the Class B watercourse SPEA. The 3,412 m^2 (36,726 ft^2) of riparian habitat associated with the two

connected wetlands is proposed to be offset with 3,442 m² (37,049 ft^2) of riparian habitats associated with the two constructed wetlands. The constructed wetlands' setbacks are proposed to be flexed to create a more efficient site design and functional SPEA configuration. Staff note the proposal exceeds the minimum OCP Schedule 3 requirement by providing an additional 30 m² (323 ft^2) of SPEA.

To maintain flow regimes at the site, the constructed watercourses will direct flows to the onsite Class B watercourse. A constructed bioswale within the agricultural buffer on the east side of the site will maintain flow to Nathan Creek.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff believe the proposal is consistent with the objectives OCP Schedule 3. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. Proposed Streamside Development Permit No. 101259 is attached to this report (Attachment B) for Council's consideration.

Signage:

The applicant proposes fascia signage on the north elevation and a monument sign near the office entryway. Details of the proposed signage are included in (Attachment A – Schedule A). All proposed and any future signage shall be in compliance with the Gloucester Development Permit Guidelines (Attachment D) and the Township's Sign Bylaw.

Access and Parking:

The proposal includes two vehicular access points via 60 Avenue. Vehicle parking is located along the west side of the building while loading and additional parking is accommodated at the east side of the building. The Zoning Bylaw requires 58 parking spaces and the applicant is proposing 58 parking spaces, as summarized in the table below, in compliance with the Zoning Bylaw. A total of eight bicycle spaces are proposed in compliance with the eight required by the Zoning Bylaw.

Use	Required	Provided
Office	22	22
Industrial	36	36
TOTAL	**58**	**58**

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (492 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township of Langley General Manager of Engineering and Community Development is required prior to the issuance of a building permit.

Landscaping:

The landscape plans (Attachment A – Schedule B) proposes trees, shrubs, groundcovers, parking lot landscape, and landscape area along the north building face consistent with the Zoning Bylaw.

Tree Protection/Replacement:

The tree management plan submitted by the applicant indicates that no significant trees exist on the developable portion of the site with no trees identified for retention. Staff note there are two significant trees located within the required streamside protection area. One is proposed to be retained and one to be removed, subject to detailed design.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 110 replacement trees are required and the applicant proposes 111 replacement trees to be planted on site. In addition, approximately 17 street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Gloucester Industrial Park Community Plan. Road dedications and widening and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. A community stormwater detention facility was installed as a condition of the first phase of development (ToL Project No. 14-08-0033) to support the proposed development and overall catchment plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The works associated with Development Permit 101259 (streamside protection), provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), satisfies the objectives of the Sustainability Charter.

Public Consultation:

Per Policy No. 07-164, the applicant held a Public Information Meeting on May 25, 2022. In accordance with the Policy, the applicant mailed 46 notices to the surrounding area and posted notification in the local newspaper. The results indicated approximately 20 members of the public attended (18 signed in) and 29 comment forms were submitted which are compiled and provided as Attachment C.

Policy Considerations:

The proposed General Industrial Zone M-2A complies with the Service & General Industrial land use designation of the Gloucester Industrial Park Community Plan. In staff's opinion, the proposed development and streamside works are in compliance with the Development Permit Guidelines of the Gloucester Industrial Park Community Plan and are consistent with the objectives of the OCP Schedule 3.

Staff recommend that Council give first and second reading to Bylaw No. 5827 (subject to seven (7) development prerequisites), authorize issuance (at time of final reading of Bylaw No. 5827) of accompanying Development Permit No. 101258 and Development Permit No. 101259, and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101258 (Form and Character)
ATTACHMENT B	Development Permit No. 101259 (Streamside Protection)
ATTACHMENT C	Public Information Summary
ATTACHMENT D	Gloucester Industrial Park Community Plan – Development Permit Guidelines

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101258

This Permit is issued this _____day of _____, 2023 to:

1. Name: 161884 Canada Inc.

   Address: 3030 Gilmore Diversion
   Burnaby, BC V5G 3B4

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: Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

   CIVIC ADDRESS: 27500 Block of 60 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. Building plans being in substantial compliance with Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
   c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   d. All signage being in compliance with Schedule “A”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
   e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
   f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
   g. All chain link fences being black vinyl with black posts and rails; and
   h. All outdoor storage areas being covered by a dust free surface.

   Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

   a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw;
   b. Replacement trees being secured by a letter of credit in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
   c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
   d. On-site landscaping being secured by a letter of credit at the Building Permit stage;

e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy; and
f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

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

   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 _____, 2023.

Attachments:

SCHEDULE A	Architectural Plan
SCHEDULE B	Landscape Plan



REM Lot A - 60th Ave (TOL #:14-08-0055)
Issued for Rezoning & Development Permit
September 2, 2022

SCHEDULE A

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

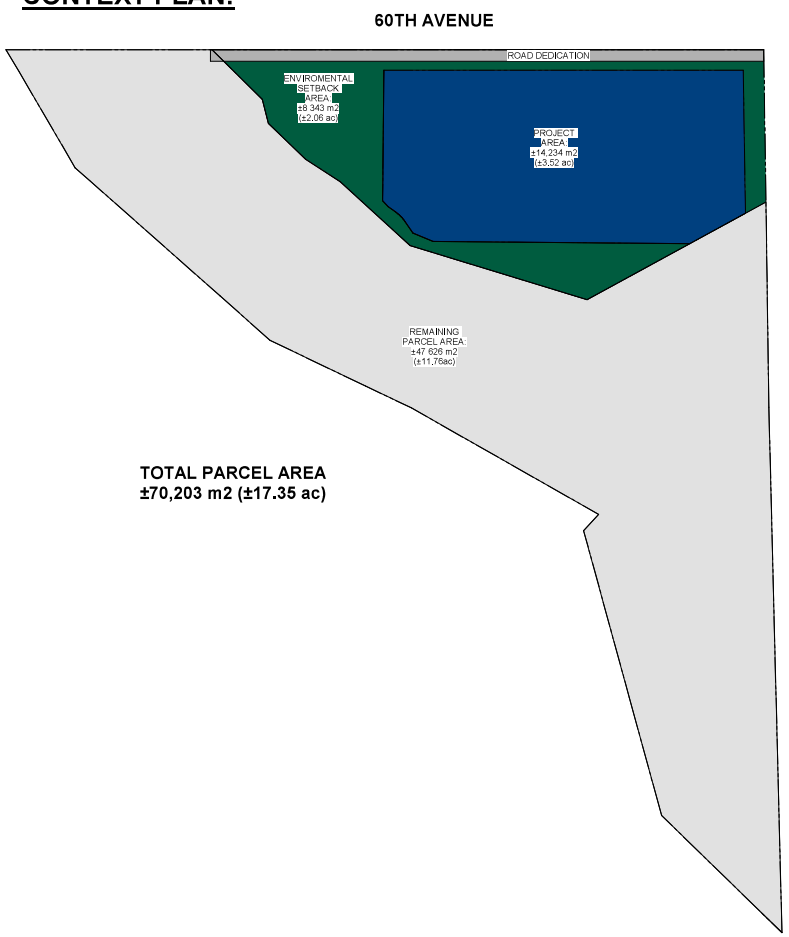
TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

COVER

PLOT DATE: 11/29/2022 9:08:00 AM

A000

CONTEXT PLAN:



ZONING SUMMARY:

PROJECT ADDRESS:	REM Lot A - 60th Avenue, Langley, BC	
LEGAL DESCRIPTION:	PID: 012-972-622 Parcel "A"(Ref. Plan 5080) SW 1/4 SEC 8 TWN 14 NWD Except Parcel One (Ref. Plan 15620), Plans LMP5170, BCP51227, BCP51594 and EPP38776	
Front Yard Setback:	**Proposed:**	10.0m
	Required:	10.0m
Side Yard Setback: (East)	**Proposed:**	0.0m
	Required:	N/A
Side Yard Setback: (West)	**Proposed:**	0.0m
	Required:	N/A
Rear Yard Setback:	**Proposed:**	5.0m
	Required:	5.0m
EASEMENTS:	TBA	
AUTHORITY:	Township of Langley	
EXISTING ZONE:	RU-1	
PROPOSED ZONE:	M-2A	
USES:	General Industrial Zone	
Site Area:	±70,203 m^2 ±17.35 Acres (±7.02ha)	
Development Area:	14,234 m^2 3.5 Acres (1.42ha)	
Density (FSR):	**Proposed:**	0.49
	Allowed:	—
Lot Coverage:	**Proposed:**	46%
	Allowed:	60%
Height:	**Proposed:**	12m
	Allowed:	12m

Area Summary - By Level

Level	Area (SF)	Area (SM)
Level 1	78045	7251
Level 2	3137	291
	81182	7542

Area Summary - By Occupancy

Occupancy	Area (SF)	Area (SM)
Exclusion	172	16
Office	8328	774
Warehouse	72682	6752
	81182	7542

Parking Required

Occupancy	Area (SF)	Parking Req'd Factor (1/Area)	Spaces
Exclusion	172		0.0
Office	8,328	376.0	22.1
Warehouse	72,682	2,002.0	36.3
	81,182		58.5

Parking Provided

Small Car	10
Regular	46
ADA	2
	58

Bicycle Spaces

Required: 7.5
Provided: 8

Loading Proposed: 8 Dock Bays, 2 Grade Bays

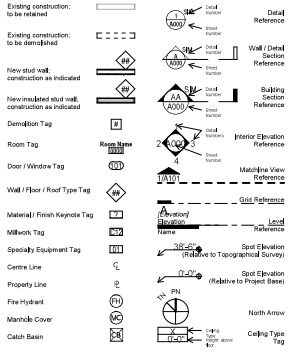
PROJECT TEAM:

DEVELOPMENT MANAGER	**Beedie** 3030 Gilmore Drive, Burnaby, BC, P. 604.435.9921 F. 604.732.7349 Conner O'Leary
ARCHITECTS	**TKA+D Architecture + Design Inc.** 305 - 1930 Pandora Street, Vancouver, BC, P. 604.569.3499 F. 604.569.1394 Craig Taylor, Architect AIBC
LANDSCAPE ARCHITECT	**LandSpace** 142 Garden Drive, Vancouver, BC, P. 604.252.9500 Al Tanzer
CIVIL ENGINEER	**Aplin & Martin** 201 - 12448 82nd Avenue, Surrey, BC, P. 604.597.9058 F. 604.597.9061 Eric Lim | John Robbie
GEOTECHNICAL	**Geopacific Consultants** 1779 West 75th Avenue, Vancouver, BC, P. 604.439.0922 F. 604.439.9189 Roberto Avendano | Luke Hessen
LEGAL SURVEY	**Terra Pacific** 22371 St. Anne Avenue, Maple Ridge, P. 604.463.2509 Mike Bernemann
ENVIRONMENTAL	**EnviroWest Consultants Ltd.** 101 –1515 Broadway Street, Port Coquitlam, BC, P. 604.944.0502 Ian Whyte
ARBORIST	**Mike Fadum & Associates Ltd.** 105 –8277 129 Street, Surrey, BC, P. 778.593.0300 Mike Fadum

Location Plan



GRAPHIC & SYMBOL LEGEND



DRAWING INDEX:

ARCHITECTURAL	
A000	COVER
A001	PROJECT DATA
A002	3D VIEWS
A101	SITE PLAN
A102	SITE DETAILS
A103	SITE SECTIONS
A110	SIGNAGE
A201	FLOOR PLAN - LEVEL 1
A202	FLOOR PLAN - LEVEL 2
A203	FLOOR PLAN - ROOF
A300	OVERALL ELEVATIONS
A301	ELEVATIONS
A302	ELEVATIONS

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

PROJECT DATA

PLOT DATE: 11/29/2022 9:08:01 AM

A001



VIEW WEST



SOUTHWEST CORNER VIEW

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit
SCALE:	DATE:	May 13, 2022 DRAWN: Author
PROJECT NUMBER		21009

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

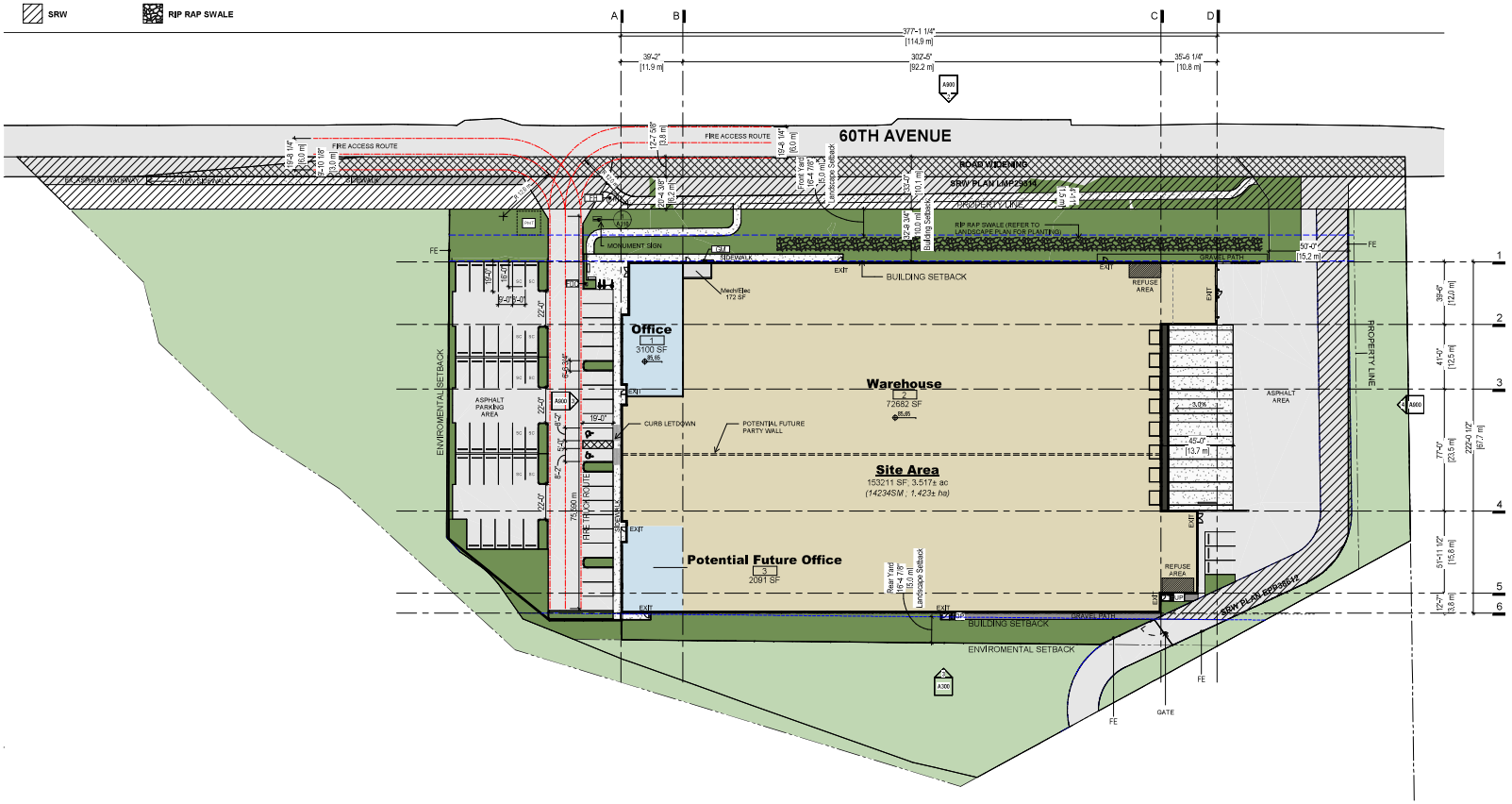
3D VIEWS

PLOT DATE: 11/29/2022 9:08:02 AM

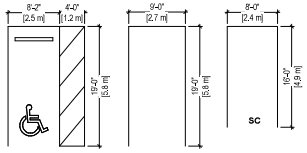
A002

ROAD WIDENING | LANDSCAPE AREA - REFER TO LANDSCAPE DWGS. | ENVIRONMENTAL – REFER TO SPEA REPORT & ENVIRONMENTAL LANDSCAPE DRAWINGS

SRW | RIP RAP SWALE



1 **Site Plan**
1" = 30'-0"



Parking Legend

KEYNOTE LEGEND

TAG	DESCRIPTION
FDC	FIRE DEPARTMENT CONNECTION
FE	FENCE - 6' HIGH CHAINLINK
FH	FIRE HYDRANT
GM	GAS METERS

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

SITE PLAN

PLOT DATE: 11/29/2022 9:08:04 AM

A101

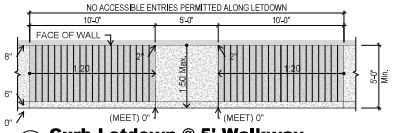
REQUIREMENTS FOR ACCESS LETDOWNS:

ACCESSIBLE PATHS OF TRAVEL (BCBC 3.8.3.2)
- clear unobstructed width of not less than 1500mm
- an unobstructed height of not less than 1980mm)
- slope in the direction of travel not exceeding 1:20
- the width of an accessible path of travel that is more than 30m long shall be increased to not less than 1800mm for a length of 1800mm at intervals not exceeding 30m.

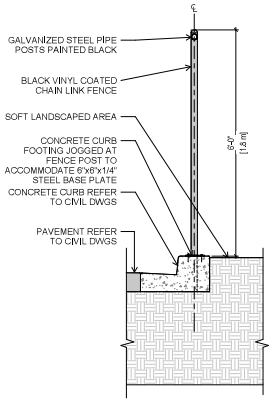
EXTERIOR WALKS (BCBC 3.8.3.3)
- have a slip-resistant, continuous and even surface
- not less than 1500mm wide
- level area in front of entrances Min. 1500x1500mm

CURB RAMPS (BCBC 3.8.3.3(2))
- have a running slope between 1:8 and 1:10 for a vertical rise not more than 75mm
- have a running slope between 1:10 and 1:12 for a vertical rise between 75mm and 200mm
- width not less than 1500mm, excluding flared sides
- have tactile walking surface indicators
- smooth transition from ramp to adjacent walking surfaces
- have flared sides with a slope not more than 1:12 where pedestrians are likely to cross them

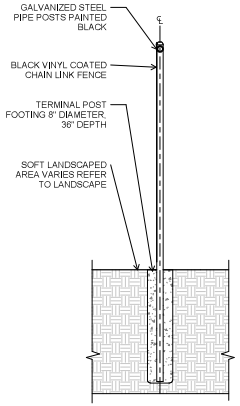
TACTILE WALKING SURFACE (BCBC 3,8,3,9(3)
- slip resistant
- raised profile not exceeding 3mm from the adjacent walkway surface
- detectable when walked on
- contrasting colour from adjacent surfaces



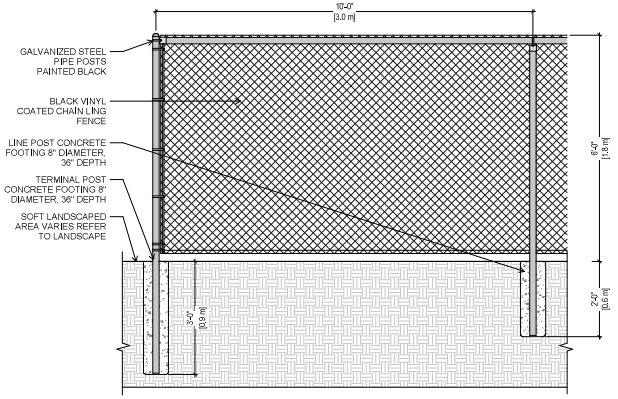
① **Curb Letdown @ 5' Walkway**
1/4" = 1'-0"



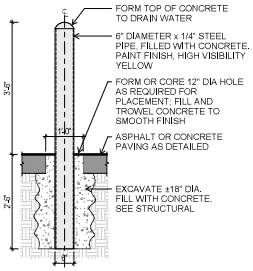
② **Typical Fence Detail @ Curb**
3/4" = 1'-0"



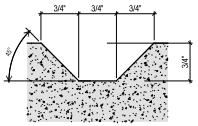
③ **Typical Fence Detail @ Landscape**
3/4" = 1'-0"



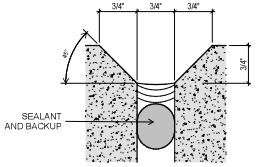
④ **Typical Fence Elevation**
3/4" = 1'-0"



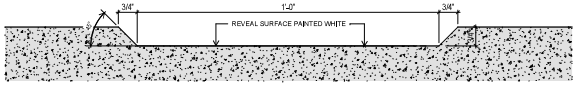
⑤ **6" Steel Bollard - Encased**
3/4" = 1'-0"



⑥ **Typical Panel Reveal**
12" = 1'-0"



⑦ **Typical Panel Joint**
12" = 1'-0"



⑧ **Typical Wide Reveal**
6" = 1'-0"

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

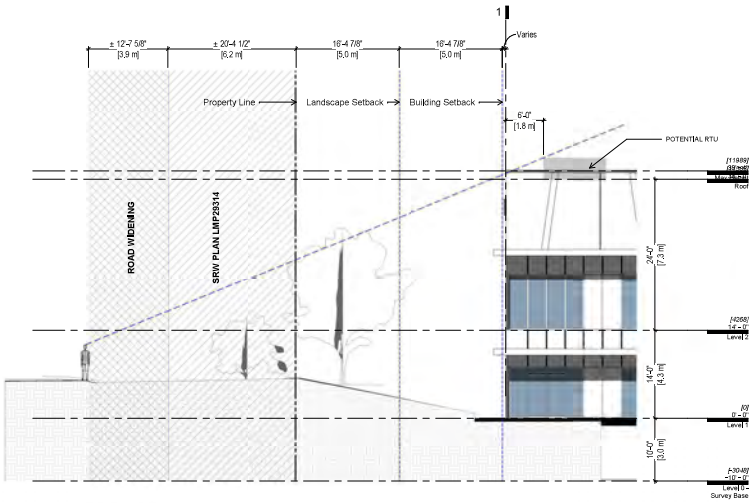
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

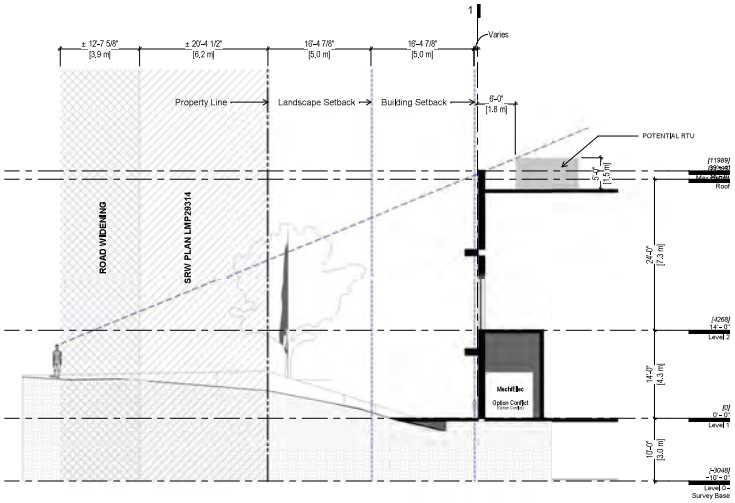
SITE DETAILS

PLOT DATE: 11/29/2022 9:08:05 AM

A102



1 **Site Section @ Gridline A**
1/8" = 1'-0"



2 **Site Section @ Gridline B**
1/8" = 1'-0"

TKA+D

1 2021.05.21 Issued for Rezoning & Development Permit
REV DATE DESCRIPTION
SCALE: 1/8" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

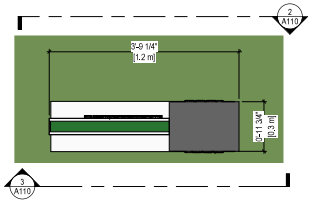
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

SITE SECTIONS

PLOT DATE: 11/29/2022 9:08:06 AM

A103



1 Monument Sign
1" = 1'-0"

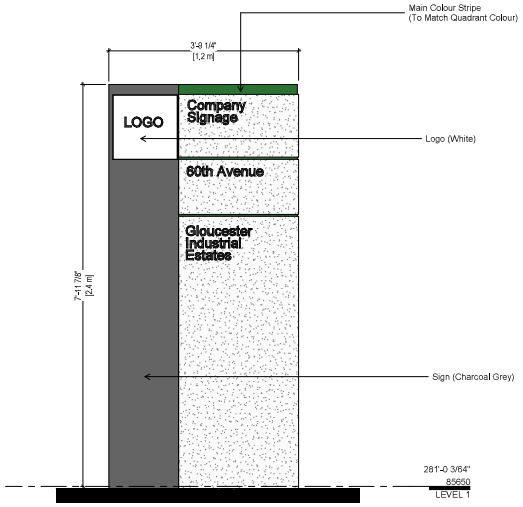
MONUMENT SIGN SUMMARY:

ALLOWABLE:

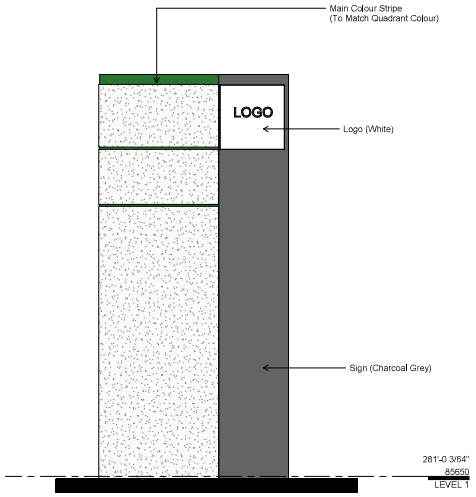
- A FREESTANDING SIGN SHALL NOT EXCEED AN AEA OF 1.0% OF THE LOT AREA ON WHICH THE SIGN IS LOCATED, TO A MAXIMUM OF 20 SM (215 SF)

PROPOSED :

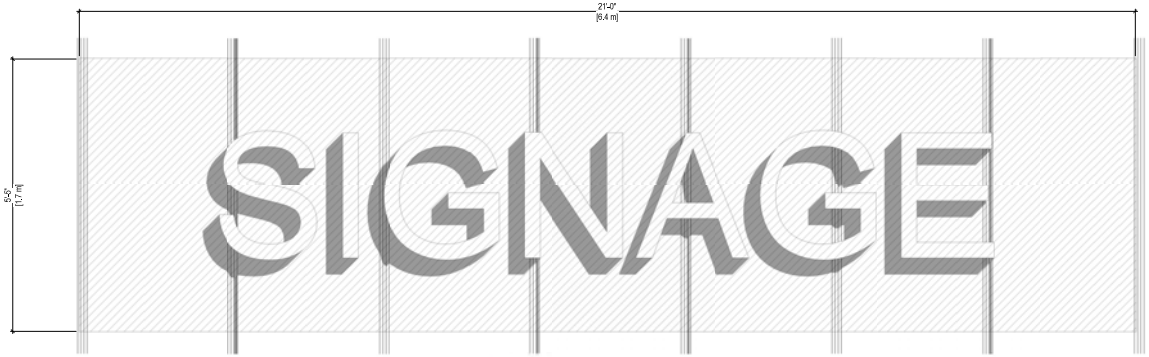
- 1 FREE STANDING SIGN 0.36 SM



2 Monument Sign Elev. A
1" = 1'-0"



3 Monument Sign Elev. B
1" = 1'-0"



4 Fascia Sign - Location 1
1" = 1'-0"

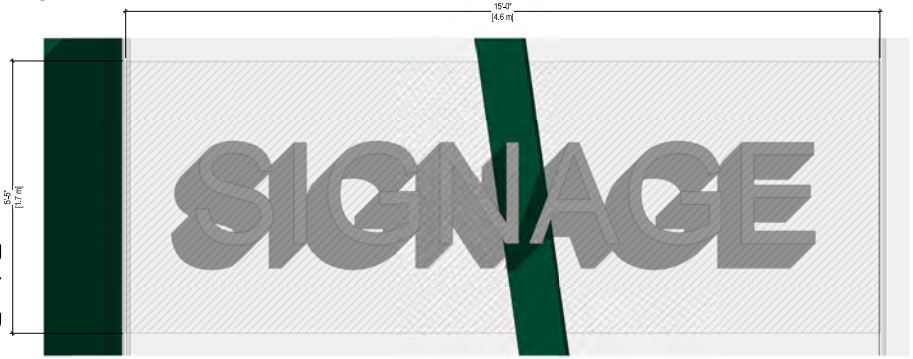
FASCIA SIGNAGE SUMMARY:
Location 1

ALLOWABLE:

- **68,4 SM** (TOTAL AREA OF SIGNS SHALL NOT EXCEED 0.6 SM PER LINEAL M (2SF PER FT) OF BUILDING FACE ON WHICH THEY ARE ERECTED)

PROPOSED :

- 1 FASCIA SIGNS
- **10.8 SM** TOTAL AREA FASCIA SIGN



7 Fascia Sign - Location 2
1" = 1'-0"

FASCIA SIGNAGE SUMMARY:
Location 2

ALLOWABLE:

- **40,62 SM** (TOTAL AREA OF SIGNS SHALL NOT EXCEED 0.6 SM PER LINEAL M (2SF PER FT) OF BUILDING FACE ON WHICH THEY ARE ERECTED)

PROPOSED :

- 1 FASCIA SIGN
- **7.8 SM** TOTAL AREA FASCIA SIGNS

TKA+D

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: As indicated | DATE: May 13, 2022 | DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

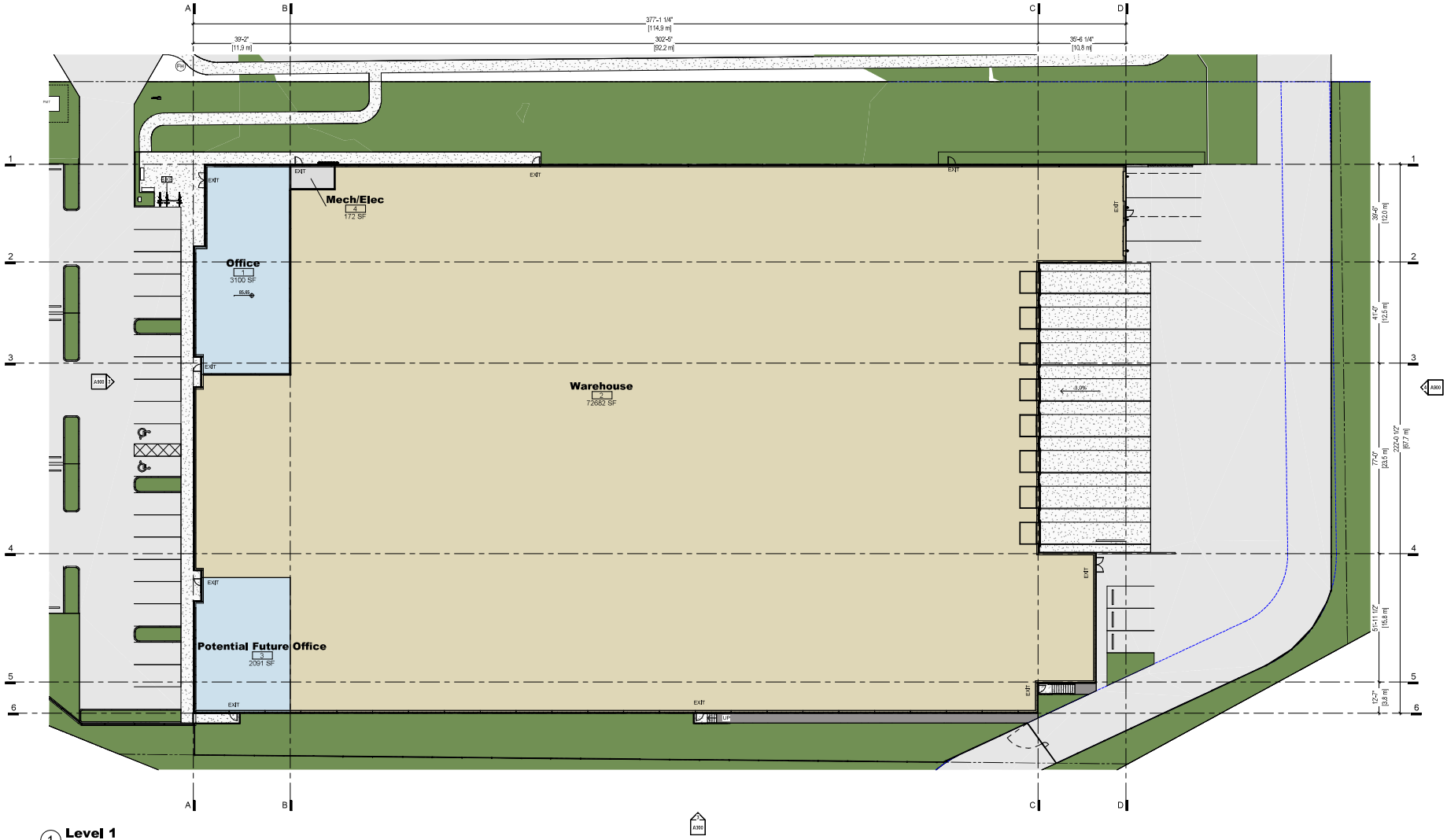
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

SIGNAGE

PLOT DATE: 11/29/2022 9:08:08 AM

A110



1 **Level 1**
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
BIKE	BIKE RACK

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

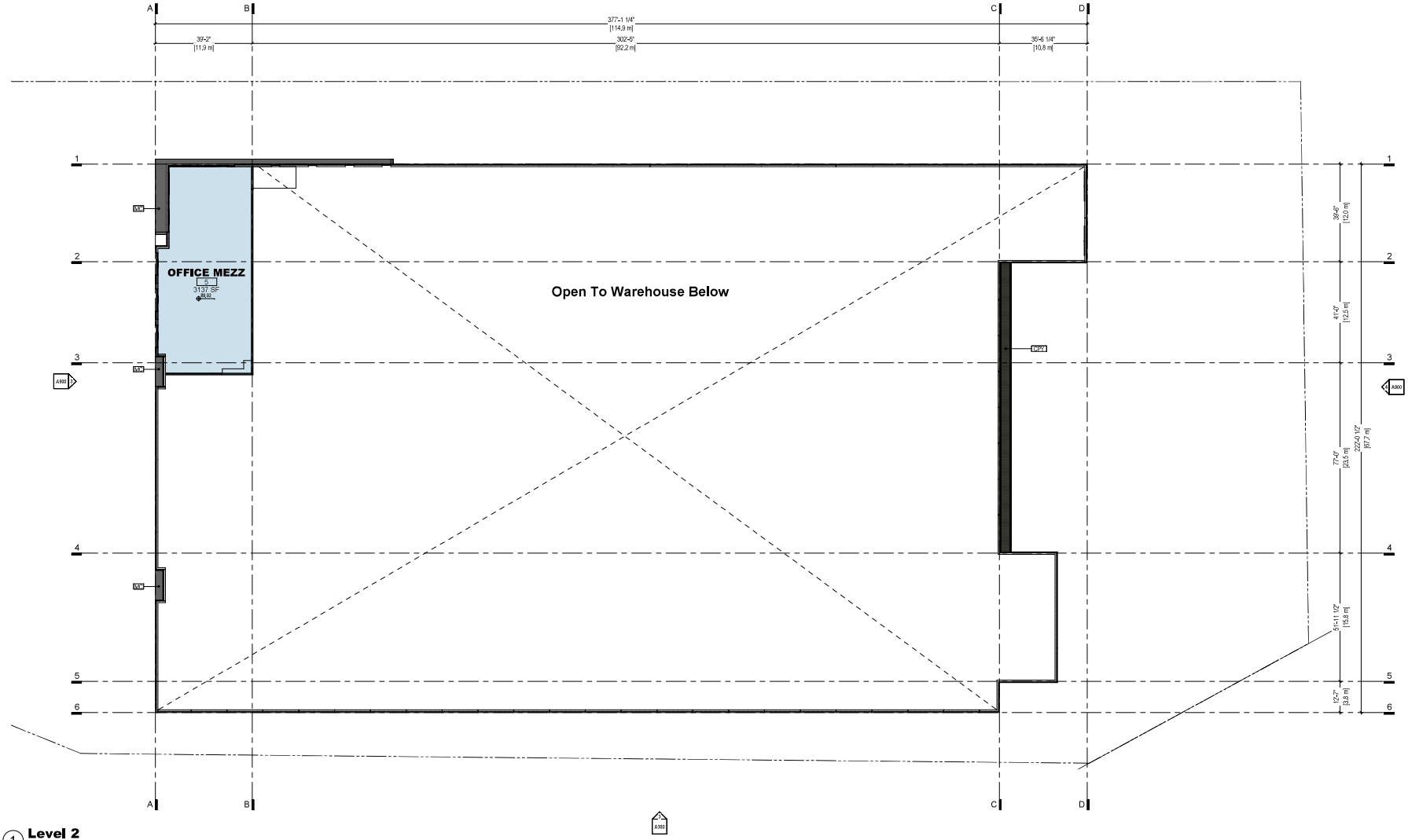
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

FLOOR PLAN - LEVEL 1

PLOT DATE: 11/29/2022 9:08:10 AM

A201



1 **Level 2**
1/16" = 1'-0"

TKA+D

KEYNOTE LEGEND

TAG	DESCRIPTION
CPY	CANOPY
MC	METAL CLADDING

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

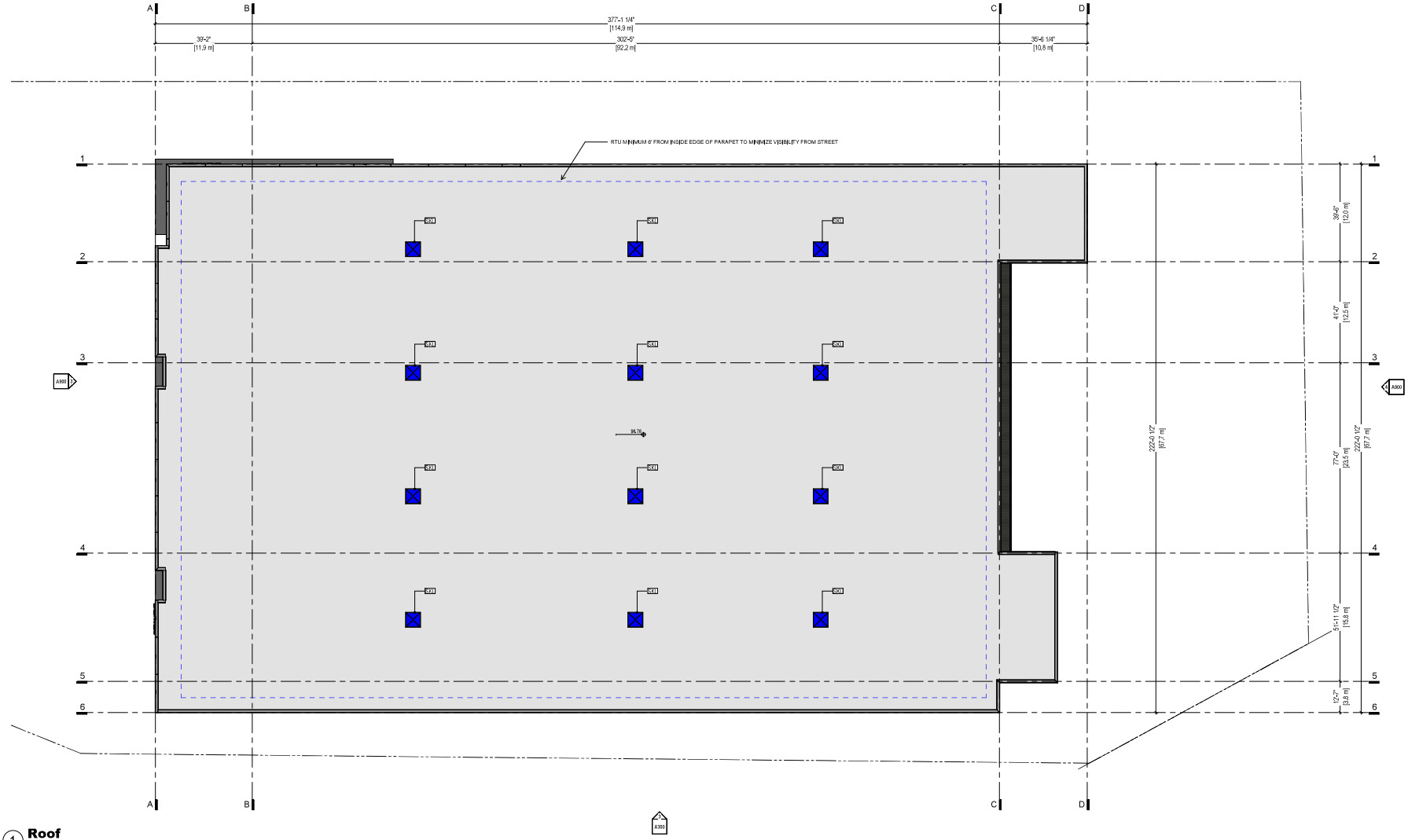
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

FLOOR PLAN - LEVEL 2

PLOT DATE: 11/29/2022 9:08:11 AM

A202



1 **Roof**
1/16" = 1'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
SKL	SKYLIGHT

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

FLOOR PLAN - ROOF

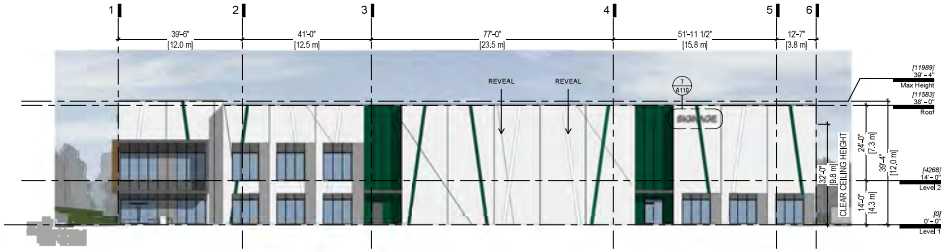
PLOT DATE: 11/29/2022 9:08:12 AM

A203

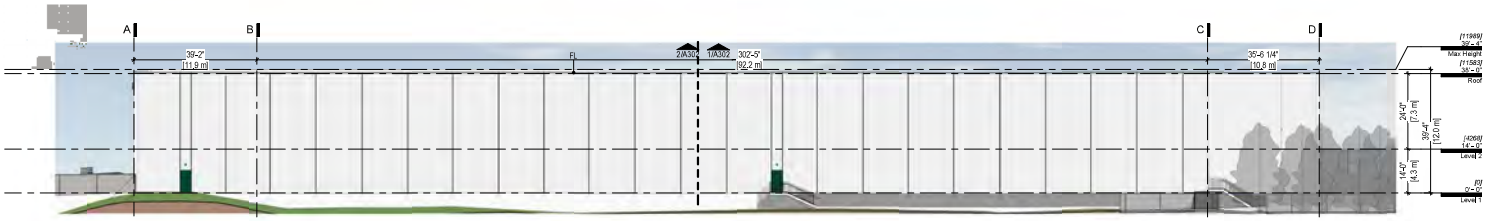
TKA+D

KEYNOTE LEGEND

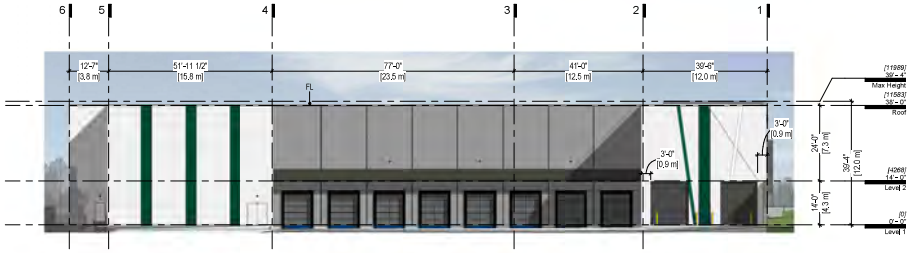
TAG	DESCRIPTION
FL	FLASHING



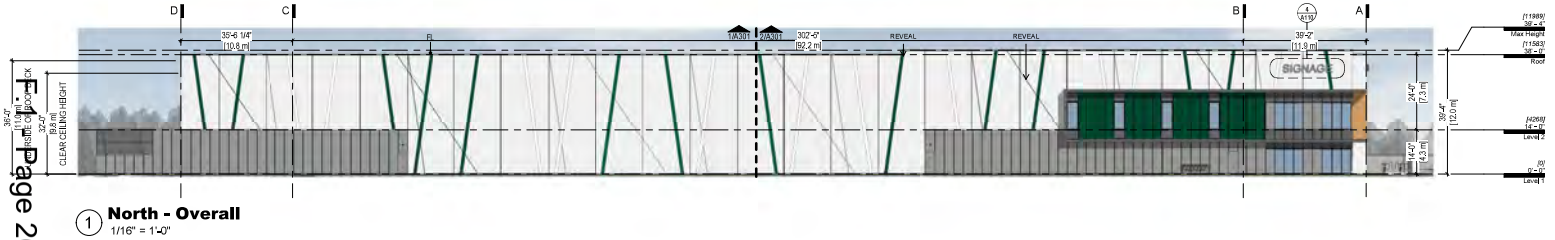
4 West - Overall
1/16" = 1'-0"



3 South - Overall
1/16" = 1'-0"



2 East - Overall
1/16" = 1'-0"



1 North - Overall
1/16" = 1'-0"

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1/16" = 1'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER: 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

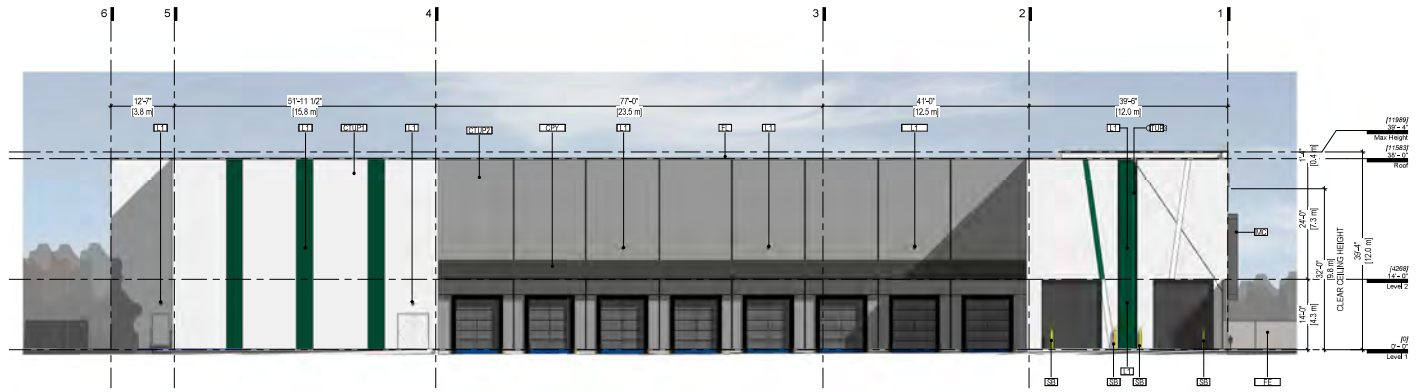
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

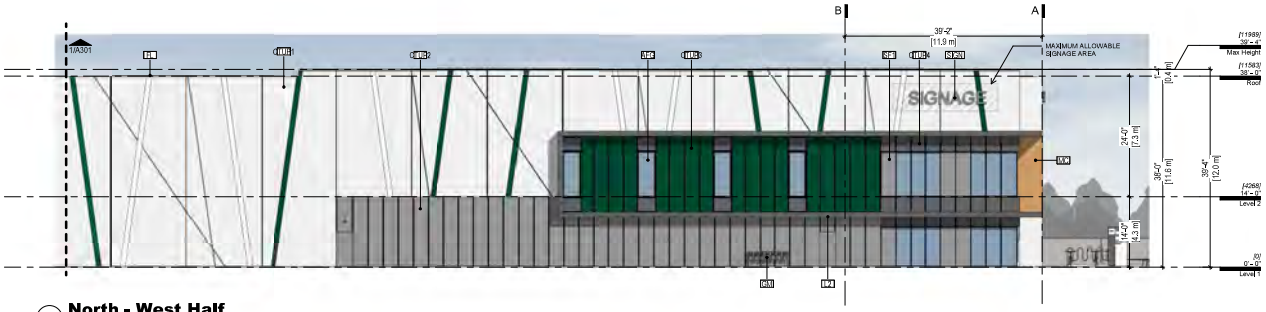
OVERALL ELEVATIONS

PLOT DATE: 11/29/2022 9:08:18 AM

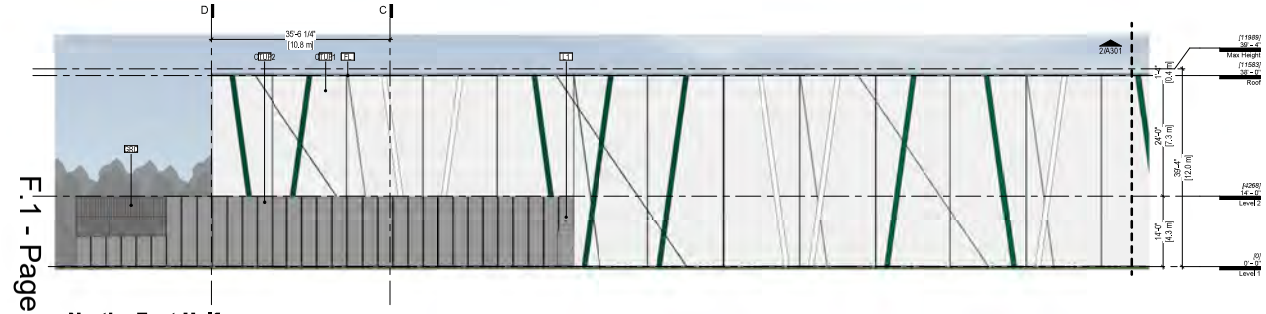
A300



3 **East**
1" = 10'-0"



2 **North - West Half**
1" = 10'-0"



1 **North - East Half**
1" = 10'-0"

KEYNOTE LEGEND

TAG	DESCRIPTION
AFG	ALUMINIUM FRAMED GLAZING
CPY	CANOPY
CTUP1	CONCRETE TILT UP; PAINT FINISH, P1
CTUP2	CONCRETE TILT UP; PAINT FINISH, P2
CTUP3	CONCRETE TILT UP; PAINT FINISH, P3
CTUP4	CONCRETE TILT UP; PAINT FINISH, P4
FE	FENCE - 6' HIGH CHAINLINK
FL	FLASHING
GM	GAS METERS
GRD	GUARD RAIL
L1	LIGHT FIXTURE - WALL-MOUNTED
L2	LIGHT FIXTURE - CANOPY DOWNLIGHT
MC	METAL CLADDING
SB	STEEL BOLLARD
SF1	SHOP FRONT GLAZING - TYPE 1
SIGN	SIGNAGE; BY OWNER

REV	DATE	DESCRIPTION
1	2023.05.31	Issued for Rezoning & Development Permit

SCALE: 1" = 10'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA ARCHITECTURE + DESIGN INC

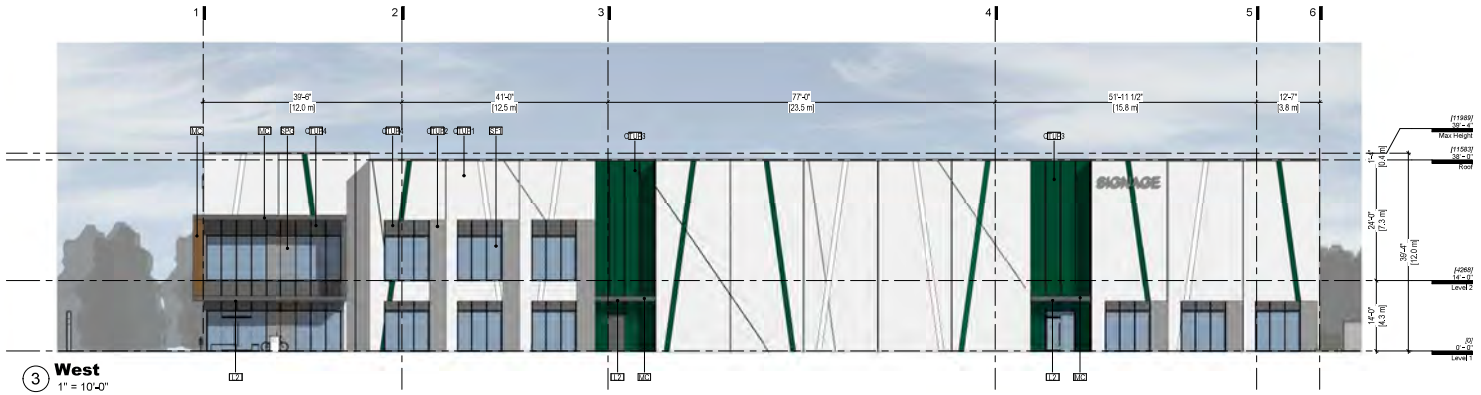
Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

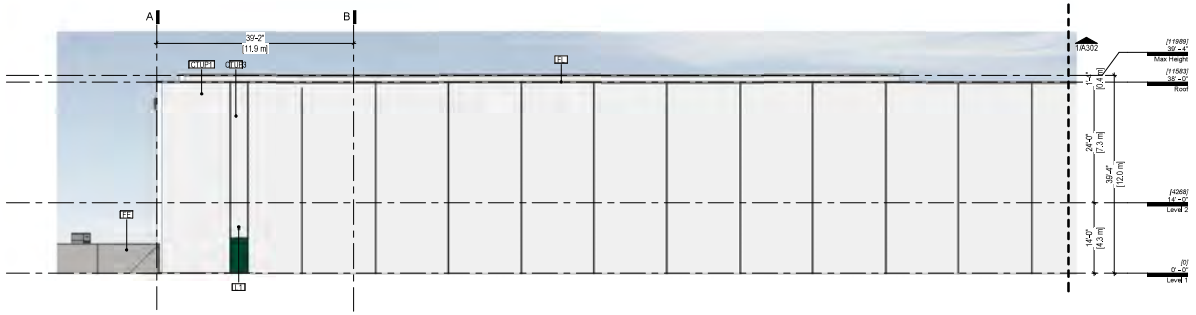
ELEVATIONS

PLOT DATE: 11/29/2022 9:08:23 AM

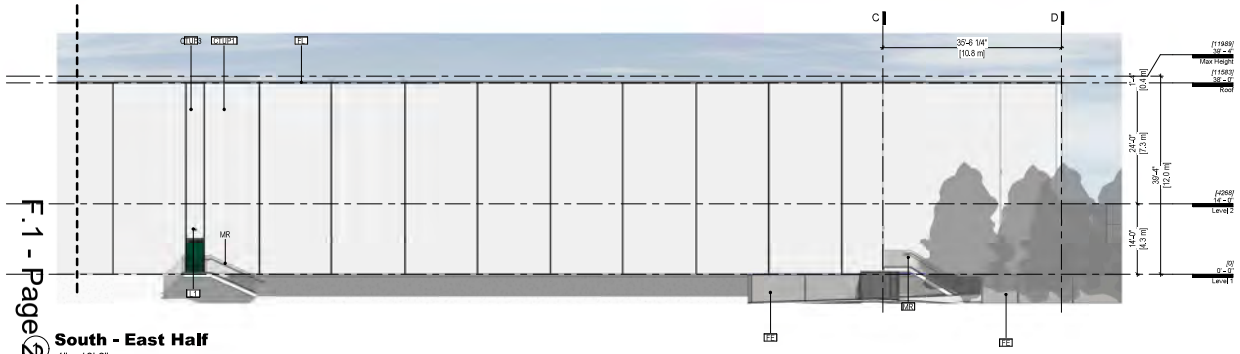
A301



3 **West**
1" = 10'-0"



2 **South - West Half**
1" = 10'-0"



South - East Half
1" = 10'-0"

TKA+D

KEYNOTE LEGEND

TAG	DESCRIPTION
CTUP1	CONCRETE TILT UP; PAINT FINISH, P1
CTUP2	CONCRETE TILT UP; PAINT FINISH, P2
CTUP3	CONCRETE TILT UP; PAINT FINISH, P3
CTUP4	CONCRETE TILT UP; PAINT FINISH, P4
FE	FENCE - 6' HIGH CHAINLINK
FL	FLASHING
L1	LIGHT FIXTURE - WALL-MOUNTED
L2	LIGHT FIXTURE - CANOPY DOWNLIGHT
MC	METAL CLADDING
MR	METAL RAILING
SF1	SHOP FRONT GLAZING - TYPE 1
SPG	SPANDREL GLASS

REV	DATE	DESCRIPTION
1	2021.05.21	Issued for Rezoning & Development Permit

SCALE: 1" = 10'-0" DATE: May 13, 2022 DRAWN: Author
PROJECT NUMBER 21009

Beedie

TKA+D ARCHITECTURE + DESIGN INC

Gloucester REM - Lot A

TOL #:14-08-0055
REM Lot A 60th Avenue,
Township of Langley, BC

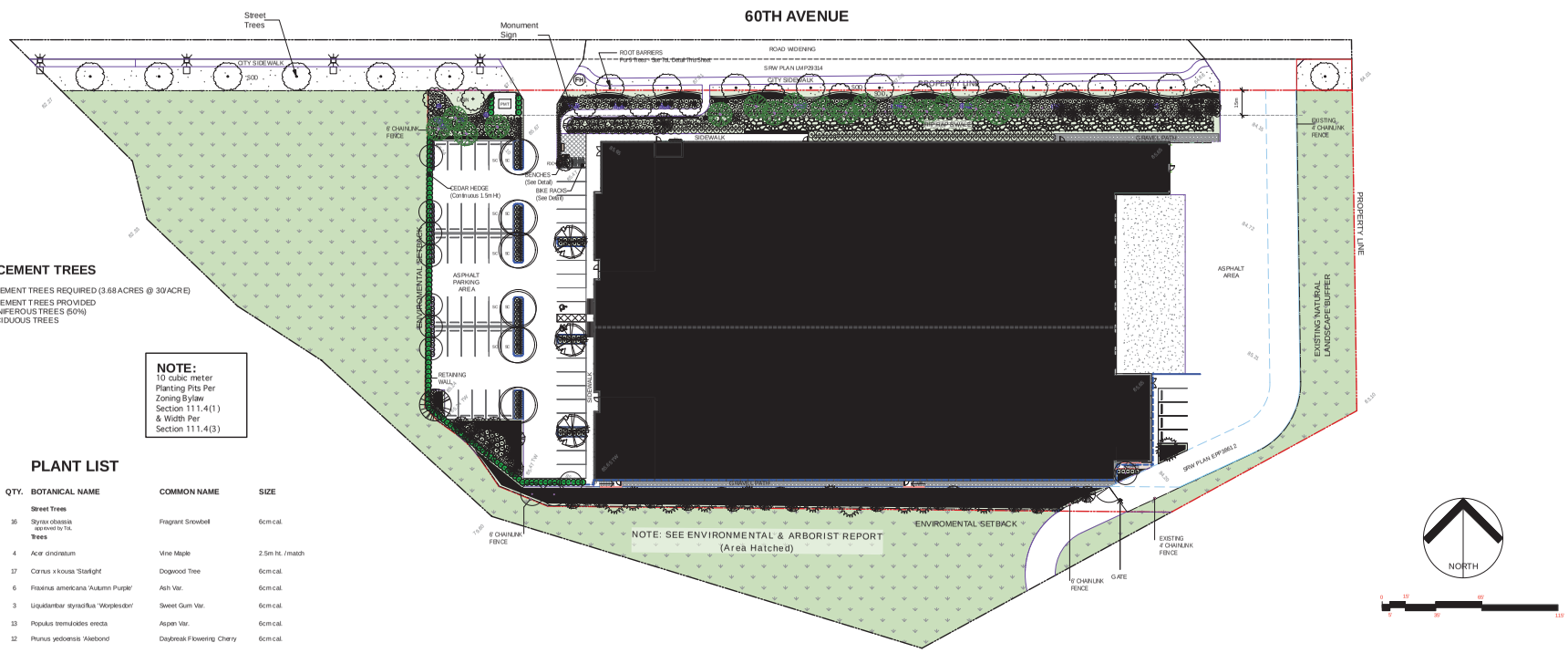
ELEVATIONS

PLOT DATE: 11/29/2022 9:08:26 AM

A302

F.1

SCHEDULE B



REPLACEMENT TREES

111 REPLACEMENT TREES REQUIRED (3.68 ACRES @ 30/ACRE)
111 REPLACEMENT TREES PROVIDED
56 CONIFEROUS TREES (50%)
55 DECIDUOUS TREES

NOTE:
10 cubic meter Planting Pits Per Zoning Bylaw Section 111.4(1) & Width Per Section 111.4(3)

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Street Trees		
	16	Styrax obassia approved by hrt.	Fragrant Snowbell	6cm cal.
		Trees		
	4	Acer circinatum	Vine Maple	2.5m ht. / match
	17	Cornus x kousa 'Starlight'	Dogwood Tree	6cm cal.
	6	Fraxinus americana 'Autumn Purple'	Ash Var.	6cm cal.
	3	Liquidambar styraciflua 'Worplesdon'	Sweet Gum Var.	6cm cal.
	13	Populus tremuloides erecta	Aspen Var.	6cm cal.
	12	Prunus yedoensis 'Akebono'	Daybreak Flowering Cherry	6cm cal.
	1	Chamaecyparis nootkatensis	Nootka Cypress	2.5m ht. / spr form
	15	Thuja plicata	Western Red Cedar	2.5m ht. / tree form
	38	Tsuga heterophylla	Western Hemlock	2.5m ht. / nat. form
	2	Pseudotsuga menziesii	Douglas Fir	2.5m ht. / natural form
		Shrubs		
	44	Azalea japonica 'Coral Bells'	Japanese Azalea	#2 pot
	36	Berberis darwinii alt Berberis vuris	Barberry var.	#2 pot
	230	Ilex crenata	Japanese Holly	#2 pot
	10	Ribes sanguineum	Red Flowering Currant	#3 pot
	33	Symphoricarpos albus (fruiting)	Snowberry	#2 pot
	92	Pieris japonica 'Forest Flame'	Japanese Andromeda	#3 pot
	41	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot
	92	Liriope muscari	Lily-turf var	#1pot
	58	Lonicera pileata	Evergreen Honeysuckle (low)	#3 pot
	25	Mahonia nervosa	Longleaf Mahonia	#2 pot
	184	Prunus l. zabeliana	Zabel's Laurel	#2 pot
	14	Rhododendron 'Unique'	Rhododendron var.	#3 pot
	32	Rosa meidiland (Var's select by LA)	Hardy French Rose	#2 pot
	31	Spiraea x bumalda 'Froebelii'	Spirea var.	#2 pot
	107	Thuja occidentalis 'Smaragd'	Emerald Green Cedar Hedge	1.5m ht.
	162	Viburnum davidii (low)	Viburnum	#2 pot
		Ground Covers/Perennials		
	864	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot
	1709	Cotoneaster 'Lowfast' alt Cotoneaster dielsianus	Cotoneaster var.	10cm pot

Landscape Notes:

1. Specification as per most recent Canada 'Landscape Standards' and Landspace Design Inc. 'Spec Notes'
2. Plants to be selected by LA at approved nursery
3. Automatic Irrigation System for Landscape Areas (Gloucester Design Guidelines).
4. 2" (50mm) Depth Bark Mulch In All Planting Beds.



WISHBONE 'LOOP' BIKE RACK STAINLESS STEEL Or Approved Equal

BIKE RACK:
4 Racks / 8 Bikes

Bolted to Conc Pad Per Manufacturer's Recommendations

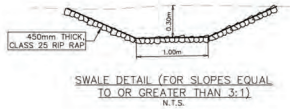


COLOUR TBD

BENCHES (2)

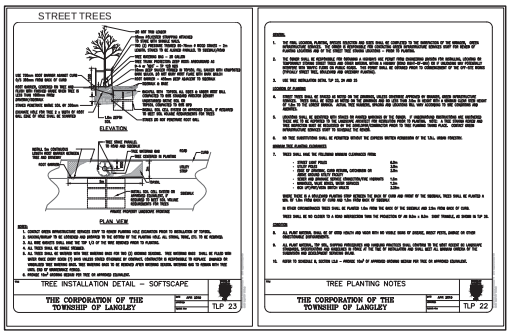
WISHBONE - ALL METAL
MODENA PARK BENCH
Model #MAL-5

OR APPROVED EQUIVALENT



SWALE DETAIL (FOR SLOPES EQUAL TO OR GREATER THAN 3:1)
N.T.S.

CIVIL SWALE SECTION FOR REFERENCE
SEE CIVIL PLANS FOR COMPLETE GRADING AND SPOT ELEVATIONS



Beedie
3030 GILMORE DVSN., BURNABY, V5G 3B4
TEL: (604) 435-3321 FAX: (604) 432-7349

LANDSCAPE ARCHITECT

LandSpace Design Inc.

SEAL

NO	DATE	DESCRIPTION
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5	OCT 19'22	REISSUE FOR DP (Street Tree & Bench Layout, Swale Detail & Civil Plans Added)
4	SEP 07'22	REISSUE FOR DP
3	MAY 10'22	REISSUE FOR DP (Bench & Bike Rack Layout)
2	NOV 29'21	REISSUE FOR D.P.
1	MAY 19'21	ISSUE FOR DP

TOL #14-08-0055

PROPOSED:

GLOUCESTER REM LOT A

ADDRESS: 27-4 Street & 60th Avenue, Langley, BC

DRAWING

LANDSCAPE PLAN

DRAWN:	ACT
DESIGNED	
SCALE:	1"=30'-0"
PLOT DATE	MAY 3'21

PROJECT - DRAWING NUMBER

L-1

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101259

This Permit is issued this _____ day of _____, 2023 to:

1. NAME: 161884 Canada Inc

   ADDRESS: 3030 Gilmore Diversion
   Burnaby, BC V5G 3B4

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: Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

   CIVIC ADDRESS: 27500 Block of 60 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. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
   d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
   e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

   All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

   This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

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_____, 2023.

Attachment:
SCHEDULE A SPEA Development Permit Application

envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
604-944-0502

Updated September 20, 2022

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

Attention: **Rod Shead, R.P.Bio., P.Ag.**
Environmental Coordinator

RE: PROPOSED DEVELOPMENT AT PID: 012-972-622
Streamside Protection and Enhancement Development Permit Application

161884 Canada Inc. (the Applicant) is seeking a Streamside Protection and Enhancement Development Permit Application (DP) for works associated with the construction of an industrial building on the property identified by Parcel Identifier (PID) 012-972-622 (the Property).

The Property occurs within a Streamside Protection and Enhancement Development Permit Area of *Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842* (OCP Schedule 3). Required watercourse setbacks on the Property are established by the OCP Schedule 3.

The Applicant is developing a property within the Gloucester area of the Township of Langley and proposes to construct an industrial building on the Property. The Property drains to both West Creek and Nathan Creek. A significant portion of the Property is already encompassed by a restrictive covenant (in favour of Fisheries and Oceans Canada, DFO) that protects a large wetland that is tributary to West Creek. Additional stream features have been identified and include two isolated wetlands and two connected wetlands that drain to Nathan Creek via two on-site culverts and a ditch that flows eastward along the south side of 60 Avenue into Abbotsford. Prescribed setbacks in accordance with the OCP Schedule 3 are 20 metres from top-of-bank for all connected wetlands. No setbacks are prescribed for isolated wetlands.

Three of the small existing wetlands are located within the proposed building footprint while one is in conflict with the proposed widening of 60 Avenue.

Reconfiguration of the required Streamside Protection and Enhancement Area (SPEA) on the Property is proposed. In order to accommodate construction of the proposed industrial building and the future widening of 60 Avenue, pending approval under the *Water Sustainability Act*, the wetlands are proposed to be reconstructed and enhanced within a dedicated SPEA on the Property followed by the infilling of the existing wetlands. A letter of advice for these works have been issued by Fisheries and Oceans Canada (DFO) under the *Fisheries Act.*

The following information is provided to satisfy Subsection 4.20 of the OCP Schedule 3.

1. **Development permit application and fee** – these will be submitted by the Applicant.

2. **Qualified professional** – Ian Whyte, P.Ag. of Envirowest has been the lead agent in this review.

3. **Supporting documentation**:

    a) **Fish and fish habitat** – two isolated wetlands and two connected wetlands with average depths of 5 to 20 centimeters occur on the Property. The connected wetlands discharge to a tributary of Nathan Creek on the northeast portion of the Property. Nathan Creek is classified by the Township of Langley's online mapping system (Geosource) as a Class A watercourse based on documented presence of fish. Steep slopes preclude fish access to the Property via Nathan Creek. A tributary of West Creek occurs on the western portion of the Property and is classified by Geosource as a Class B watercourse, based on the absence of fish but is a source of nutrients and water to downstream fish populations. Flows in the tributary are conveyed beneath 60 Avenue to West Creek through two concrete culverts. The main channel of West Creek, north of 60 Avenue, is classified by Geosource as a Class A watercourse. Fish presence on the Property via the tributary of West Creek is precluded by downstream obstacles to fish passage, primarily beaver dams.

    Fish presence is documented in West Creek, northwest of the Property with documented species including chum salmon (*Oncorhynchus keta*), coho salmon (*O. kisutch*), cutthroat trout (*O. clarkii*), pink salmon (*O. gorbuscha*), chinook salmon (*O. tshawytscha*), rainbow trout (*O. mykiss*), as well as various non-salmonid species. Fish presence has also been documented in Nathan Creek, downstream of the Property; documented species include cutthroat trout, coho salmon, and rainbow trout.

    Fish are absent from the connected wetlands on the Property. Fish access to the Property from Nathan Creek is precluded by steep channel slopes downstream of the Property.

Fish presence in West Creek is not expected due obstructions, primarily beaver dams, downstream of the Property which are likely barriers to fish passage. Envirowest completed a fish salvage on the Property in relation to 60 Avenue culvert replacement works in 2012; no fish were captured as part of the salvage. Envirowest completed fish sampling at the Property on October 8 and December 7, 2021. Baited minnow traps were set in the tributary to West Creek on the Property as well as north of 60 Avenue (downstream of the Property). Fish were captured north of 60 Avenue, downstream of the Property; the only fish species captured was threespine stickleback (*Gasterosteus aculeatus*). No fish were captured on the Property.

b) Geotechnical slope stability and erosion control – a geotechnical assessment of the Property has been completed by Geopacific Consultants Ltd. (Geopacific). Soils on the Property were found to be characterized by a thin layer of topsoil overlying sandy silt underlain by glaciomarine silty clay with trace amounts of gravel. Groundwater was not encountered during test hole/pit excavations. Perched groundwater may be encountered on the surface during the wet season however due to the low permeability of the soil, a static groundwater table on the Property was not easily identified.

The Property at the location of the proposed development is generally flat with a gentle grade to the southwest. The Property also slopes toward the southeast where the Nathan Creek ravine is located. An erosion and sediment control (ESC) plan will be developed by the project engineer and implemented prior to the commencement of works.

c) Flood protection – Aplin & Martin Consultants Inc. (Aplin & Martin) will ensure that the minimum building elevations (MBE) are designed such that they are set above the 100-year storm event. The storm sewers will be designed to convey the 100-year storm event. The reconstructed wetlands will receive only controlled and treated flow from the Property.

d) **Wildlife habitat impact** – use of the wetlands on the Property by amphibians is possible. An amphibian survey is recommended prior to the proposed instream works to avoid potential adverse effects to amphibians.

Use of vegetated areas on the Property by various bird species for foraging and nesting is also expected. An active bird nest survey will be required prior to clearing works if clearing works are proposed to occur during the bird nesting window (generally March 1 through August 31 of any given year). A raptor nest survey will be required prior to works commencing (any given time of the year). Should any active nests be discovered, a nest management plan will be developed by a Qualified Environmental Professional (QEP).

Other species likely to be found on the Property would include small mammals such as squirrels, rabbits, voles, and shrews. Larger mammals such as raccoons (*Procyon lotor*), striped skunk (*Mephitis mephitis*), deer (*Odocoileus hemionus*), and coyotes (*Canis latrans*) may also occur on the Property.

A summary table of potential species at risk for the Property was generated for review. For the purposes of this preliminary review, the assessment of species and ecosystems at risk within the Property was undertaken in two steps. First, a broad list of prospective species-at-risk, inclusive of red- and blue-listed species and species assessed by COSEWIC that occur specifically within the Chilliwack Forest District, Metro Vancouver, and Coastal Western Hemlock Biogeoclimatic Zone, was generated by using the BC Species and Ecosystem Explorer Database[1] within the CDC website of the MOE. Additionally, the CDC mapping service was queried for records of element occurrences within 2.0 kilometres (km) of the Proposed Development (Attachment C). Potential critical habitat for western painted turtle (*Chrysemys picta*) was identified within the 2.0 km radius search; occurrence of this species within the project site is not expected.

Second, the broad list was subsequently refined to a list of prospective species based on an assessment of habitat suitability found on the project site as determined through field reconnaissance. The refined list is presented as a table within Attachment D. Scientific literature was used to further evaluate the ability of habitat features found within and adjacent to the project site to support critical life history functions for each species on the list. Examples of critical life history functions include breeding, nesting/denning, or hibernating for wildlife, or germination, flowering, and seed dispersal for plants.

Of the 13 species-at-risk listed for consideration, the following 4 were identified to have suitable habitat to support critical life history functions within or adjacent to the proposed project location.

- Olive-sided flycatcher (*Contopus cooperi*)

Olive-sided flycatcher is provincially blue-listed and is listed as Special Concern on Schedule 1 under SARA. Breeding range of olive-sided flycatcher extends throughout forested area in Canada and the western and northeastern portions of the United States.[2] Breeding habitat includes forest and woodland, especially where standing dead trees

[1] **B.C. Conservation Data Centre. 2019.** BC Species and Ecosystems Explorer. B.C. Ministry of Environment, Victoria B.C. Available: http://a100gov.bc.ca/pub/eswp/ (accessed April 8, 2021).
[2] **COSEWIC. 2007.** COSEWIC assessment and status report on the Olive-sided flycatcher *Contopus cooperi* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 25 p.

occur, that are adjacent to clearings such as burned areas or around bogs or lakes (ibid). Nest trees are most often coniferous and generally near water.[3]

No occurrences of olive-sided flycatcher are shown on the CDC mapping service within the 2.0 km buffer of the Proposed Development. Olive-sided flycatcher is not expected due to the low occurrence of coniferous trees. However, an active bird nest survey will be conducted preceding the Proposed Works if these works are to occur within the bird nesting period generally occurring between March 1 and August 31.

- Band-tailed pigeon (*Patagioenas fasciata*)

Band-tailed pigeon is provincially blue listed and is listed as Special Concern under Schedule 1 of the SARA. Band-tailed pigeon is known to breed from Argentina to the south coast of British Columbia[4]. In British Columbia, band-tailed pigeons inhabit lower elevations in edges and openings of mature coniferous, mixed and deciduous forests, parks, wooded groves, open bushland, and anthropogenic habitats such as golf courses and orchards (ibid). Band-tailed pigeons also depend on mineral sites as a source of sodium; mineral sites were not observed within or in proximity to the Property.

No occurrences of band-tailed pigeons are shown on the CDC mapping service within 2.0km of the Property. An active bird nest survey will be conducted preceding the proposed works if clearing activities are to occur within the bird nesting period (generally from March 1 to August 31 of any given year).

- Northern red-legged frog (*Rana aurora*)

The northern red-legged frog (provincially blue-listed; Special Concern under Schedule 1 of the SARA) requires aquatic breeding areas that contain water at least 30cm deep, low flow conditions and sun exposure[5]. Flow depths in the existing wetlands are not expected to be sufficient to support breeding activities of northern red-legged frog. Adult and juvenile northern red-legged frogs require moist terrestrial areas for foraging and shelter and will disperse up to 5km from breeding sites to reach these areas (ibid.).

[3] **Campbell, R.W., N.K. Dawe, I. McTaggart-Cowan, J.M. Cooper, G.W. Kaiser, M.C.E. McNall, and G.E.J. Smith. 1997.** The Birds of British Columbia, Vol. 3., Passerines: Flycatchers through Vireos. Canadian Wildlife Service and BC Ministry of Environment, Lands and Parks Wildlife Branch.

[4] **COSEWIC. 2008.** COSEWIC assessment and status report on the Band-tailed Pigeon *Patagioenas fasciata* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. vii + 42 pp. Available at http://www.registrelep-sararegistry.gc.ca/virtual_sara/files/cosewic/sr_band_tailed_pigeon_0809_e.pdf

[5] **COSEWIC. 2015**. COSEWIC assessment and status report on the Northern Red-legged Frog Rana aurora in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. xii + 69 pp. (www.registrelep-sararegistry.gc.ca/default_e.cfm).

There is an element occurrence of northern red-legged frog within 2.0 km of the Property shown on the CDC mapping service. The occurrence is from 2010 within a wetland south of the Property. The wetland is separated from the Property by 56 Avenue, 58 Crescent, railway tracks and existing structures.

If northern red-legged frog occurs on the Property, individuals would be expected to be utilizing to Property for foraging activities and would be fully mobile. To avoid negative impacts to potential red-legged frog populations on the Property, an amphibian survey, and a salvage if required, will be conducted prior to the commencement of works.

- Roell's brotherella (*Brotherella roellii*)

Roell's brotherella is provincially red-listed and is listed as Endangered on Schedule 1 under SARA. The moss is most often found on rotting wood in mixed coniferous and deciduous forests within city parks, and in swampy floodplains or along waterways.[6] Preferred hardwood habitat include bigleaf maple and red alder (ibid). Roell's brotherella is known in 26 isolated locations in southwestern British Columbia.[7] The only known location in Langley is at Wood Duck Lake (ibid).

No occurrences of Roell's brotherella are shown on the CDC mapping services within the 2.0 km buffer of the Proposed Development. Roell's brotherella is not expected on the Proposed Development.

e) Vegetation impact – canopy species on the Property, including in proximity to the existing wetlands, include red alder (*Alnus rubra*), black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), broadleaf maple (*Acer macrophyllum*), and paper birch (*Betula papyrifera*). Understory species throughout the Property include red elderberry (*Sambucus racemosa*), salmonberry (*Rubus spectabilis*), vine maple (*Acer circinatum*), trailing blackberry (*Rubus ursinus*), sword fern (*Polystichum munitum*), mosses, and minor amounts on non-native, invasive Himalayan blackberry (*Rubus armeniacus*); willow (*Salix* spp.) is also present on the Property in proximity to the wetlands.

A Tree Evaluation Report has been prepared by Mike Fadum and Associates Ltd. for the Property. The proposed wetlands have been located to minimize tree removal and will be further field-fit at the time of construction to minimize impacts to all vegetation. The arborist report is included as Attachment

[6] **B.C. Conservation Data Centre. Species Summary: *Brotherella roellii*.** B.C. Ministry of Environment. Available: https://a100.gov.bc.ca/pub/eswp/speciesSummary.do?id=18999 (accessed April 12, 2021).
[7] **COSEWIC. 2010.** COSEWIC assessment and status report on the Roell's Brotherella Moss *Brotherella roellii* in Canada. Committee on the Status of Endangered Wildlife in Canada. Ottawa. ix + 23p.

f) Groundwater impact – groundwater impact has been considered as a component of the geotechnical assessment of the Property. Groundwater was not encountered during the geotechnical assessment of the Property however perched groundwater on the surface could be expected during the rainy season. Due to the low permeability of the sub-soils on the Property, a static groundwater table on the Property was not easily identified. Water levels in the reconstructed wetlands will be regulated by the elevations of their outlet channels.

g) Trail plan – a public use trail is not proposed in association with the proposed development due to the challenging site topography and wetted features that exist and are proposed. However, a split rail wooden fence is proposed adjacent to the SPEA area that parallels 60 Avenue to create a visual observation area while restricting access to the protected habitat area.

h) Archaeological assessment – the Archaeology Branch of the British Columbia Ministry of Forests (MoF) was contacted to assess archaeological records for the site. The Branch indicated that provincial records for known archaeological sites have not been recorded for the Property; a copy of their email response is provided in Attachment E.

i) Utility and infrastructure impact – Aplin & Martin has considered the potential impact of utilities and infrastructure. Existing flow regimes on the Property will be maintained through flow control manholes which will direct a proportion of site discharge to West Creek through the reconstructed wetlands, and a proportion to Nathan Creek through an on-site bioswale. The existing proportion of discharge from the Property to each receiving watercourse will be calculated by the project engineer. The flow control manholes will be designed to direct this same proportion of discharge to the respective receiving watercourses.

j) Riparian Areas Protection Regulation (RAPR) assessment – RAPR setbacks have been determined based upon the detailed methodology and are summarized as:

Isolated wetlands – no setbacks

Connected wetlands – 15m (and 30m due south)

Reconstructed wetlands – 15m (and 30m due south)

k) Harmful Alteration, Disruption or Destruction (HADD) of fish habitat determination – within the *Fisheries Act*, fish habitat is defined as "water frequented by fish and any other areas on which fish depend directly or indirectly in order to

> carry out their life processes including spawning grounds and nursery, rearing, food supply and migration areas." A HADD is interpreted by Fisheries and Oceans Canada (DFO) as "any temporary or permanent change to fish habitat that directly or indirectly impairs the habitat's capacity to support one or more life processes of fish."

The proposed reconstructed wetlands and disturbed areas will be qualitatively enhanced through the installation of native trees, shrubs, and wetland plants. The proposed reconstructed wetlands will provide habitat for various species of wildlife while also providing habitat for invertebrates which may travel downstream and serve as a food source for downstream fish populations. Baseflows to the reconstructed wetlands will be supplied to the wetlands through on-site storm water infrastructure. Baseflows will pass through an oil and grit separator prior to discharging to the wetlands; the oil and grit separators will be maintained annually on an ongoing basis. Both reconstructed wetlands will be constructed with variable water depths up to 0.30 m and will have 4:1 sloped banks. Given that the banks of the wetlands will be sloped at 4:1, setbacks are taken from the wetted edge of the wetlands. Flows from the wetlands will be discharged to the tributary of West Creek through constructed channels. The proposed habitat ponds will not function as stormwater management ponds. The preliminary servicing plan is included for reference as Attachment K.

Existing flow regimes on the Property will be maintained through flow control manholes which will direct a proportion of site discharge to West Creek through the reconstructed wetlands, and a proportion to Nathan Creek through an on-site bioswale and a drainage swale. The existing proportion of discharge from the Property to each receiving watercourse will be calculated by the project engineer. The flow control manholes will be designed to direct this same proportion of discharge to the respective receiving watercourses.

The setbacks from the proposed wetlands will be flexed; the proposed habitat balance is depicted on Envirowest Drawing No. 467-21-06 "OCP Schedule 3 Habitat Balance" (Attachment F). The habitat balance is summarized in tabular form within Attachment G. The proposed loss of 3,412 m^2 of riparian habitat adjacent to the two connected wetlands is offset by the proposed riparian area (3,442 m^2) adjacent to the two new wetlands. Additionally, the setbacks adjacent to the new wetlands are both flexed; the net gains and net losses are both 457 m^2. A nominal net gain of 30 m^2 of riparian habitat is proposed.

Proposed enhancements are detailed on Envirowest Drawing No. 467-21-04 and-05 "Proposed Wetlands Landscape Plan, Specifications and Details," included as Attachment H.

Envirowest Drawing No. 467-21-09 depicts streamside protection areas required per the OCP, and Envirowest Drawing No. 467-21-10 depicts the proposed streamside protection area. These drawings are included in Attachment L. Note that there are two tops-of-bank east of the existing emergency access road as the Nathan Creek tributary has sections with, and without, slopes exceeding 3-to-1.

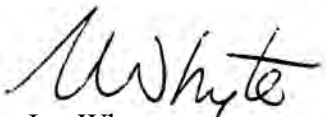
A Section 11 Change Approval Application has been submitted to the MFLNRORD and is under review. DFO has issued a Letter of Advice for the proposed wetland infilling and reconstruction.

A three (3) year monitoring and maintenance program of the constructed habitat is proposed. Year 1 of the 3-year monitoring and maintenance program should commence the calendar year following SPEA completion and installation of fencing and signage. An annual summary is to be submitted to the Township by December 31st for each year of the monitoring program. Additionally, a 3-year annual Hazard Tree Assessment program report is to be submitted to the Township by December 31st for each year of the monitoring program. A cost estimate for the native landscaping, the 3-year monitoring and maintenance program, and the Hazard Tree Assessment program will be provided separately.

A letter designating an Environmental Monitor to supervise all site works that have the potential to impact watercourses in proximity to the Property and the SPEA, and to be responsible for the monitoring program, is included as Attachment I.

Please contact the undersigned at 604-944-0502 or whyte@envirowest.ca should you have any questions regarding this correspondence.

Sincerely,
ENVIROWEST CONSULTANTS INC.

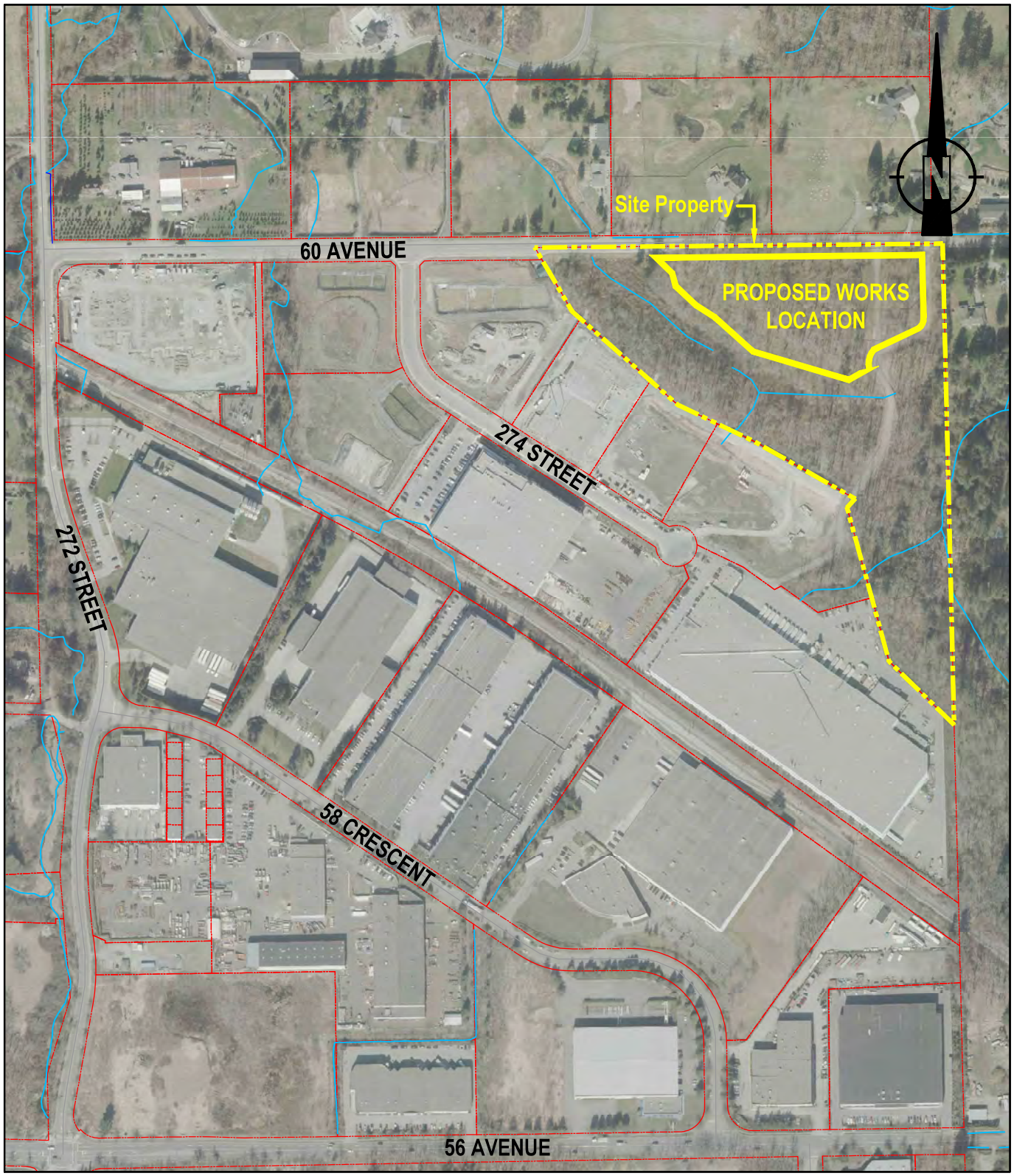


Ian Whyte, P.Ag.
Senior Project Manager

kj/iww

Attachment A:	Figure 1 – Property Location
Attachment B:	Site Photographs
Attachment C:	CDC iMap Element Occurrences
Attachment D:	Species at Risk Summary Table
Attachment E:	Response from the Archaeology Branch
Attachment F:	Envirowest Drawing No. 467-21-06 "OCP Schedule 3 Habitat Balance"
Attachment G:	Habitat Balance Summary Table
Attachment H:	Envirowest Drawing No. 467-21-04 and 05 "Proposed Wetlands and Channel Landscape Plan Specifications and Details"
Attachment I:	Letter designating an Environmental Monitor
Attachment J:	Arborist Report
Attachment K:	Preliminary Servicing and Grading Plan
Attachment L:	Envirowest Drawings 467-21-09 "Required SPEA" and 467-21-10 "Proposed SPEA"

ATTACHMENT A
Figure 1 – Property Location



REFERENCE DRAWINGS

1. 2020 Legal Base and Watercourses from Township of Langley.
2. 2019 Ortho Photograph from Township of Langley.

0 100 200 300

161884 CANADA INC, INC No. A103821
Burnaby, BC

LOT REM A - 60 AVENUE
Langley, BC

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Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROJECT LOCATION

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
	CEV	KJ	00	
SCALE: As Shown			DRAWING NUMBER: FIGURE 1	
DATE: May 03, 2021				

DATE: 2021-05-13 - 8:32am
PATH: \\ENV-FS-RM\Portal\Envirowest Files\2021\Langley\467-21\AutoCAD\Final\Figure 1 - Location dated may 03 2021.dwg
LAYOUT: FIGURE 1 - LOCATION

ATTACHMENT B
Site Photographs



Photograph A1. East view of southeast isolated wetland (January 6, 2021).



Photograph A2. West view of west isolated wetland (January 6, 2021).

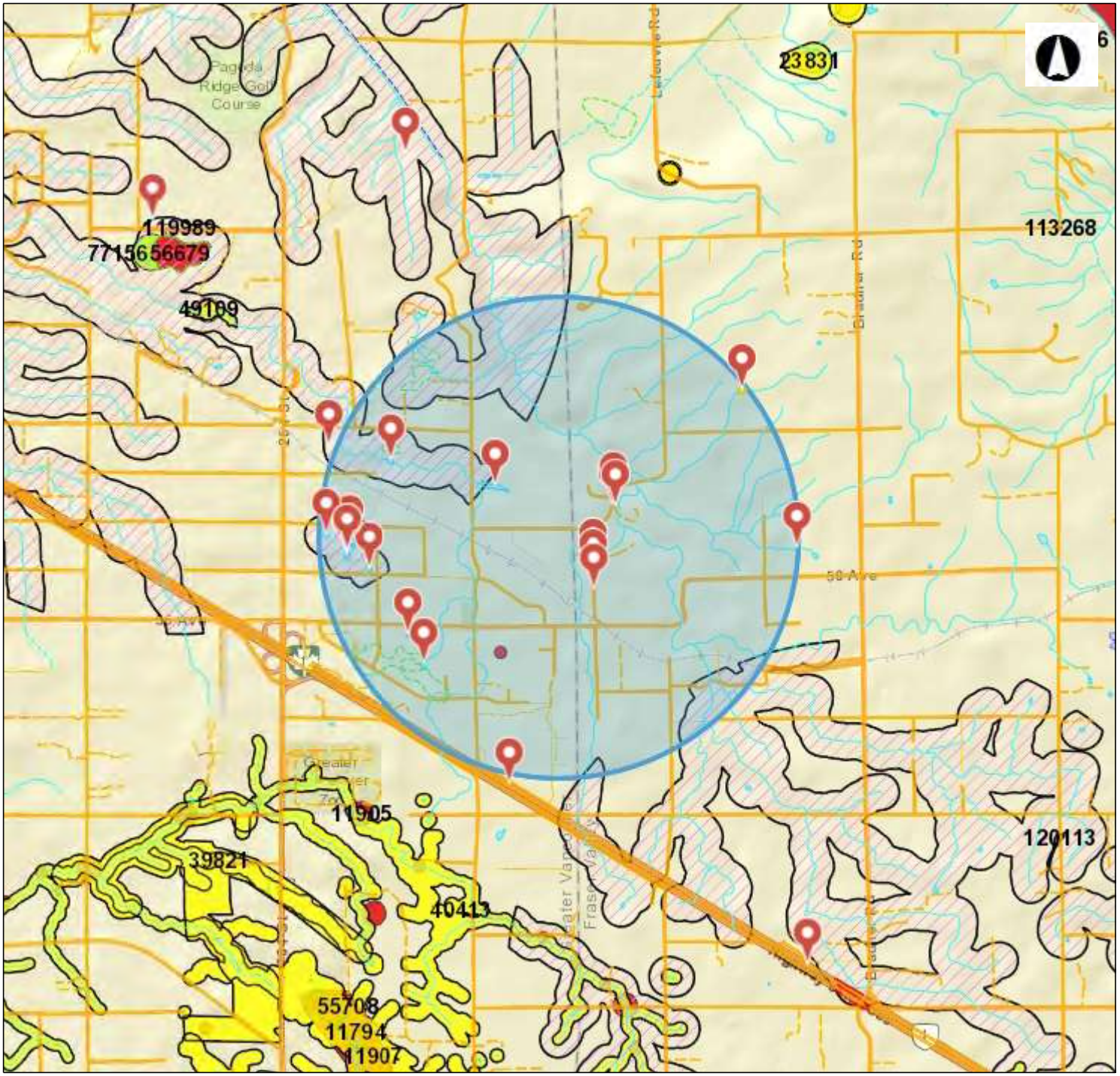


Photograph A3. West view of southern connected wetland (December 21, 2020).



Photograph A4. Typical view of wetland and vegetation (January 6, 2021).

ATTACHMENT C
CDC iMap Element Occurrences



BRITISH COLUMBIA

CDC Occurrence Map

Legend

Water - Rivers, Creeks, Sho (1:20,000)

FCODE

- Canal
- Dam
- Dam - Beaver
- Ditch
- Falls
- Flume
- Rapids
- River or Stream - Definite
- River or Stream - Dry
- River or Stream - Indefinite
- River or Stream - Left Bank
- River or Stream - Right Bank

0 1.47 2.94 km

1: 72,224

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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.

Datum: NAD83
Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia



ATTACHMENT D
Species at Risk Summary Table

Table. Summary of Potential Occurrences within Study Area					
Scientific Name	**Common Name**	**Status**		**Habitat to Support Critical Life History Functions**	**Expected Occurrence**
		BC List	**SARA* Schedule 1 Designations**		
Birds					
Contopus cooperi	Olive-sided flycatcher	Blue	T	**Present**	**Not Expected**
Patagioenas fasciata	Band-tailed pigeon	Blue	SC	**Present**	**Not Expected**
Ardea herodias fannini	Great blue heron	Blue	SC	Absent	Not Expected
Butorides virescens	Green heron	Blue	Not listed	Absent	Not Expected
Icteria virens	Yellow-breasted chat	Red	E	Absent	Not Expected
Fish					
Hybognathus hankinsoni	Brassy minnow	Blue	Not listed	Absent	Not Expected
Oncorhynchus clarkii clarkii	Cutthroat trout	Blue	Not listed	Absent	Not Expected
Salvelinus confluentus pop. 28	Bull trout – South Coast population	Blue	SC	Absent	Not Expected
Reptiles					
Chrysemys picta pop. 1	Painted turtle – Pacific Coast population	Red	E	Absent	Not Expected
Amphibians					
Rana aurora	Northern red-legged frog	Blue	SC	**Present**	**Not Expected**
Mammals					
Sorex bendirii	Pacific water shrew	Red	E	Absent	Not Expected
Molluscs					
Allogona townsendiana	Oregon forest snail	Red	E	Absent	Not Expected
Nonvascular Plants					
Brotherella roellii	Roell's brotherella	Red	E	**Present**	**Not Expected**

* Species At Risk Act

SC = Special Concern
T = Threatened
E = Endangered

ATTACHMENT E
Response from the Archaeology Branch

Kirsti Juurakko

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Tuesday, April 27, 2021 4:18 PM
To: Kirsti Juurakko
Subject: RE: Data Request: Kirsti Juurakko - Envirowest Consultants Inc.

Hello Kirsti,

Thank you for the email. We are completely slammed – more information requests and referrals than I've seen in the last decade. If you have stuff you need in a hurry, please do what you did for this request and send an email asking for an expedited response. 😊

Thank you for your archaeological information request regarding the property legally described as PARCEL "A" (REFERENCE PLAN 5080) SOUTH WEST 1/4 SECTION 8 TOWNSHIP 14 NEW WESTMINSTER DISTRICT EXCEPT PARCEL ONE (REFERENCE PLAN 15620), PLANS LMP51701, BCP51227, BCP51594 AND EPP38776, PID 012972622. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

Data is not currently available to the Province that describes the potential for previously unidentified archaeological sites to occur in the area.

Archaeology Branch Advice

The Archaeology Branch does not identify a need for archaeological study or Provincial heritage permit(s) at the time of this information request.

Please notify all individuals (e.g., owners, developers, equipment operators) involved in land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- Archaeological study and Provincial heritage permit(s) are not required in the absence of an archaeological site.
- There is always a possibility for previously unidentified archaeological sites to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Please note that subject lot boundaries (yellow) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change.

Diana Cooper
Archaeologist/Archaeological Information Administrator

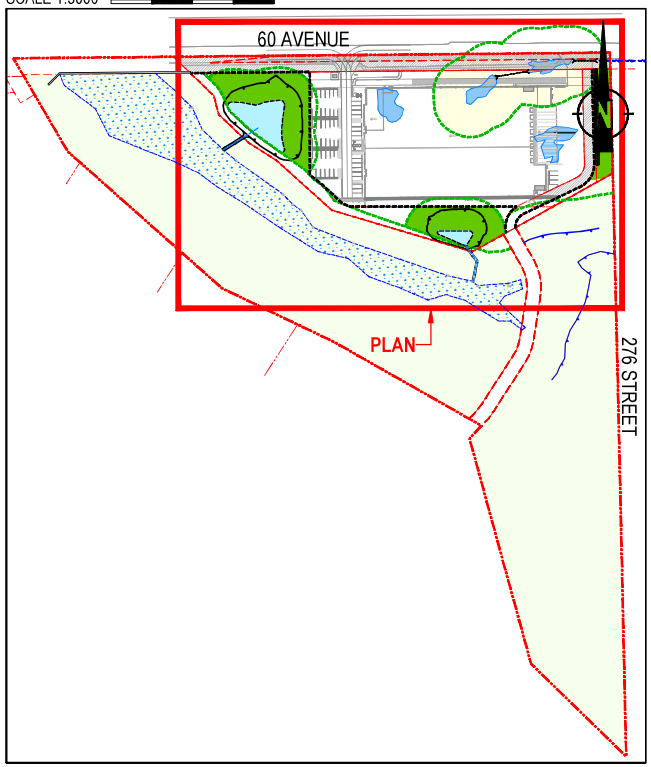
Archaeology Branch|Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Phone: (250) 953-3343|Email: diana.cooper@gov.bc.ca |Website www.gov.bc.ca/archaeology

From: juurakko@envirowest.ca <juurakko@envirowest.ca> **On Behalf Of** ArchDataRequest@gov.bc.ca
Sent: April 12, 2021 2:17 PM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: Data Request: Kirsti Juurakko - Envirowest Consultants Inc.

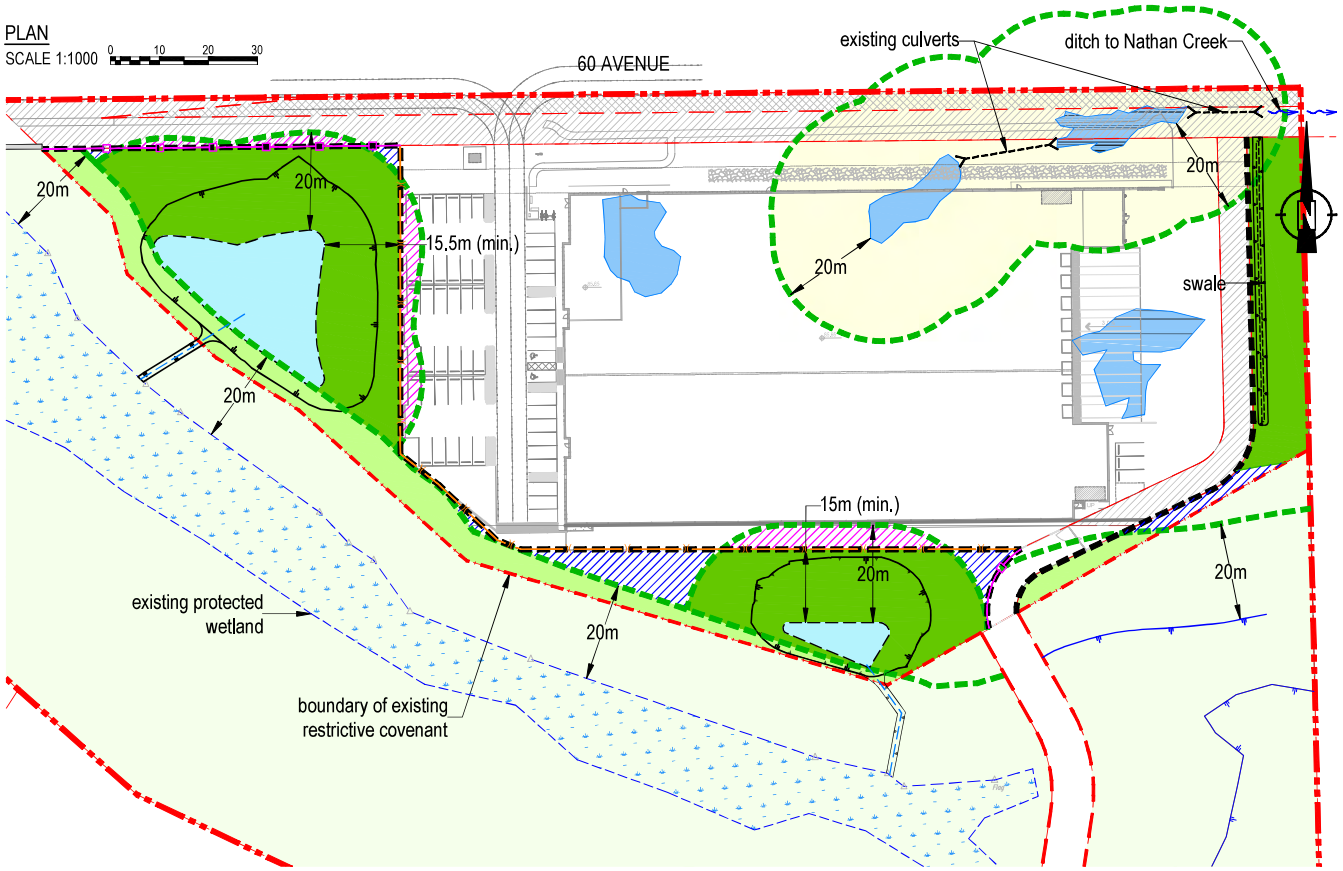
Terms and Conditions Accepted	Yes
Name	Kirsti Juurakko
Email	juurakko@envirowest.ca
I am a	Contractor for Private Property (e.g., engineer, architect)
Affiliation	Envirowest Consultants Inc.
Address	101 - 1515 Broadway Street
City	Port Coquitlam
Province	British Columbia
Postal Code	V3C 6M2
Phone Number	604-944-0502
Information Requested	I request information and advice about archaeological sites on the properties described below (In the text box below, include the Parcel Identifier (PID), street address, and the legal description if available. If you have maps, please upload them to the File Attachments section near the end of the form.): PID: 012-972-622 Section 8 Township 14 New Westminster District
Why Site Information is Required	Other (describe below): This information is required for inclusion as part of a Streamside Protection Development Permit application and a Water Sustainability Act Change Approval Application for proposed works on the property.
Third Party Access	The following person(s) may have access to this information (Include the person's full name and relationship to you below. If you would like them to be copied on our email reply containing property information, please also include their email address): Township of Langley (Rod Shead) FrontCounterBC Envirowest Consultants Inc. (Lisa Blanchard)
Format Required	PDF
Who Prompted	I am a regular business user of this information request service
File Attachment#1	
File Attachment#2	
File Attachment#3	
File Attachment#4	
File Attachment#5	

ATTACHMENT F
Envirowest Drawing No. 467-21-06 "OCP Schedule 3 Habitat Balance"

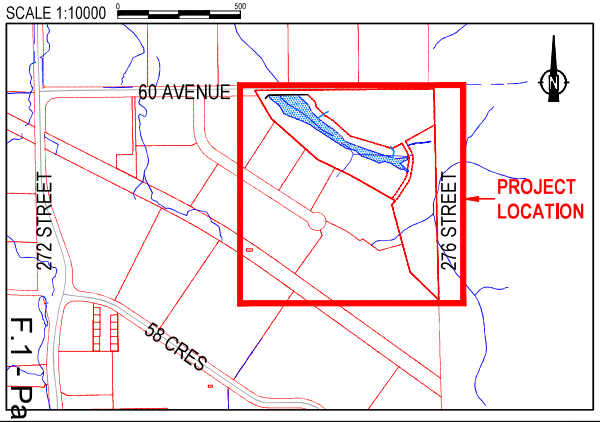
KEY PLAN
SCALE 1:3000 0 50 100



PLAN
SCALE 1:1000 0 10 20 30



LOCATION
SCALE 1:10000 0 500



REFERENCE DRAWINGS
1. Email: 220830_Gloucester REM Lot A - Site Plan - CAD.dwg. Received August 30, 2022; Beedie.
2. Email: 8868base 2012 02.29.dwg. Received June 20, 2022; Beedie.
3. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
4. Email: 28188-Master.dwg. Received April 23, 2021; Aplin and Martin.
5. 2020 Legal Base from Township of Langley.

LEGEND
- Project Boundary
- RAPR SPEA
- Proposed Riparian Boundary
- Split Wood Rail Fence
- Chainlink Fence
- Currently Protected Riparian Area (46,094 m²)
- Habitat Area Flex Gain (457m²)
- Habitat Area Flex Loss (457 m²)
- Proposed Habitat Area (3,442 m²)
- Additional OCP SPEA (1,171 m²)
- Existing Riparian Area to be filled (3,412 m²)
- Existing Wetted Area to be filled
- Proposed Wetted Area per WSA File 2009031

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

OCP SCHEDULE 3
HABITAT BALANCE

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW/KJ	SCM/CEV	IWW	05	September 14, 2021
SCALE: As Shown	PROJECT NUMBER: 467-21		DRAWING NUMBER: 467-21-06	
DATE: May 11, 2021				

F.1.1

ATTACHMENT G
Habitat Balance Summary Table

HABITAT BALANCE

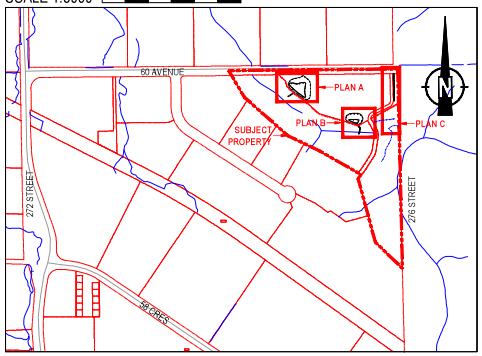
PREPARED BY: Kirsti Juurakko	DATED: March 31, 2022	161884 Canada Inc., Inc.No. A103821

Stream (Please indicate each stream channel and/or reach of the stream)	Description of Works (Please describe type of works for indicated stream)	Stream Channel			Instream Impacts			Riparian Impacts		
		Length (m)	Width (m)	Riparian Setback (m)	Loss (m2)	Gain (m2)	Net (Loss-Gain) (m2)	Loss (m2)	Gain (m2)	Net (Loss-Gain) (m2)
Two isolated & two connected wetlands	Wetted areas to be infilled				-769	0	-769	-	-	-
Two constructed, connected wetlands	Constructed wetted areas				0	769	769	-	-	-
Riparian area associated with connected wetlands	Riparian area loss				-	-	-	-3412	0	-3412
Riparian area associated with constructed, connected wetlands	Proposed riparian area				-	-	-	0	2686	2686
	Flex areas							-457	457	0
Additional protected area								0	756	756
IMPACT TOTAL					**-769**	**769**	**0**	**-3869**	**3899**	**30**
PROJECT NET LOSS/GAIN						**INSTREAM:**	**0**		**RIPARIAN:**	**30**

ATTACHMENT H
Envirowest Drawing No. 467-21-04 and 05 "Proposed Wetlands and Channel Landscape Plan Specifications and Details"

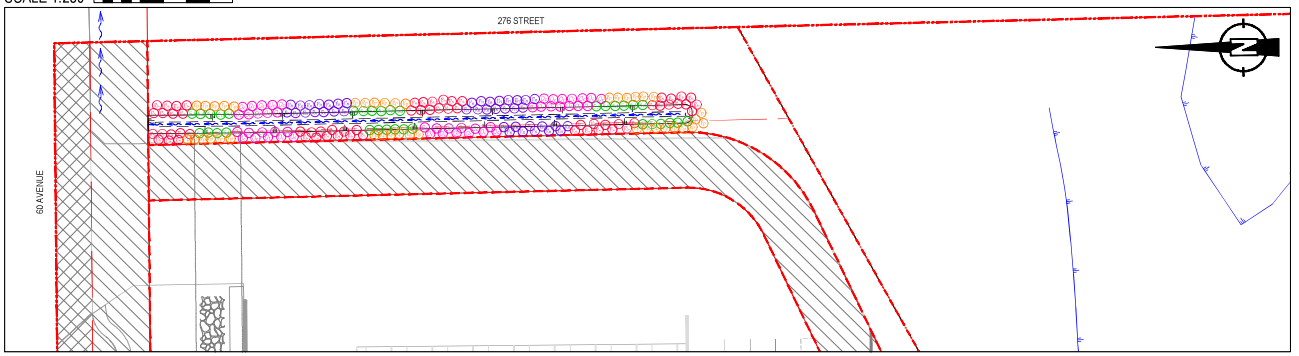
LOCATION

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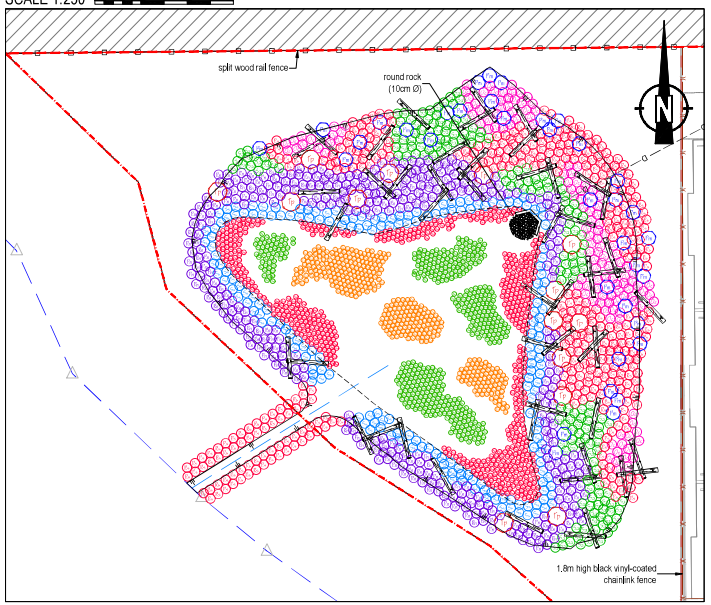
PLAN C

SCALE 1:250 0 5 10 15



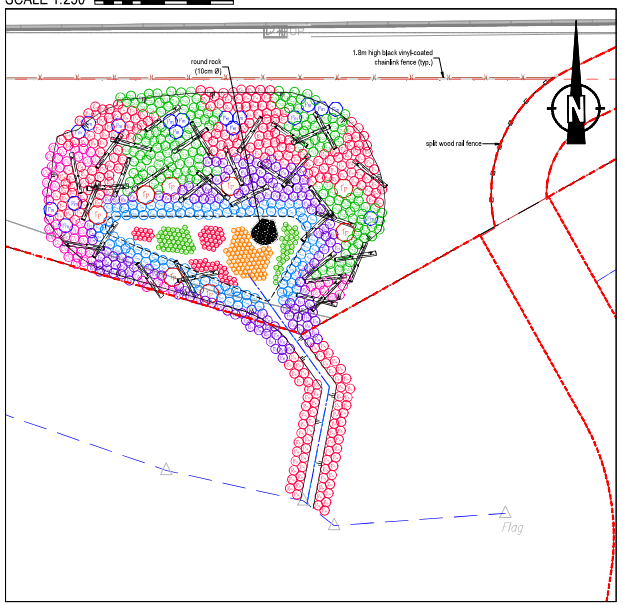
PLAN A

SCALE 1:250 0 5 10 15



PLAN B

SCALE 1:250 0 5 10 15

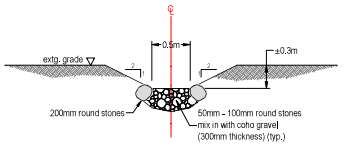


PLANTING NOTES

- All shrubs to be a minimum of 1.0m from road edge.
- All shrubs to be a minimum of 3.0m from existing trees.
- All trees to be a minimum of 3.0m from road edge.
- Shrubs to be a maximum of 1.0m apart; trees minimum 3.0m apart.
- plantings to be field-fit amongst existing vegetation, where applicable.
- QEP to meet with Parks staff before planting
- Annual reports to be submitted to Parks.

TYPICAL CHANNEL SECTION DETAIL

N.T.S.



REFERENCE DRAWINGS

1. Email: 220830_Gloucester REM Lot A - Site Plan - CAD.dwg. Received August 30, 2022; Beedie.
2. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
3. 2020 Legal Base from Township of Langley.

161884 CANADA INC, INC No. A103821
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office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROPOSED WETLANDS STREAMSIDE ENHANCEMENT AND RESTORATION PLAN

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
KJ/WW	SCM/CEV	RWS/WW	03	September 20, 2022
SCALE:	PROJECT NUMBER:		DRAWING NUMBER:	
As Shown	467-21		467-21-04	
DATE:			SHEET 1 OF 2	
May 03, 2021				

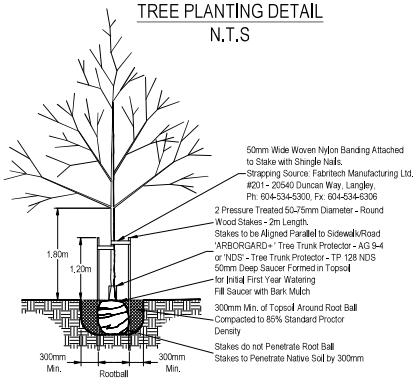
F.1

PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	PLAN A	PLAN B	PLAN C	COMMENTS
Tp	western redcedar	*Thuja plicata*	14	8	0	2.0m container grown (min. no. 7 pot); densely branched; well established
Pm	Douglas-fir	*Pseudotsuga menziesii*	36	17	0	1.5m container grown (min. no. 7 pot); densely branched; well established
H	hardhack	*Spiraea douglasii*	0	0	33	no. 2 pot; densely branched; well established
I	Indian plum	*Oemleria cerasiformis*	138	54	46	no. 2 pot; densely branched; well established
N	Nootka rose	*Rosa nutkana*	361	146	40	no. 2 pot; multi-stemmed; densely branched; well established
R	salmonberry	*Rubus spectabilis*	366	253	61	no. 2 pot; multi-stemmed; densely branched; well established
Sw	Sitka willow	*Salix sitchensis*	194	100	0	no. 2 pot; densely branched; well established
Sn	snowberry	*Symphoricarpos albus*	176	161	0	no. 2 pot; densely branched; well established
T	thimbleberry	*Rubus parviflorus*	0	0	39	no. 2 pot; multi-stemmed; densely branched; well established
○	soft-stemmed bulrush	*Scirpus validus*	474	76	0	no. 1 pot; well established
○	slough sedge	*Carex obnupta*	378	89	0	no. 1 pot; well established
○	small-fruited bulrush	*Scirpus microcarpus*	598	67	0	no. 1 pot; well established
	woody debris	Min. 15% composition of the following: *Tsuga heterophylla* *Pseudotsuga menziesii* *Acer macrophyllum*	50	35	0	3.0m - 5.0m in length; 300mm Ø min.

TOWNSHIP OF LANGLEY TREE PLANTING DETAIL

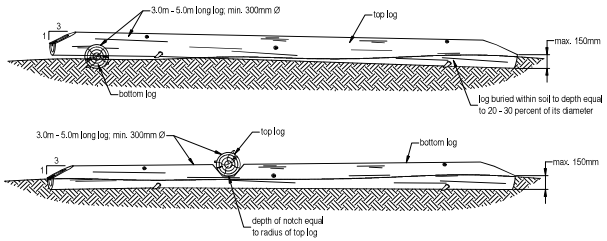
N.T.S



NOTES
1) Sacking/Burlap to be Loosened and Dropped to the Bottom of the Planting Hole. All String, Twine, etc. to be Removed.
2) All Wire Baskets Shall Have the Top 1/3 of the Wire Removed Prior to Planting.
3) All Trees Shall be Single Stemmed.

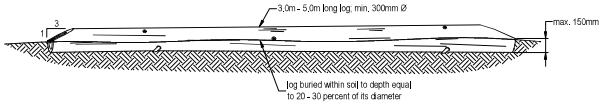
TYPICAL LOG ON LOG DETAIL

N.T.S.



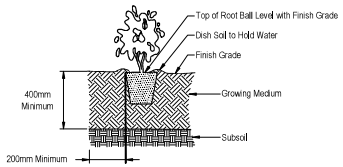
TYPICAL LOG ON GROUND DETAIL

N.T.S.



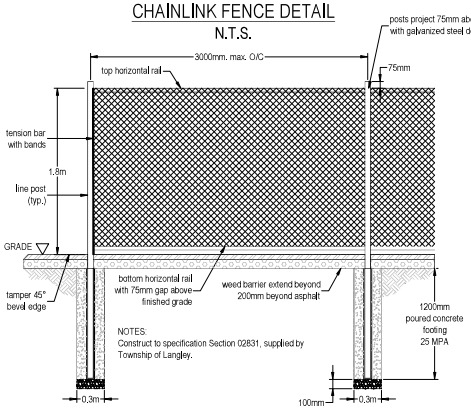
TYPICAL CONTAINER SHRUB AND No. 1 AND 2 POT TREE PLANTING DETAIL

N.T.S.



TOWNSHIP OF LANGLEY CHAINLINK FENCE DETAIL

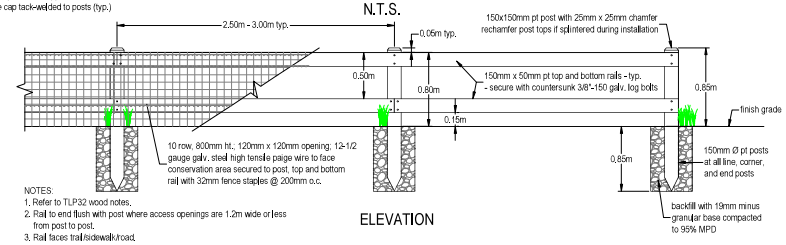
N.T.S.



NOTES:
Construct to specification Section 02831, supplied by Township of Langley.

TOWNSHIP OF LANGLEY TLP12 FENCE DETAIL

N.T.S.



NOTES:
1. Refer to TLP32 wood notes.
2. Rail to end flush with post where access openings are 1.2m wide or less from post to post.
3. Rail faces trail/sidewalk/road.

ELEVATION

GENERAL LANDSCAPE SPECIFICATIONS

1. Plant materials and the planting of such materials are to be in accordance with the British Columbia Landscape Standard (latest edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
2. All works are to be conducted in accordance with the sediment control provisions of the "Requirements and Best Management Practices for Making Changes In and About a Stream in British Columbia" (Version 2022.01, Government of British Columbia).
3. All plant material is to be inspected and approved by Envirowest prior to installation.
4. Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
5. All blackberry (*Rubus armeniacus and R. laciniatus*) to be cleared and grubbed from project site.
6. All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
7. Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fireweed (*Epilobium angustifolium*) and goldenrod (*Solidago canadensis*) seed; percentage composition and application rate of final seed mix to be determined by Envirowest.
8. All plants must be of native stock; any cultivars are not to be planted.
9. The developer is to provide three (3) years of plant maintenance. Plant maintenance is to include, watering, selective pruning, fertilizing, clearing of invasive non-native plant species and replacement of dead plant material. Plant species survivorship is to equal one hundred (100) percent three (3) years from planting. Should plant survivorship fall below 100 percent during any given year of the maintenance program, replacement of dead stock must be completed within that monitoring year in order to achieve the 100 percent plant survivorship required by Township of Langley.

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

envirowest
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envirowest consultants inc.
2000 Hartley Avenue
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Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROPOSED WETLANDS STREAMSIDE ENHANCEMENT AND RESTORATION DETAILS AND SPECIFICATIONS

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
KJ/WW	SCM/CEV	RWS/WW	03	September 20, 2022
SCALE:	PROJECT NUMBER:		DRAWING NUMBER:	
As Shown	467-21		467-21-05	
DATE: May 03, 2021			SHEET 2 OF 2	

ATTACHMENT I
Letter Designating an Environmental Monitor

Beedie

May 4, 2021

Township of Langley – Development Services
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Mr. Rod Shead, Environmental Coordinator

RE: PROPOSED DEVELOPMENT AT PID: 012-972-622

As owner of the referenced property, I hereby designate **Envirowest Consultants Inc.** (Envirowest) as the environmental monitor (EM) to supervise all site works that have potential to impact on the SPEA. I further acknowledge Envirowest has the authority to stop any work(s) that, in their opinion, has potential to impact on the SPEA. The frequency of site visits will be up to Envirowest and reporting to the Township is not required.

I understand for due diligence purposes, it is recommended Envirowest prepare routine environmental monitoring reports for the proponent, and further that the Township may require copies of environmental monitoring reports as needed. Envirowest will also be responsible for the monitoring program of SPEA plantings.

Please contact me at conner.oleary@beedie.ca or **604-436-7867** if you require further information -

Sincerely,

161884 Canada Inc., Inc.No. A103821

c/o

Conner O'Leary
Development Manager

Beedie

3030 Gilmore Diversion, Burnaby, BC V5G 3B4
D604.436.7867 C778.836.7582
conner.oleary@beedie.ca

ATTACHMENT J
Arborist Report

Tree Evaluation Report for:
Gloucester REM Lot A – 60 Avenue
Township of Langley, BC

ToL File# - 14-08-0055

Prepared by:

Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302

Date: May 19, 2021
Revised: July 6, 2022
Revised: September 1, 2022

1.0 INTRODUCTION

We attended the site on multiple occasions through Autumn of 2020 and Spring of 2021 for the purpose of evaluating the tree resource and to make recommendations for removal and preservation for the development application proposed for project Gloucester Rem Lot A on 60 Avenue, Township of Langley, BC. The development plans include the construction of a commercial warehouse and relocation of wetland areas. A plan showing the proposed building footprint, new wetland locations, topographical survey and lot lines was provided for our use and used as a resource for making recommendations pertaining to tree removal and retention. *The July 6, 2022 revision focuses on the wetland construction. The September 1, 2022 revision reflects the current plans and the ToL's comments dated July 11, 2022.*



Figure 1. Aerial photograph of subject site and approximate proposed development area (ToL Geosource – 2019).

2.0 FINDINGS

The tree resource includes almost exclusively pioneer species dominated by black cottonwood *(Populus balsamifera* ssp. trichocarpa). The sight slopes down from 60 avenue towards a waterway to the south. An asphalt pathway runs along the eastern property line and connects to 274 street.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended no disturbance zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the tree protection zone.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring and implementation of mitigating works, such as watering, mulching, etc., is essential for success.

5.0 LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Mike Fadum and Associates Ltd. or its employees that the trees are safe given all conditions. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled. To live, work or play near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. The root crowns, and overall structure, of all of the trees to be retained must be reviewed immediately following land clearing, grade disturbance, significant weather events and prior to site usage changes.

Please contact the undersigned if you have any questions or concerns regarding this report.

Mike Fadum and Associates Ltd.

Tim Vandenberg
ISA Certified Arborist: PN–8565A
TRAQ

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
003	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
004	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	28/26	NA	M, M	N	Forest-grown. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
005	Paperbark Birch *(Betula papyrifera)*	19/19 /18	NA	M, MG	N	Multi-stemmed. High crown. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
006	Paperbark Birch *(Betula papyrifera)*	20/20 /20	NA	MP, M	N	West. Highly phototropic. Some previously failed branches. Some sloughing of bark. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
007	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30	NA	M, M	N	Forest-grown. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with construction.
45	Paperbark Birch *(Betula papyrifera)*	21/18	NA	MP, M	N	Highly phototropic. *Not surveyed, location approximate.*	**2.5**	**Remove –** expected to be impacted by construction of the pond.
100	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	57	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** expected to be impacted by construction of the pond.
101	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	M, M	N	Phototropic.	**3.0**	**Remove –** expected to be impacted by construction of the pond.
102	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	61	NA	M, MG	N	High crown.	**4.0**	**Remove –** expected to be impacted by pond construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
103	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.
104	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
105	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
106	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	39	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.
107	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
108	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with pond construction.
109	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	44	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.
110	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	62	NA	M, M	N	Forest-grown.	**4.5**	**Remove –** conflicts with pond construction.
111	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with pond construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
112	Bigleaf Maple *(Acer macrophyllum)*	51/24 /21	NA	MP, MP	N	Phototropic. Some deadwood.	**4.5**	**Remove –** conflicts with pond construction.
113	Bigleaf Maple *(Acer macrophyllum)*	31	NA	MP, M	N	Phototropic. Some deadwood.	**2.5**	**Remove –** conflicts with pond construction..
114/ 1682	Bigleaf Maple *(Acer macrophyllum)*	~45/5 0/30	NA	M, M	N	Some deadwood throughout.	**5.0**	**Remove –** conflicts with pond construction.
115	Bigleaf Maple *(Acer macrophyllum)*	34	NA	M, M	N	Phototropic.	**2.5**	**Remove –** conflicts with pond construction.
116	Red Alder *(Alnus rubra)*	31	NA	MP, M	N	Highly phototropic. Deadwood.	**2.5**	**Remove –** conflicts with pond construction.
117	Red Alder *(Alnus rubra)*	30	NA	P, P	N	Highly phototropic. Deadwood.	**2.0**	**Remove –** conflicts with pond construction.
118	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	55	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with pond construction.
119	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	59	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with pond construction.
120	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with pond construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
121	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	62	NA	M, M	N	Forest-grown.	**4.5**	**Remove –** conflicts with pond construction.
122	Bigleaf Maple *(Acer macrophyllum)*	~40/3 5/35	NA	MP, MP	N	Additional stems. Deadwood throughout. Past branch failures.	**4.0**	**Remove –** conflicts with building construction.
123	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
124	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	52	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
125/ 1684	Bigleaf Maple *(Acer macrophyllum)*	~35/3 0/20	NA	MP, MP	N	Deadwood throughout. Multiple stems from the base.	**3.5**	**Remove –** conflicts with building construction.
126/ 1681	Bigleaf Maple *(Acer macrophyllum)*	53	NA	M, M	N	Some deadwood. Previously failed branches.	**3.5**	**Remove –** conflicts with building construction.
127	Paperbark Birch *(Betula papyrifera)*	31/20	NA	MP, MG	N	Phototropic. Growing from an old stump.	**3.0**	**Remove –** conflicts with building construction.
130	Red Alder *(Alnus rubra)*	50	NA	P, P	N	Large amount of deadwood. Extensive decay.	**3.5**	**Remove –** conflicts with building construction.
131	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
132	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	48	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
133	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	39	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
134	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	34	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
135	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
136	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	38	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
137	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
138	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	34	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
141	Bigleaf Maple *(Acer macrophyllum)*	63	NA	M, M	N	Two stems beginning to fuse with inclusion. Deadwood throughout.	**4.5**	**Remove –** conflicts with building construction.
142	Bigleaf Maple *(Acer macrophyllum)*	~50/3 5/40	NA	MP, MP	N	Deadwood throughout.	**5.0**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
143	Bigleaf Maple *(Acer macrophyllum)*	~45/4 5/15	NA	MP, M	N	Deadwood throughout. Multiple stems from the base.	**5.0**	**Remove –** conflicts with building construction.
144	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	49	NA	M, M	N	Halfway to 132= birch Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
145	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	36/36	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with building construction.
146	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	28/32	NA	MP, M	N	Forest-grown	**3.0**	**Remove –** conflicts with building construction.
147	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
148	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
149	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	54	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with building construction.
150	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	31	NA	M, M	N	Just south Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
151	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
152	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~45	NA	MP, M	N	Phototropic.	**3.0**	**Remove –** conflicts with building construction.
153	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~50	NA	MP, M	N	Phototropic.	**3.5**	**Remove –** conflicts with building construction.
154	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~40	NA	M, M	N	Sucker growth in the lower half.	**3.0**	**Remove –** conflicts with building construction.
155	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~30/20	NA	MP, MP	N	Dead top. Phototropic.	**3.0**	**Remove –** conflicts with building construction.
156	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
157/ 139	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
158	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	65	NA	MP, M	N	Co-dominant stem with inclusion.	**4.5**	**Remove –** conflicts with building construction.
159	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	MP, M	N	Suspected internal decay.	**2.5**	**Remove –** conflicts with building construction.
160	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
161	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
162	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
163 1315	Red Alder *(Alnus rubra)*	38	NA	MP, MP	N	Deadwood throughout	**2.5**	**Remove –** conflicts with building construction.
164	Bigleaf Maple *(Acer macrophyllum)*	36	NA	P, M	N	Heavy lean to the north.	**2.5**	**Remove –** conflicts with building construction.
165	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	60	NA	M, M	N	Forest-grown.	**4.0**	**Remove –** conflicts with building construction.
166	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	48	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
167	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	38	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
168	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
169	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	77	NA	MP, M	N	Codominant stems with inclusion.	**5.0**	**Remove –** conflicts with pond construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
171	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	MP, M	N	Co-dominant stems with inclusion.	**3.5**	**Remove –** conflicts with building construction.
172	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
174	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	90	NA	MP, M	N	Cavity at the base. Multiple stems.	**6.0**	**Remove –** conflicts with building construction.
176	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	MP, MP	N	Dieback. Phototropic.	**3.0**	**Remove –** conflicts with building construction.
177	Red Alder *(Alnus rubra)*	37	NA	P, P	N	Highly phototropic. Deadwood.	**2.5**	**Remove –** conflicts with building construction.
178	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
179	Red Alder *(Alnus rubra)*	43	NA	MP, M	N	Some deadwood. Irregular base. Multiple tops.	**3.0**	**Remove –** conflicts with building construction.
180	Red Alder *(Alnus rubra)*	40	NA	MP, MP	N	Some past branch failures. Dead top.	**3.0**	**Remove –** conflicts with building construction.
181	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
182	Red Alder *(Alnus rubra)*	32	NA	P, P	N	Very little live crown. In decline.	**2.5**	**Remove –** conflicts with building construction.
183/ 1687	Bigleaf Maple *(Acer macrophyllum)*	42	NA	M, M	N	Some deadwood. Slight pistol-butt base.	**3.0**	**Remove –** conflicts with building construction.
184	Red Alder *(Alnus rubra)*	40	NA	M, M	N	Some past branch failures. Sucker growth. Stem has a bow.	**3.0**	**Remove –** conflicts with building construction.
185	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
186	Western Hemlock *(Tsuga heterophylla)*	58	95	M, G	N	Dripline ~4.5m. Growing on old nurse log.	**4.0**	**Remove –** conflicts with building construction.
187	Red Alder *(Alnus rubra)*	37	NA	MP, MP	N	Deadwood throughout. Forest-grown.	**2.5**	**Remove –** conflicts with building construction.
188	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
189	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, M	N	Previously failed stem at the base resulting in internal decay.	**2.5**	**Remove –** conflicts with building construction.
190	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.

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191	Red Alder *(Alnus rubra)*	32	NA	MP, MP	N	Past branch failures. Likely dieback.	**2.5**	**Remove –** conflicts with building construction.
192	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	61	NA	M, MG	N	Some past branch failure.	**4.0**	**Remove –** conflicts with building construction.
193	Bigleaf Maple *(Acer macrophyllum)*	36/30 /30	NA	MP, MP	N	Multiple stems joined at the base with inclusions. Some deadwood throughout.	**4.0**	**Remove –** conflicts with building construction.
194	Red Alder *(Alnus rubra)*	67	NA	P, MP	N	Large amounts of dieback. In decline.	**4.5**	**Remove –** conflicts with sidewalk construction.
195	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	MP, M	N	Past top failure. Sucker growth in lower half.	**3.5**	**Remove –** conflicts with building construction.
196	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, MG	N	Forest-grown.	**3.5**	**Remove –** conflicts with building construction.
197	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~50/4 5	NA	MP, M	N	45cm stem, majority previously failed. Forest-grown.	**5.0**	**Remove –** conflicts with building construction.
198	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	31	NA	MP, M	N	Phototropic.	**2.5**	**Remove –** conflicts with building construction.
199	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, M	N	Phototropic.	**2.5**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
200	Paperbark Birch *(Betula papyrifera)*	37	NA	M, M	N	Some deadwood. Past branch failures.	**2.5**	**Remove –** conflicts with building construction.
201/ 1686	Bigleaf Maple *(Acer macrophyllum)*	~40/30/25	NA	P, MP	N	Deadwood throughout.	**4.0**	**Remove –** conflicts with building construction.
202	Bigleaf Maple *(Acer macrophyllum)*	67	NA	M, M	N	Some internal decay. Deadwood.	**4.5**	**Remove –** conflicts with building construction.
203	Bigleaf Maple *(Acer macrophyllum)*	32	NA	MP, MP	N	Phototropic. Past limb failures. Mechanical injury near the base.	**2.5**	**Remove –** conflicts with building construction.
204	Red Alder *(Alnus rubra)*	26/25	NA	MP, MP	N	Deadwood throughout. included attachment.	**3.0**	**Remove –** conflicts with building construction.
205	Red Alder *(Alnus rubra)*	~35	NA	MP, M	N	Highly phototropic.	**2.5**	**Remove –** conflicts with building construction.
206	Red Alder *(Alnus rubra)*	49	NA	MP, MP	N	Deadwood. Phototropic.	**3.5**	**Remove –** conflicts with building construction.
207	Red Alder *(Alnus rubra)*	44	NA	P, P	N	Large amounts of deadwood.	**4.0**	**Remove –** conflicts with building construction.
209	Bigleaf Maple *(Acer macrophyllum)*	21/30/35	NA	MP, M	N	Cavity at the base. Multi-stemmed.	**3.5**	**Remove –** conflicts with building construction.

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Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
210	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	51	NA	M, MG	N	High crown. Suckers mid-stem. Small past crack at 1.0m on northside of the stem.	**3.5**	**Remove –** conflicts with building construction.
212	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	61	NA	M, MG	N	Typical of species.	**4.0**	**Remove –** conflicts with building construction.
212A	Red Alder *(Alnus rubra)*	35	NA	MP, MP	N	Dead top. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
213	Bigleaf Maple *(Acer macrophyllum)*	85	NA	M, M	N	Some deadwood. Suckers from the base.	**5.5**	**Remove –** conflicts with building construction.
214	Bigleaf Maple *(Acer macrophyllum)*	83	NA	MP, MP	N	Three stems at the base beginning to fuse with inclusions. Deadwood. Past failures. Phototropic.	**5.5**	**Remove –** conflicts with building construction.
215	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	P, M	N	Large amount of internal decay. Previously failed stem.	**3.0**	**Remove –** conflicts with building construction.
216	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	52/52	NA	P, P	N	Large amount of deadwood. Previously failed top.	**5.5**	**Remove –** conflicts with building construction.
219	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	MP, MP	N	Dead top. Slightly phototropic.	**3.0**	**Remove –** conflicts with building construction.
220	Red Alder *(Alnus rubra)*	41	NA	MP, MP	N	Highly phototropic. Deadwood and dieback throughout.	**3.0**	**Remove –** conflicts with sidewalk/road construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
221	Red Alder *(Alnus rubra)*	62	NA	MP, MP	N	Irregular base. Past limb failure. Some deadwood.	**4.5**	**Remove –** conflicts with sidewalk/road construction.
222	Red Alder *(Alnus rubra)*	47	NA	MP, MP	N	Some deadwood throughout. Some dieback. Stem has a bow.	**3.0**	**Remove –** conflicts with sidewalk/road construction.
223	Red Alder *(Alnus rubra)*	36	NA	MP, MG	N	Phototropic.	**2.5**	**Remove –** conflicts with sidewalk/road construction.
224	Red Alder *(Alnus rubra)*	~55	NA	MP, P	N	Dead top.	**4.0**	**Remove –** conflicts with sidewalk/road construction.
225	Paperbark Birch *(Betula papyrifera)*	~30/25/20	NA	MP, M	N	Atop stump. Multiple stems. Some past branch failures.	**3.5**	**Remove –** conflicts with road construction.
227	Red Alder *(Alnus rubra)*	42	NA	P, P	N	Majority of stem has previously failed. Internal decay.	**3.0**	**Remove** - conflicts with road construction.
228	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	27/29	NA	P, MP	N	Dead top.	**3.0**	**Remove –** conflicts with driveway construction.
230	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30	NA	MP, M	N	Highly phototropic to the north.	**2.0**	**Remove –** conflicts with driveway construction.
231	Red Alder *(Alnus rubra)*	37	NA	P, P	N	In decline. Large amounts of deadwood.	**3.0**	**Remove –** conflicts with driveway construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
232	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	P, P	N	Dead top.	**3.0**	**Remove –** conflicts with driveway construction.
233	Red Alder *(Alnus rubra)*	39	NA	P, P	N	Almost no live crown.	**3.0**	**Remove –** conflicts with driveway construction.
234	Red Alder *(Alnus rubra)*	42	NA	P, P	N	Dead top.	**3.0**	**Remove –** conflicts with driveway construction.
235	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	23/29	NA	MP, MP	N	Phototropic. Dead top.	**3.5**	**Remove –** conflicts with building construction.
236	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	M, M	N	Forest grown.	**2.5**	**Remove –** conflicts with building construction.
237	Paperbark Birch *(Betula papyrifera)*	33	NA	MP, M	N	One additional dead stem. Highly phototropic. Previously failed top.	**2.5**	**Remove –** conflicts with building construction.
238	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	P, M	N	Internal decay. Some deadwood.	**3.0**	**Remove –** conflicts with building construction.
239	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	58	NA	P, MP	N	Dead top. Internal decay.	**4.0**	**Remove –** conflicts with building construction.
240	Paperbark Birch *(Betula papyrifera)*	31	NA	M, M	N	Forest grown. Seam of reaction wood at 0.5m to 4.0m. Phototropic.	**2.5**	**Remove –** conflicts with building construction.
241	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, MP	N	Some deadwood. Bow.	**2.5**	**Remove –** conflicts with driveway construction.
242	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	P, P	N	Large amounts of deadwood. Previously failed top.	**2.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
244	Red Alder *(Alnus rubra)*	33	NA	M, M	N	Phototropic. Some deadwood.	**2.5**	**Remove –** conflicts with sidewalk/road construction.
246	Red Alder *(Alnus rubra)*	41	NA	MP, MP	N	Deadwood. Irregular form.	**3.0**	**Remove –** conflicts with building construction.
247	Red Alder *(Alnus rubra)*	40/43	NA	MP, MP	N	Highly phototropic. Deadwood. Cavities.	**4.5**	**Remove –** conflicts with driveway construction.
249	Red Alder *(Alnus rubra)*	53	NA	MP, MP	N	Phototropic. Dead top.	**3.5**	**Remove –** conflicts with driveway construction.
250	Red Alder *(Alnus rubra)*	41	NA	P, P	N	Internal decay. Previously failed stem.	**3.0**	**Remove –** conflicts with driveway construction.
252	Bigleaf Maple *(Acer macrophyllum)*	34/17	NA	M, M	N	Phototropic. Pistol-butt base.	**3.0**	**Remove –** conflicts with sidewalk/road construction.
253/ 1678	Bigleaf Maple *(Acer macrophyllum)*	~50/40/40	NA	M, M	N	Phototropic. Multiple stems from the base. Some deadwood.	**5.0**	**Remove –** conflicts with sidewalk/road construction.
255	Bigleaf Maple *(Acer macrophyllum)*	33/34	NA	M. M	N	Phototropic to the north.	**3.5**	**Remove –** conflicts with construction - sidewalk.
256	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	46	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** conflicts with construction - sidewalk.
257	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	53	NA	M, M	N	Forest-grown.	**3.5**	**Remove –** conflicts with construction - sidewalk.
336	Red Alder *(Alnus rubra)*	30/15	NA	MP, MP	N	Past top failure. Deadwood. Not surveyed, location approximate.	**3.0**	**Retain.**
384	Paperbark Birch *(Betula papyrifera)*	17/18/18	NA	M, M	N	Phototropic. Multiple stems from the base.	**2.5**	**Remove –** expected to be impacted by construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
424	Red Alder *(Alnus rubra)*	59	NA	MP, MP	N	Large amounts of deadwood. In decline.	**4.0**	**Retain.**
436	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	High crown.	**3.5**	**Remove –** conflicts with building construction.
437	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	42	NA	M, M	N	High crown.	**3.0**	**Remove –** conflicts with building construction.
438	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	31	NA	M, M	N	High crown.	**2.5**	**Remove –** conflicts with building construction.
439	Red Alder *(Alnus rubra)*	44	NA	P, P	N	Phototropic. Dead top.	**3.0**	**Retain.**
440	Western Hemlock *(Tsuga heterophylla)*	63	90	M, G	N	Growing on nurse log. Multiple stems form. Healthy foliage.	**4.5**	**Retain.**
443	Red Alder *(Alnus rubra)*	45	NA	MP, MP	N	Deadwood. High crown.	**3.0**	**Retain.**
444	Red Alder *(Alnus rubra)*	48	NA	P, P	N	In decline. Very little live crown.	**3.5**	**Retain.**
447	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~50	NA	P, MP	N	Extreme pistol-butt base. Deadwood throughout.	**3.5**	**Remove –** conflicts with building construction.
448	Red Alder *(Alnus rubra)*	30/30	NA	MP, MP	N	Some dieback. Included attachments. Elevated root base.	**3.0**	**Retain.**
449	Red Alder *(Alnus rubra)*	42	NA	P, P	N	Large amounts of deadwood. In decline.	**3.0**	**Retain.**
450	Cascara *(Rhamnus purshiana)*	20/20 /15	NA	MP, M	N	Highly phototropic.	**3.0**	**Retain.**

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
451	Bigleaf Maple *(Acer macrophyllum)*	50	NA	M, M	N	Asymmetrical crown. Minor deadwood.	**3.5**	**Remove –** conflicts with pond construction.
452	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	37	NA	M, MG	N	High crown.	**2.5**	**Retain.**
454	Bigleaf Maple *(Acer macrophyllum)*	41	NA	M, MG	N	Asymmetrical crown. Stem has a few bends.	**3.0**	**Retain.**
456	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	M, M	N	High crown.	**2.5**	**Retain.**
457	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	36	NA	MP, MP	N	Deadwood.	**2.5**	**Remove –** conflicts with pond construction.
458	Red Alder *(Alnus rubra)*	~50	NA	P, MP	N	Some deadwood. Co-dominant stems at ~6.0m with cavity.	**3.5**	**Retain.**
459	Red Alder *(Alnus rubra)*	50	NA	P, MP	N	Dead top. Heavy lean.	**3.5**	**Retain.**
460	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	43	NA	MP, M	N	Deadwood. High crown.	**3.0**	**Remove –** conflicts with building construction.
462	Red Alder *(Alnus rubra)*	35	NA	P, MP	N	Phototropic sweep. Deadwood. Large cavity. Not surveyed, location approximate.	**2.5**	**Retain.**
463	Red Alder *(Alnus rubra)*	~40	NA	P, MP	N	Past top failure. Some deadwood. Not surveyed, location approximate.	**3.0**	**Retain.**
464	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	33	NA	MP, MP	N	High crown. Some deadwood.	**2.5**	**Remove –** conflicts with pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
467	Red Alder *(Alnus rubra)*	52	NA	MP, MP	N	Deadwood throughout. Large lean.	**3.5**	**Retain.**
468	Paperbark Birch *(Betula papyrifera)*	38	NA	P, P	N	In decline. Very little live crown.	**3.0**	**Remove –** conflicts with building construction.
469	Red Alder *(Alnus rubra)*	59	NA	MP, MP	N	Dieback. Somewhat irregular crown.	**4.0**	**Retain.**
470	Red Alder *(Alnus rubra)*	~55	NA	MP, MP	N	Deadwood throughout. Not surveyed, location approximate.	**4.0**	**Retain.**
471	Red Alder *(Alnus rubra)*	52/44	NA	MP, MP	N	Large amounts of dieback.	**5.0**	**Retain.**
473	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	MP, M	N	Asymmetrical crown.	**3.0**	**Retain.**
474	Red Alder *(Alnus rubra)*	~70	NA	P, p	N	Large amounts of deadwood. In decline.	**5.0**	**Retain.**
475	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~40/45	NA	MP, MP	N	Co-dominance forms at 1.0m. Deadwood throughout.	**4.5**	**Remove –** conflicts with pond construction.
476	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	49	NA	MG, MG	N	High crown.	**3.5**	**Remove –** conflicts with pond construction.
480	Bigleaf Maple *(Acer macrophyllum)*	46	NA	M, MG	N	Slightly asymmetrical crown.	**3.0**	**Remove –** expected to be significantly impacted by building construction.
481	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~45/45/45	NA	MP, MP	N	Multiple other stems.	**5.5**	**Remove –** expected to be significantly impacted by building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
482	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	36	NA	MP, MP	N	Irregular crown. Some dieback.	**2.5**	**Remove –** conflicts with building construction.
483	Red Alder *(Alnus rubra)*	51	NA	MP, MP	N	Internal decay at the base. Some past branch failures.	**3.5**	**Remove –** conflicts with building construction.
484	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	MP, M	N	Phototropic high crown.	**2.5**	**Remove –** conflicts with building construction.
485	Paperbark Birch *(Betula papyrifera)*	21/18	NA	P, MG	N	Highly phototropic.	**2.5**	**Remove –** expected to be impacted by construction.
486	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	M, M	N	Phototropic.	**2.5**	**Remove –** conflicts with building construction.
487	Western Redcedar *(Thuja plicata)*	74	95	MG, G	Y	Growing from nurse log. Healthy foliage.	**5.0**	**Remove –** conflicts with pond construction.
488	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	High crown.	**3.5**	**Retain.**
489	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	38	NA	P, MP	N	High crown. Dead top.	**3.0**	**Remove –** conflicts with pond construction.
490	Paperbark Birch *(Betula papyrifera)*	40/30	NA	MP, MP	N	Some dieback. Past limb failure. Growing from an old stump. Not surveyed, location approximate.	**4.0**	**Retain.**
491	Red Alder *(Alnus rubra)*	38	NA	MP, MP	N	Original stem has failed, suckers have assumed dominance. Minor dieback.	**2.5**	**Remove –** conflicts with pond construction.
493	Bigleaf Maple *(Acer macrophyllum)*	49/35 /27	NA	M, M	N	Multiple stems from the base. Some deadwood throughout.	**4.5**	**Remove –** expected to be significantly impacted by building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
494	Bigleaf Maple *(Acer macrophyllum)*	~30/25/20	NA	P, MP	N	Decay. Past limb failures.	**4.0**	**Remove –** conflicts with pond construction.
497	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	MP, MP	N	Past top failures. High crown.	**3.5**	**Remove –** expected to be significantly impacted by pond construction.
498	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	High crown.	**3.0**	**Retain.**
499	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30	NA	MP, M	N	Forest-grown.	**2.0**	**Remove –** expected to be impacted by construction of the pond.
500	Bigleaf Maple *(Acer macrophyllum)*	50	NA	M, G	N	Slightly asymmetrical crown.	**3.5**	**Remove –** conflicts with pond construction.
501	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	30/15	NA	MP, M	N	Forest-grown. 15cm stem is dead.	**3.0**	**Remove –** conflicts with pond construction.
504	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	M, M	N	Pistol-butt base. High crown.	**3.0**	**Remove –** conflicts with pond construction.
506	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, M	N	High crown.	**2.5**	**Remove –** conflicts with pond construction.
509	Paperbark Birch *(Betula papyrifera)*	30/30	NA	M, M	N	Some minor dieback. Slightly included attachment at the base.	**3.5**	**Remove –** conflicts with pond construction.
515	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	45	NA	MP, M	N	Some past branch failures.	**3.0**	**Retain.**
519	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	40	NA	MP, MP	N	High crown. Deadwood.	**3.0**	**Remove –** conflicts with pond construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
522	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	35	NA	MP, M	N	Very high crown. Sweep.	**2.5**	**Retain.**
527	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	50	NA	M, M	N	Forest-grown.	**3.5**	**Retain.**
528	Red Alder *(Alnus rubra)*	32	NA	MP, MP	N	Forest-grown, high crown.	**2.5**	**Remove –** conflicts with building construction.
528A	Paperbark Birch *(Betula papyrifera)*	32	NA	P, MP	N	Deadwood.	**2.5**	**Retain.**
531	Red Alder *(Alnus rubra)*	48	NA	MP, M	N	Included attachment. Past top failure.	**3.5**	**Remove –** conflicts with pond construction.
531A	Paperbark Birch *(Betula papyrifera)*	~15/15/15	NA	MP, MP	N	Previously failed branches. Multiple additional stems. included attachment at base.	**2.5**	**Remove –** conflicts with building construction.
532	Red Alder *(Alnus rubra)*	30	NA	MP, M	N	Phototropic.	**2.0**	**Remove –** expected to be impacted by construction of the pond.
532A	Red Alder *(Alnus rubra)*	37	NA	MP, M	N	Previously failed branches.	**2.5**	**Remove –** conflicts with building construction.
533	Red Alder *(Alnus rubra)*	30/15	NA	P, P	N	In decline. Almost no live crown.	**3.0**	**Retain.**
537	Douglas-Fir *(Pseudotsuga menziesii)*	144	90	G, G	Y	Healthy foliage. Good trunk taper.	**9.5**	**Retain.**
539	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	MP, MP	N	High crown. Deadwood.	**3.0**	**Retain.**

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
540	Bitter Cherry *(Prunus emarginata)*	47	NA	MP, G	N	Phototropic to the south.	**3.5**	**Retain.**
541	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	39	NA	M, M	N	Forest-grown.	**3.0**	**Remove –** expected to be impacted by pond construction.
543	Cascara *(Rhamnus purshiana)*	30	NA	P, P	N	Large amounts of deadwood. In decline.	**2.0**	**Retain.**
1000	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	41	NA	M, M	N	Not surveyed, location approximate. Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
1001	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	~40	NA	M, M	N	Not surveyed, location approximate. Forest-grown.	**3.0**	**Remove –** conflicts with building construction.
1679 /248	Paperbark Birch *(Betula papyrifera)*	40	NA	M, M	N	Forest-grown. Phototropic.	**3.0**	**Remove –** conflicts with building construction.
1680 /226	Bigleaf Maple *(Acer macrophyllum)*	87	NA	M, M	N	Co-dominant stems fusing. Some bark fungal fruiting bodies. Some deadwood throughout.	**6.0**	**Remove –** conflicts with sidewalk and road construction.
1691	Bigleaf Maple *(Acer macrophyllum)*	51	NA	M, MG	N	Past top failure. Phototropic.	**3.5**	**Remove –** conflicts with building construction.
1859	Paperbark Birch *(Betula papyrifera)*	23/16 /18	NA	MP, M	N	Multiple stems. Phototropic. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
1860	Paperbark Birch *(Betula papyrifera)*	29/20 /18	NA	MP, M	N	Multiple stems. Phototropic. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
1861	Red Alder *(Alnus rubra)*	31	NA	MP, MP	N	Previously failed top. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.

Table 1- Tree Evaluation: Gloucester Rem Lot A – 60th Avenue, Township of Langley, BC

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation
1862	Paperbark Birch *(Betula papyrifera)*	16/14 /14	NA	P, M	N	Extreme sweep to the south. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
1863	Paperbark Birch *(Betula papyrifera)*	24/13	NA	MP, M	N	Additional dead stem. Forest-grown. Included attachment at the base. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with building construction.
1865	Red Alder *(Alnus rubra)*	32	NA	MP, MP	N	Deadwood. Irregular form. Not surveyed, location approximate.	**2.5**	**Remove** – conflicts with building construction.
1866	Paperbark Birch *(Betula papyrifera)*	~20/1 5/15	NA	MP, M	N	Multiple other stems. Highly phototropic. Atop stump. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
1867	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	79	NA	P, M	N	DBH taken at 1m due to co-dominant stem location. Co-dominant stems with long inclusion. Previously failed tops. Not surveyed, location approximate.	**5.5**	**Remove** – conflicts with building construction.
1868	Paperbark Birch *(Betula papyrifera)*	~20/2 0/15	NA	MP, MP	N	Large sweeps. Past stem failure. Not surveyed, location approximate.	**2.5**	**Remove** – conflicts with building construction.
1871	Paperbark Birch *(Betula papyrifera)*	22/19 /13	NA	MP, M	N	Stems joined at the base. Elevated root base. High crown. Not surveyed, location approximate.	**3.0**	**Remove –** conflicts with building construction.
9510	Black Cottonwood *(Populus balsamifera* ssp. trichocarpa)	32	NA	MP, MP	N	High crown. Previously failed top. Not surveyed, location approximate.	**2.5**	**Remove –** conflicts with pond construction.
9685	Paperbark Birch *(Betula papyrifera)*	36/21	NA	MP, MP	N	Dieback. *Not surveyed, location approximate.*	**3.5**	**Remove –** conflicts with road construction.

Tree #	Type	DBH (cm)	LCR (%)	Condition (Structure, Health)	Significant Y/N	Comments	TPZ (m)	Recommendation

ADDITIONAL RECOMMENDATIONS

- **In order to prevent root damage, which may adversely affect the health and or stability of the retained trees, any ground disturbance or grade alteration within the recommended Tree Protection Zone provided in the table above shall be under the direction of the project arborist.**
- **Location is approximate for all non-surveyed trees.**
- **Permission from the registered owner(s)/city is required prior to the removal of all city, offsite, and shared trees regardless of their size.**

Note: 'OS' refers to Offsite trees and due to restricted access their diameters are approximate. An assessment of offsite trees does not imply they are safe as the restricted access prevented a thorough review. Shared trees/hedges have been assessed as onsite trees in the summary. 'C' refers to trees on City property.

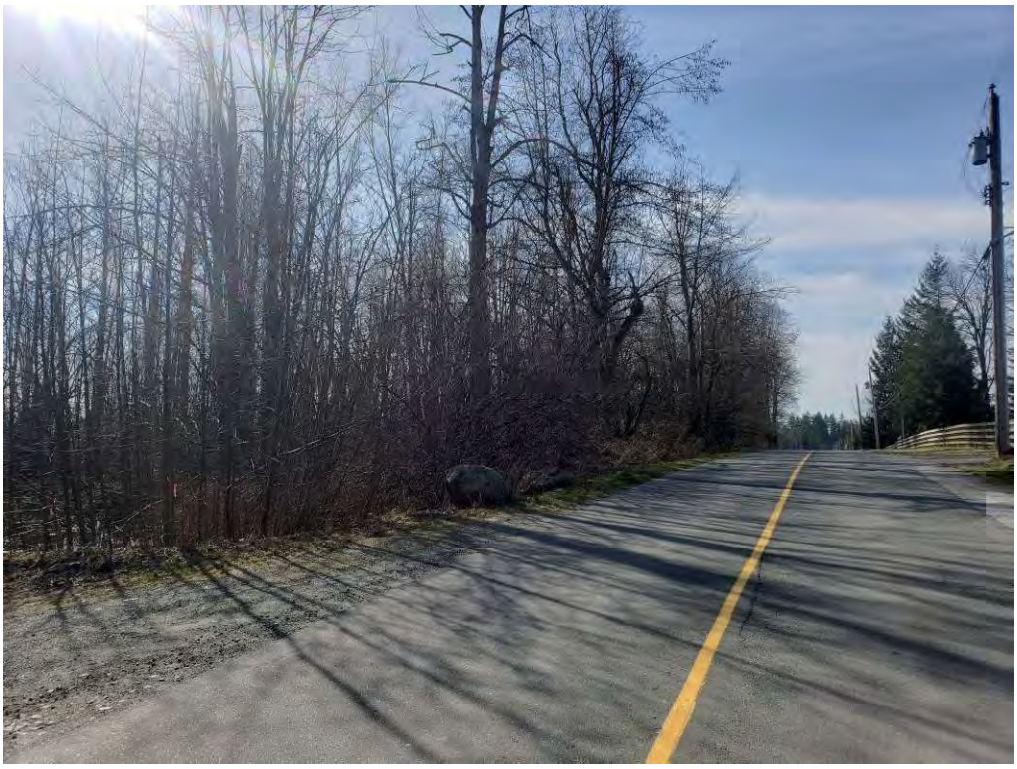


Figure 1. Subject site along 60th Avenue looking west.



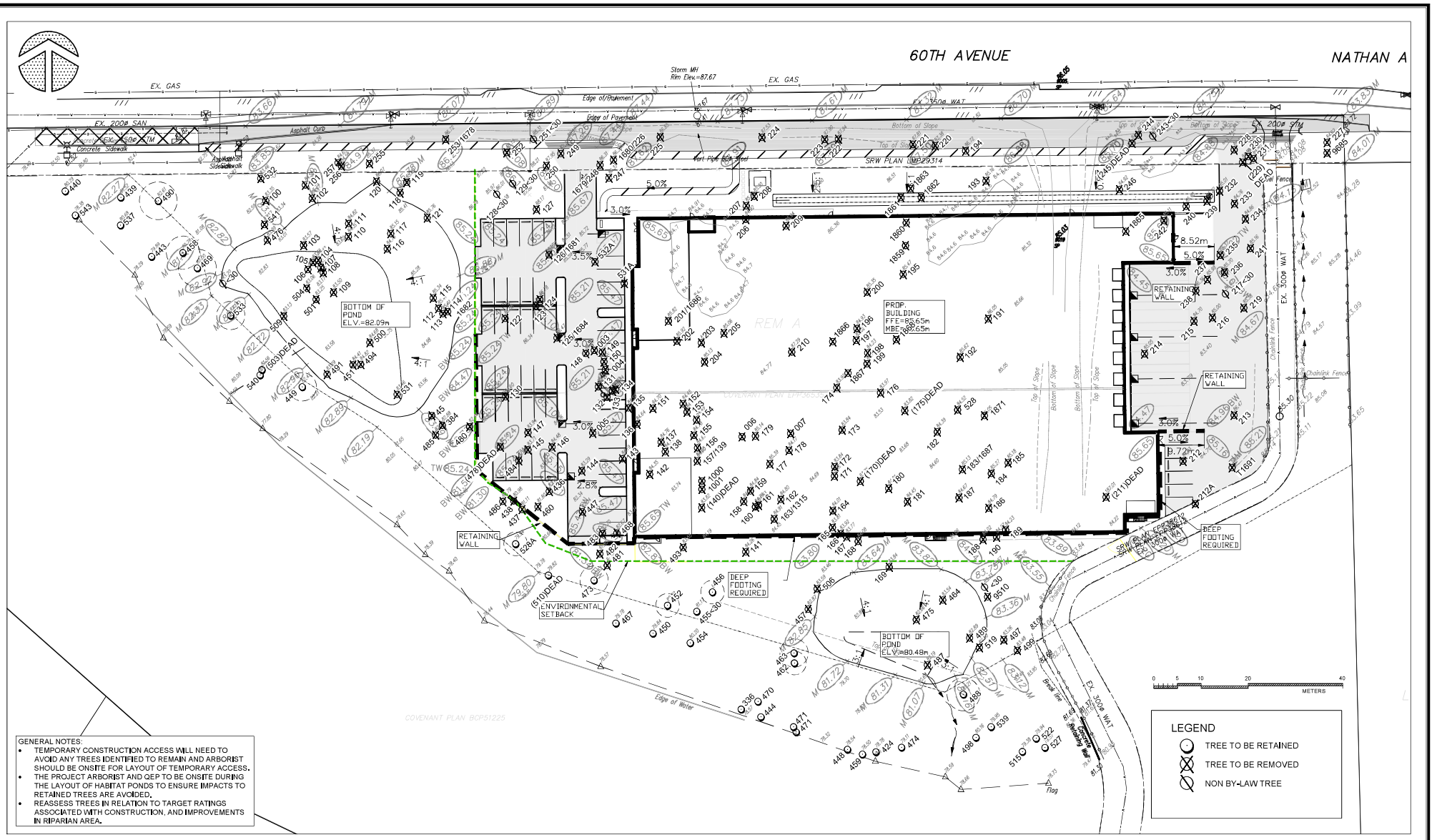
Figure 2. Asphalt path along eastern property line.



Figure 3. Within subject site.



Figure 4. West end of subject site.



GENERAL NOTES:

- TEMPORARY CONSTRUCTION ACCESS WILL NEED TO AVOID ANY TREES IDENTIFIED TO REMAIN AND ARBORIST SHOULD BE ONSITE FOR LAYOUT OF TEMPORARY ACCESS.
- THE PROJECT ARBORIST AND QEP TO BE ONSITE DURING THE LAYOUT OF HABITAT PONDS TO ENSURE IMPACTS TO RETAINED TREES ARE AVOIDED.
- REASSESS TREES IN RELATION TO TARGET RATINGS ASSOCIATED WITH CONSTRUCTION, AND IMPROVEMENTS IN RIPARIAN AREA.

NO.	DATE	BY	REVISION
1	DEC15/20	MK	UPDATED SURVEY
2	MAR04/21	MK	UPDATED SURVEY
3	APR28/21	MK	SITE, CIVIL & WETLANDS PLANS
4	MAY07/21	MK	SITE & CIVIL PLANS
5	MAY19/21	MK	ISDC PLAN
6	SEPT09/22	MK	GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

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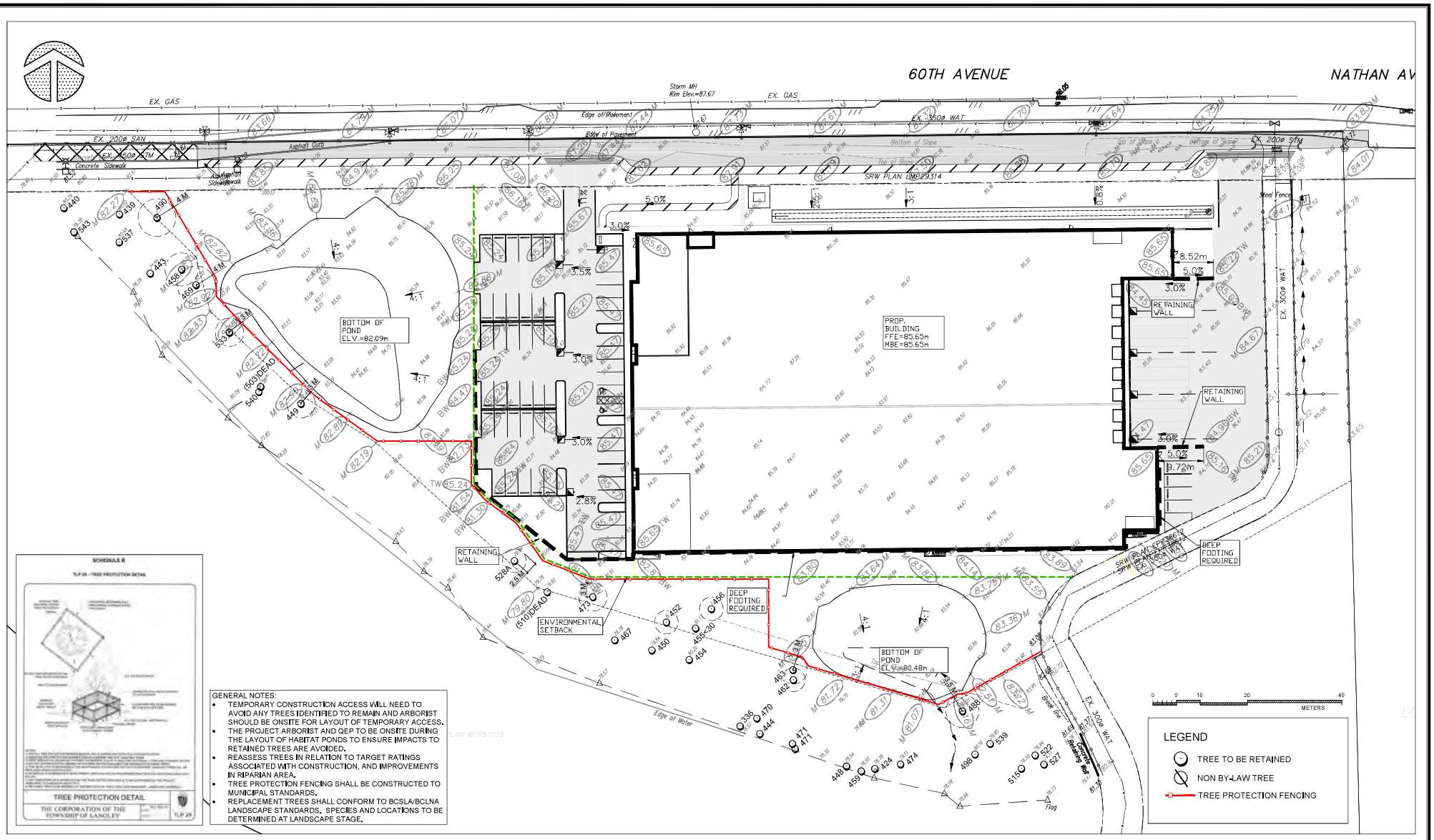
PROJECT TITLE
PROJECT # 14-08-0055
GLOUCESTER
REM LOT A - 60th AVENUE
LANGLEY TOWNSHIP, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: OCTOBER 29, 2020

T-1
SHEET 1 OF 2



SCHEDULE B

TLP 29 - TREE PROTECTION DETAIL

TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TLP 29

GENERAL NOTES:

- TEMPORARY CONSTRUCTION ACCESS WILL NEED TO AVOID ANY TREES IDENTIFIED TO REMAIN AND ARBORIST SHOULD BE ONSITE FOR LAYOUT OF TEMPORARY ACCESS.
- THE PROJECT ARBORIST AND QEP TO BE ONSITE DURING THE LAYOUT OF HABITAT PONDS TO ENSURE IMPACTS TO RETAINED TREES ARE AVOIDED.
- REASSESS TREES IN RELATION TO TARGET RATINGS ASSOCIATED WITH CONSTRUCTION, AND IMPROVEMENTS IN RIPARIAN AREA.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS, SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NO.	DATE	BY	REVISION
1	DEC18/20	MK	UPDATED SURVEY
2	MAR04/21	MK	UPDATED SURVEY
3	APR28/21	MK	SITE, CIVIL & WETLANDS PLANS
4	MAY07/21	MK	SITE & CIVIL PLANS
5	MAY19/21	MK	ISDC PLAN
6	SEPT09/22	MK	GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
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PROJECT TITLE
PROJECT # 14-08-0055
GLOUCESTER
REM LOT A - 60th AVENUE
LANGLEY TOWNSHIP, B.C.

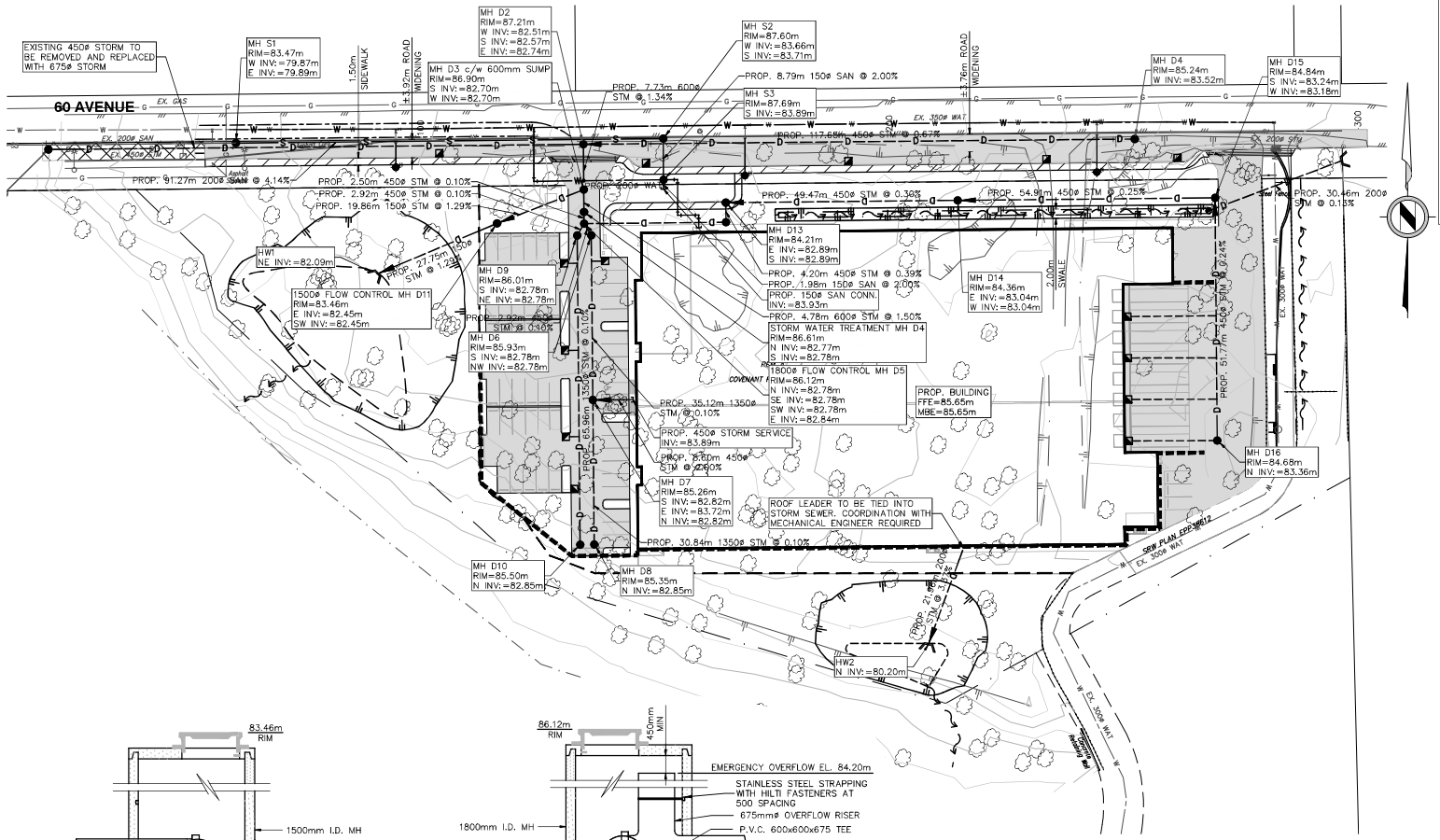
SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN

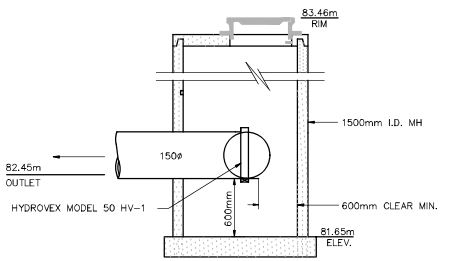
CLIENT

DRAWN: MK
SCALE: AS SHOWN
DATE: OCTOBER 29, 2020

T-2
SHEET 2 OF 2

ATTACHMENT K
Preliminary Servicing and Grading Plan





WEST FLOW CONTROL MANHOLE D11 DETAILS
N.T.S.

EAST FLOW CONTROL MANHOLE D5 DETAILS
N.T.S.

NOTES
CONTRACTOR TO CONTACT TELUS, HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: -

LEGAL: PARCEL A (REF PLAN 5080) SOUTH WEST ¼ SECTION 8, TOWNSHIP 14, NEW WESTMINSTER DISTRICT, EXCEPT PARCEL ONE (REFERENCE PLAN 15620), PLANS LMP51701, BCP51227 AND EPP38776

OWNER: BEEDIE DEVELOPMENT GROUP
3030 GILMORE DIVERSION, BURNABY, V5G 3B4, PH: 604-435-3321

PROJECT: GLOUCESTER REM LOT A
REM LOT A 60 AVE, LANGLEY, BC

ENGINEER: APLIN MARTIN
201 • 12448 82 Avenue, Surrey, B.C, V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

SEAL

I, ERIC LUM, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS IN HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS: _____

No	Date(D/M/Y)	REVISIONS
3	23/04/21	FOR COORDINATION
4	20/05/21	FOR COORDINATION
5	29/10/21	FOR COORDINATION
6	26/11/21	FOR COORDINATION
7	01/09/22	FOR COORDINATION

DESIGN BY: PM
DRAWN BY: PM
APPROVED BY: EEL
DATE: MAY 2021
SCALE: HORIZ. 1:500 VERT. N/A

MUNICIPAL PROJECT No. TBD

The Corporation of the Township of Langley

Township of Langley Est.1873

SERVICING PLAN

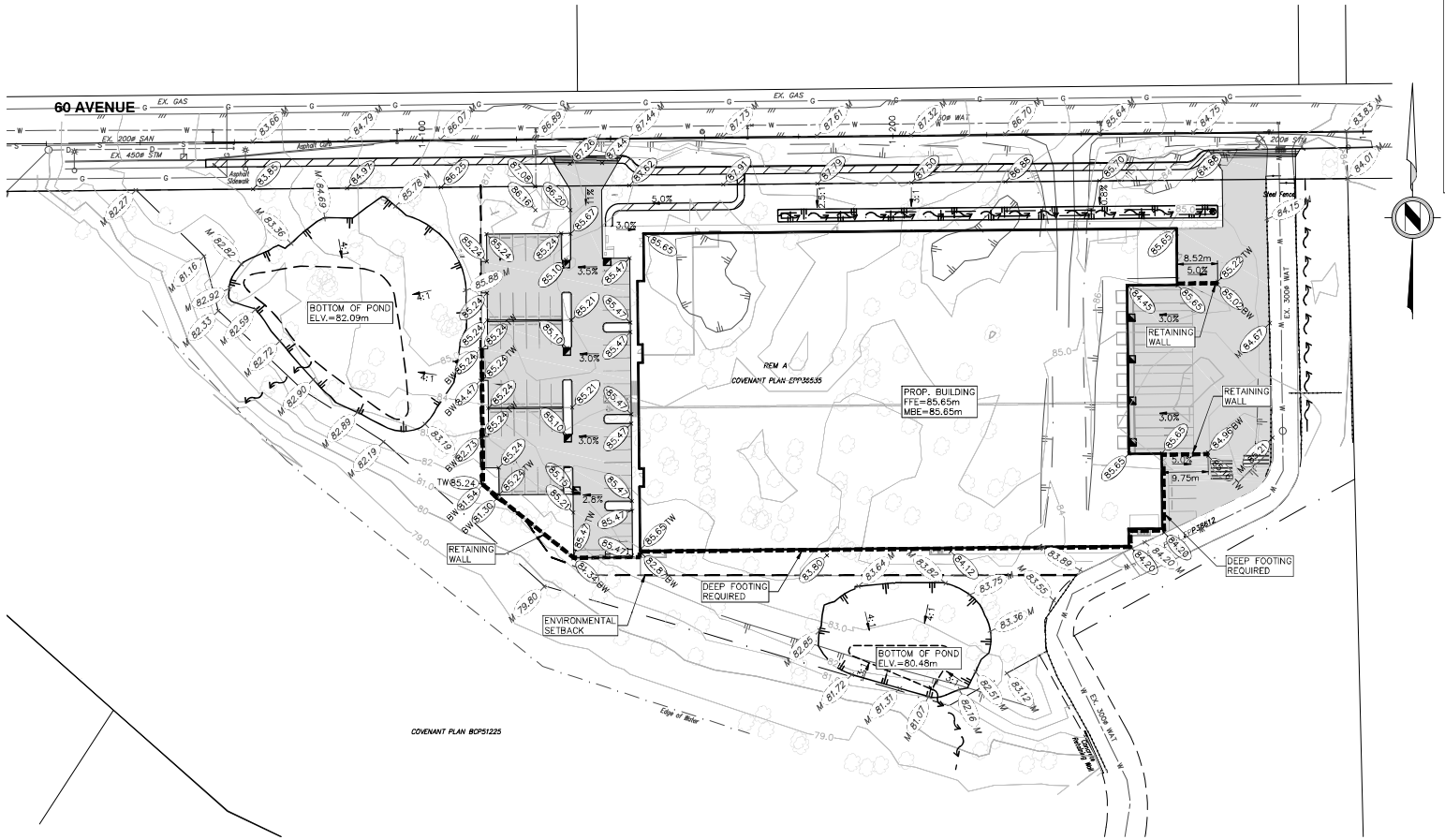
DESIGN FILE No
PLAN No 21-008-05
AS BUILT No. -
SHEET NO. 02 of 02
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F.1 - Page 69

Sep 01 2022 - 4:28pm M:\YEAR\2021\21-008\ONSITE_PRODUCTION\21-008-03 - Servicing Plan.dwg - Clark



LEGEND

SWALE	
RETAINING WALL	
LAWN BASIN	
CATCH BASIN C/W ALUMINUM TRAPPING HOOD AS PER MMCD	
PROPOSED ELEVATION	+(47.95)
MEET EXISTING ELEVATION	+(46.46)M
GRADE	2.0%
EXISTING GROUND CONTOUR	46.5
MBE – MIN. BASEMENT ELEV. (m) FFE – FINISHED FLOOR ELEV. (m)	MBE=46.00 FFE=47.20

NOTES

CONTRACTOR TO CONTACT TELUS, BC HYDRO, FORTISBC AND BC ONE CALL PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

BENCHMARK: -

LEGAL: PARCEL A (REF PLAN 5080) SOUTH WEST ¼ SECTION 8, TOWNSHIP 14, NEW WESTMINSTER DISTRICT, EXCEPT PARCEL ONE (REFERENCE PLAN 15620), PLANS LMP51701, BCP51227 AND EPP38776

OWNER: **BEEDIE DEVELOPMENT GROUP**
3030 GILMORE DIVERSION, BURNABY, V5G 3B4, PH. 604-435-3321

PROJECT: **GLOUCESTER REM LOT A**
REM LOT A 60 AVE, LANGLEY, BC

ENGINEER: APLIN MARTIN
201 • 12448 82 Avenue, Surrey, B.C, V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

SEAL

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EXCEPTIONS: _____

No	Date(D/M/Y)	REVISIONS
3	23/04/21	FOR COORDINATION
4	20/05/21	FOR COORDINATION
5	29/10/21	FOR COORDINATION
6	26/11/21	FOR COORDINATION
7	01/09/22	FOR COORDINATION

DESIGN BY: PM
DRAWN BY: PM
APPROVED BY: EEL
DATE: MAY 2021
SCALE: HORIZ. 1:500 VERT. N/A

MUNICIPAL PROJECT No. TBD

The Corporation of the Township of Langley

Township of Langley Est.1873

GRADING PLAN

DESIGN FILE No
PLAN No 21-008-03
AS BUILT No. -
SHEET NO. 02 of 02
REV. 07

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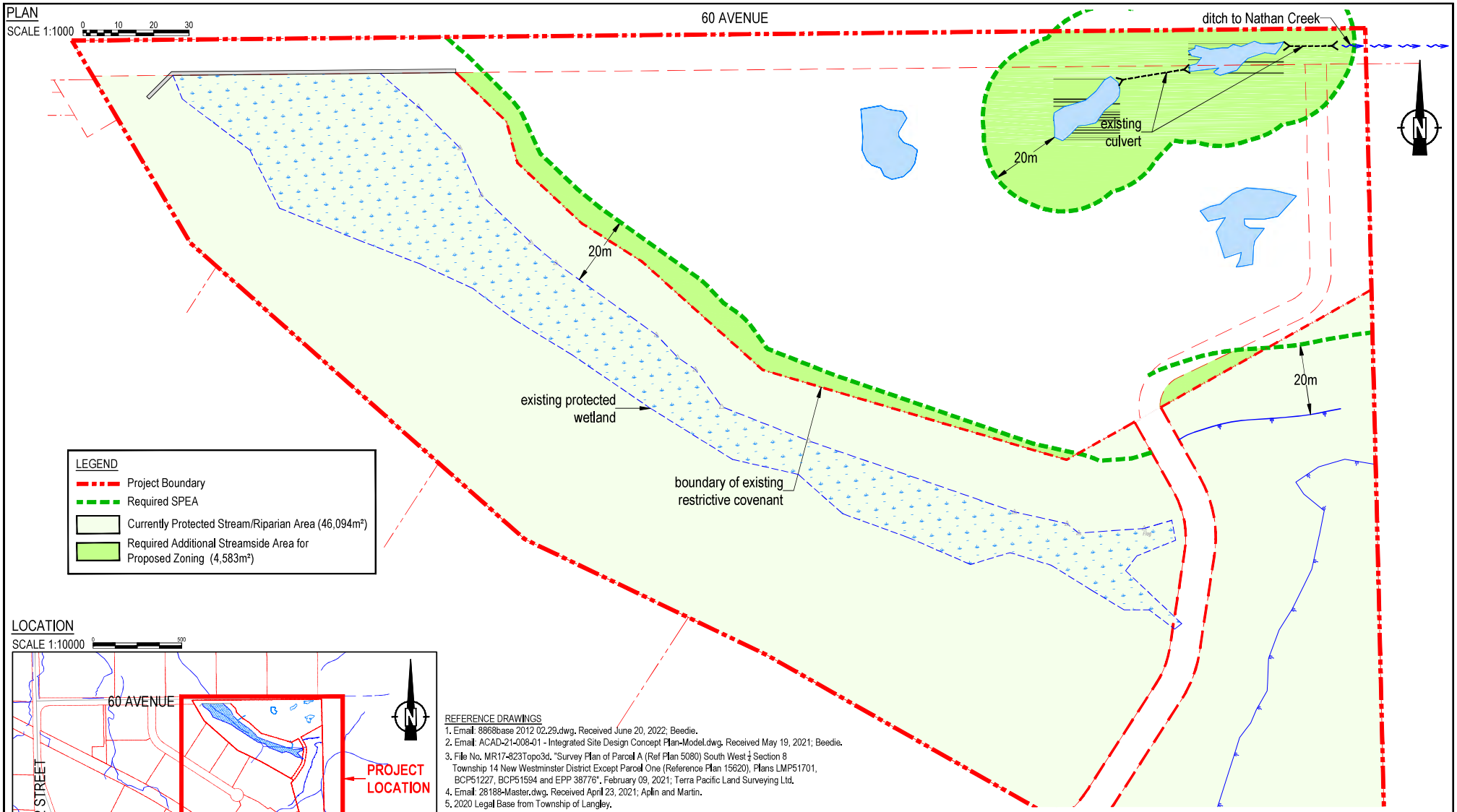
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F.1 - Page 3 of 3

Sep 01 2022 - 4:27pm M:\YEAR\2021\21-008\ONSITE_PRODUCTION\21-008-02 - Grading Plan.dwg/03 Grading Plan - Colors

ATTACHMENT L
Envirowest Drawings 467-21-09 “Required SPEA” and 467-21-10 “Proposed SPEA”

PLAN
SCALE 1:1000 0 10 20 30



LEGEND
- Project Boundary
- Required SPEA
- Currently Protected Stream/Riparian Area (46,094m²)
- Required Additional Streamside Area for Proposed Zoning (4,583m²)

LOCATION
SCALE 1:10000 0 500

REFERENCE DRAWINGS
1. Email: 8868base 2012 02.29.dwg. Received June 20, 2022; Beedie.
2. Email: ACAD-21-008-01 - Integrated Site Design Concept Plan-Model.dwg. Received May 19, 2021; Beedie.
3. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
4. Email: 28188-Master.dwg. Received April 23, 2021; Aplin and Martin.
5. 2020 Legal Base from Township of Langley.

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

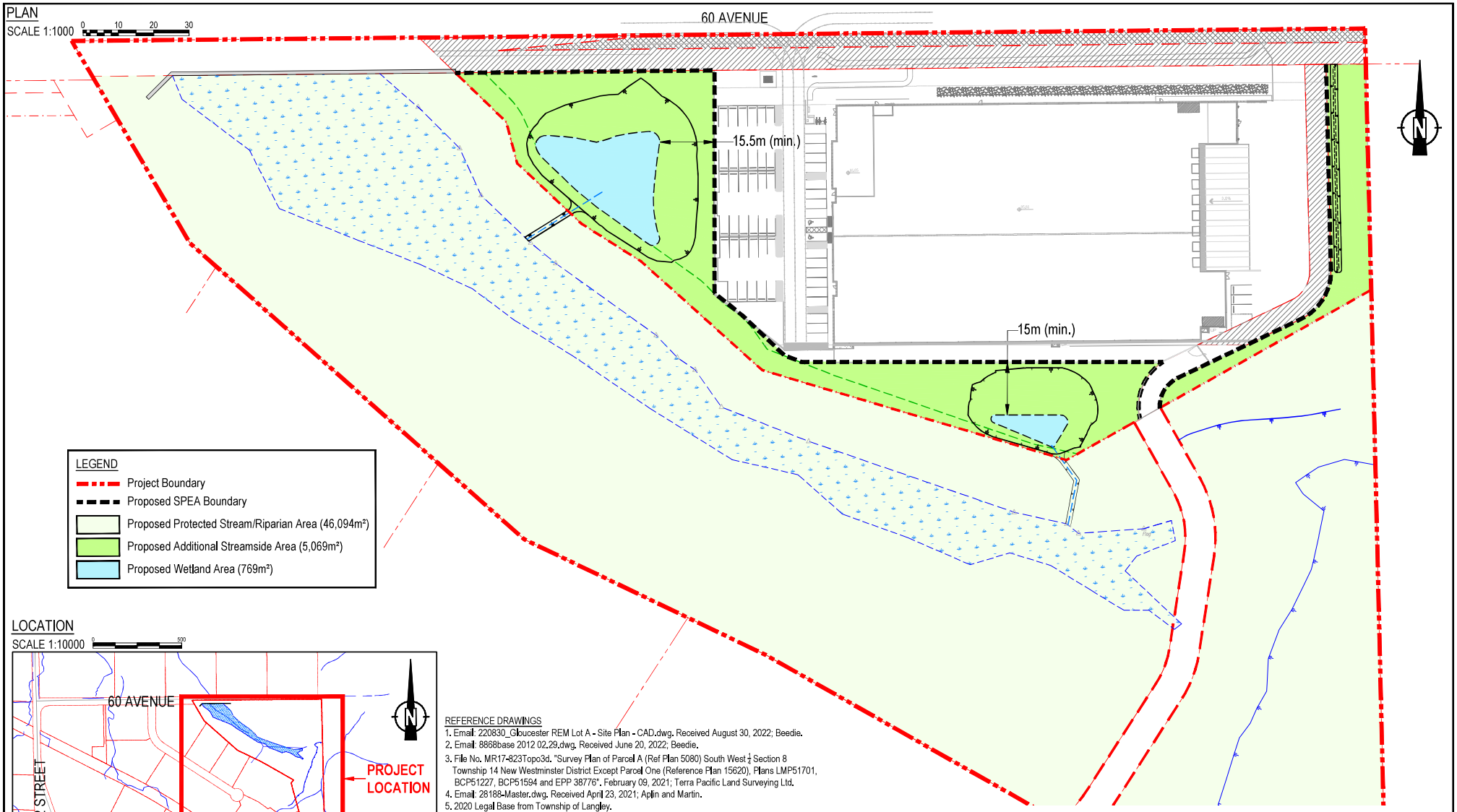
envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

REQUIRED SPEA

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW/KJ	CEV/SCM	IWW	01	September 14, 2021
SCALE: As Shown	PROJECT NUMBER: 467-21		DRAWING NUMBER: 467-21-09	
DATE: June 24, 2021				

F.1

PLAN
SCALE 1:1000 0 10 20 30



LEGEND
- Project Boundary
- Proposed SPEA Boundary
- Proposed Protected Stream/Riparian Area (46,094m²)
- Proposed Additional Streamside Area (5,069m²)
- Proposed Wetland Area (769m²)

LOCATION
SCALE 1:10000 0 500

REFERENCE DRAWINGS
1. Email: 220830_Gloucester REM Lot A - Site Plan - CAD.dwg. Received August 30, 2022; Beedie.
2. Email: 8868base 2012 02.29.dwg. Received June 20, 2022; Beedie.
3. File No. MR17-823Topo3d. "Survey Plan of Parcel A (Ref Plan 5080) South West ¼ Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 and EPP 38776". February 09, 2021; Terra Pacific Land Surveying Ltd.
4. Email: 28188-Master.dwg. Received April 23, 2021; Aplin and Martin.
5. 2020 Legal Base from Township of Langley.

161884 CANADA INC, INC No. A103821
Burnaby, BC

GLOUCESTER

envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROPOSED SPEA

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
IWW/KJ	CEV/SCM	IWW	01	September 14, 2022
SCALE: As Shown	PROJECT NUMBER: 467-21		DRAWING NUMBER: 467-21-10	
DATE: June 24, 2021				

1.1

Beedie

PUBLIC INFORMATION MEETING SUMMARY - GLOUCESTER REM LOT A

Township of Langley Project # 14-08-0055





Location: Coghlan Community Hall, 6795 256 Street - Langley, BC

Date & Time: May 25th, 2022 @ 4:00PM – 7:00PM

Executive Summary

Beedie hosted a Developer Led Public Information Session on May 25th, 2022, for project application 14-08-0055, Rezoning Application. The event was held from 4:00pm to 7:00pm at the Coghlan Community Hall at 6795 256 Street, Langley, BC. Three representatives from Beedie, one representative from Envirowest Environmental Consulting Inc. were in attendance, as well as one representative from the Township of Langley.

The Public Information Meeting was an open event with display boards **(Appendix D),** one on one walk throughs, and coffee/confectionaries from local producers. Sign in sheets were available as well as comment forms to solicit feedback on the proposed project. It has been estimated that a total of 20 attendees took part in the Public Information Meeting, of which 18 formally signed in **(Appendix E).**

Comment Forms were received in-person and submitted electronically from individuals who were not able to attend in person.

Below is a summary of the Public Information Meeting as well as an overview of feedback received. Further detail around notification, materials, photos of the event and copies of comments received are attached as appendices to this summary.

List of Attachments

- Appendix A - Newspaper Advertisement (Langley Advance Times – May 12th & 19th)
- Appendix B - Notification Area (Provided by Township of Langley)
- Appendix C - Public Information Meeting - Notification – (Sent via Mail)
- Appendix D - Photos of Event
- Appendix E – Presentation Materials
- Appendix F – Sign-in Sheet
- Appendix G – Comment Forms

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Information Session Details

Meeting Details

- Date: May 26, 2022
- Time: 4:00pm to 7:00pm
- Location: Coghlan Community Hall, 6795 256 Street, Langley, BC

Applicant and Consultant Team Representatives in Attendance

Beedie

- Adam Donnelly – Senior Director of Industrial
- Conner O'Leary – Senior Deve opment Manager, Industrial
- Akash Chahal – Development Coordinator, Industrial

Envirowest Environmental Consulting

- Ian Whyte P. Ag. – Director

Township of Langley

- Rob Nordrum - Planner

Public Attendance

- Estimated 20 Attendees
- 18 attendees signed in **(Appendix E)**
- Approximately 2 attendees did not sign in

Public Information Meeting Materials

- 17 information boards were on display (24"x 36") **(Appendix D)**
- Comment forms were available to encouraged to be filled out

Event Notification Methods

Beedie notified the local community pe tinent to the Public Information meeting through various methods including newspaper advertisements, mailouts required by the ToL, and electronic correspondence.

Newspaper Advertisement

- The meetings was advertised in two consecutive newspaper issues. The advertisements ran in the Langley Advance Times on May 12th, 2022 & May 19th, 2022 **(Appendix A).**

Mailed Notice

- On May 9th, 2022, notices were mailed and delivered by Canada Post to all addresses in the Public Information Meeting Notification Area provided by the ToL **(Appendix B).**

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Summary of Public Comments Received

A total of 29 comment forms were completed and submitted to Beedie staff before and during the Public Information Meeting (**Appendix F**). A summary of the responses received at the meeting are noted below:

Relationship to the Proposed Project:

- 20 persons work in the Gloucester area
- 2 persons were adjacent or neighboring property owners.
- 3 persons live in the Township of Langley
- 4 persons were other or retired

Do you support these lands being used for industrial and employment uses?

- 24 persons responded - Yes
- 3 persons responded - No
- 2 persons responded - Yes with conditions.

Do you have any additional feedback?

- 20 persons had no further additional feedback
- 1 person responded, *"Transit to get into Gloucester would be good as currently there is none".*
- 1 person responded, *"Over the last few years all land available for development in the Fraser Valley has been absorbed resulting in prices for industrial buildings having more than doubled in this short time period. PFG Glass Industries main focus is the manufacturing and assembling of the most high-performance insulated glass available today for the window industry in British Columbia. PFG as well as all other suppliers of glass to the window industry in the Pacific North West are working at capacity to meet not only present demands but also a drastic increase in the future for residential housing. This goal can only be met by making more industrial land available thus allowing for more manufacturing space to increase production of insulated high-performance glass that will contribute greatly to reduce energy to heat and cool residential houses in the region".*
- 1 person responded, *"We need more industrial land available in the region to accommodate growing businesses. Due to lack of available industrial opportunities prices are growing at an unsustainable rate that will negatively impact industrial/commercial business in Langley and region".*
- 1 person responded, *"We could be interested in another industrial space in the near future".*
- 1 person responded, *"Yes, if due care taken for protection of the waterway. Gloucester needs public transit for the employees".*
- 1 person responded, *"Please honor setbacks, shade areas where possible".*
- 1 person responded, *"I just built a new home at* OIPPA s. 22(1) *and don't want warehousing that close to my home".*
- 1 person responded, *"Environment Concern – Beaver, bear, rabbits, eagles, etc use this area, Parking along 60th Ave is becoming a hazard – workers parking on shoulder/boulevard north side of 60th Ave. Potential noise and light pollution increase".*
- 1 person responded, *"This property should be protected on a sensitive environmental site, since it provides cool water and nutrients and other environmental benefits for west creek. It could be donated for a tax credit instead."*

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Appendix A: Newspaper Advertisement (Langley Advance Times – May 12th & 19th)

Buchanan to play for Trinity Western

Aldergrove player described as 'exceptional leader and athlete who is a student of the game' by coach

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

When Aldergrove's Cassidy Buchanan was playing basketball at Betty Gilbert school, there weren't enough girls to form a team, so she played on the the boys' team.

"All my guy friends," she laughed.

Buchanan didn't set out to be a star basketball player.

"I just did it for fun in Grades 6 and 7," Buchanan recalled.

"I loved soccer, that was my passion."

But she was very good at basketball, and by Grade 8, she decided to make it her focus.

"It had a different competitive edge that I love," Buchanan explained.

At the time, she also played basketball for Aldergrove Community Secondary School, before switching schools to Brookswood, with its legendary girls basketball program.



Aldergrove's Cassidy Buchanan was named to the All-Star AAA seniors girls basketball provincial championships. She will be playing for Trinity Western University in Langley. (Nana Kim/Special to Langley Advance Times)

Since then, the 5'10" guard has amassed a long list of athletic accomplishments that include being named an All-Star at the AAA seniors girls basketball provincial championships; MVP at the Eastern Fraser Valley senior girls basketball championships, where Brookswood won the championship game; and winning bronze at the U15 Girls National Championships in 2019.

Buchanan was also selected to play on the U18 Team BC which will be competing at the Canada Summer Games in August.

Buchanan is often asked if she plans to play professional basketball, and her answers have been noncommittal.

"The goal had always been to get to university," said Buchanan, who graduated Brookswood with honours.

> "The goal had always been to get to university."
> BUCHANAN

In February, she accomplished her goal, when Trinity Western University (TWU) in Langley announced her signing.

Buchanan, who will be studying kinesiology, called TWU "the best fit for me."

"After going through the recruiting process and laying out all my options, it became obvious that Trinity Western is the right choice for me," Buchanan said.

Coach Cheryl Jean-Paul noted Buchanan is coming to Trinity with "great experience" at the high school, provincial team, and high performance levels.

"She is an exceptional leader and athlete who is a student of the game and constantly striving to improve her knowledge and ability."

PUBLIC INFORMATION MEETING

PROPOSED DEVELOPMENT
LATIMER HEIGHTS
Site address: 20049 82 Ave
Date & Time: Monday, May 16th, 2022
Location: Discovery Centre, 20049 82 Ave



Vesta Properties Ltd. has applied to Township of Langley to rezone the property to a Comprehensive Development zone to allow for a 45-storey residential building and 6,750 sq.ft. commercial space.

You are invited to attend a Public Information Meeting on Monday, May 16th, 2022 between 5:30 PM and 8:00 PM to view the development proposal, meet the project team and provide comments. Your input is welcomed prior to Council's consideration of this application.

For more information please call the Development Manager, Michael Schmidt at 604-888-7869 Ext. 230.

Vesta Properties BC Office
Suite 101A - 9770 196A St., Langley BC, Canada V1M 2X5
Tel: 604-888-7869 | Fax: 604-888-7895

VESTA PROPERTIES VESTAPROPERTIES.COM

Beedie

DEVELOPER LED PUBLIC INFORMATION MEETING
Township of Langley Project#: 14-06-0055

Beedie has applied to the Township of Langley to rezone the subject property (PID: 012-972-622) located in the North-East Quadrant of the Gloucester Industrial Park at the corner of 60th and 274th, abutting the City of Abbotsford border. This application is proposing to rezone from RU-1 (Rural Zone) to M-2A (Medium Industrial) which is aligned with the Township of Langley - Official Community Plan and Gloucester Community Plan.

You are invited to attend a public information meeting to view the proposal and provide comments / feedback prior to Township Council's consideration of this application.



Public Information Meeting- Date, Time & Location:

Date: **Wednesday, May 25th, 2022**
Time: **4:00 PM to 7:00PM**
Location: **Coghlan Community Hall, 6795 256th Street, Langley, BC**

If you are unable to attend or have any questions, please feel free to reach out to connect with us by email to conner.oleary@beedie.ca or call us at 604-436-7687

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Rivermen clipped

Latest team to fall to Nanaimo juggernaut

Langley Rivermen have been eliminated from the Shaw BCHL Playoffs after a 6-1 defeat on May 4.

Playing on home ice at George Preston, Langley opened the scoring in the first period on a deflection goal by Riley Wallack, but Nanaimo got a short-handed goal from Kai Daniells and a power-play marker from Waters before the end of the frame to take a 2-1 lead.

The Clippers built on that lead in the second stanza, when Keighan Gerrie and Daniells both scored and the team finished things off with a Brody Waters empty-netter and a Charles Tardif marker in the third to make it 6-1.



Wallack

Nanaimo netminder Cooper Black also continued his run of excellence in the playoffs, making 31 saves on 32 shots in Game 4.

Nanaimo won all 12 of its playoff games, sweeping the Surrey Eagles, Chilliwack Chiefs, and most recently the Rivermen.

The undefeated Clippers' effort permanently benched the Rivermen for the rest of the season and ensured Nanaimo advances to the championship against the Penticton Vees.

Langley Rivermen had defeated the Victoria Grizzlies four games to one during the coastal conference quarter-finals in mid-April.

Then, they advanced to the semifinals, where they beat the Alberni Valley Bulldogs four games to two in the best-of-seven play.





Kristina Laven's Grade 6/7 class at Coghlan Fundamental Elementary, after studying a book about refugee children, held a fundraiser to provide a welcome basket for a refugee family new to the community. Below is the large poster the students created for the project. (Coghlan/ Special to the Langley Advance Times)

Students welcome family

Lesson on refugees become opportunity to help others

Heather Colpitts
news@langleyadvancetimes.com

Coghlan Fundamental Elementary teacher Kristina Laven was impressed that her Grade 6/7 class wanted to do something to make refugees new to the community feel welcome and figured their toonie drive would hopefully bring in a modest amount.

The students had other ideas.

"Our initial goal was to raise about $450 (around $2 per student in the school) but after our first day of collecting, we had already exceeded our goal," she said.

"The kids were totally shocked and excited to see how much they had raised. It was thanks to the whole Coghlan Fundamental Community that we were able to raise over $1,500 – such an accomplishment."

Her class of 28 students approached the campaign with the precision of a military exercise.

It all started with a novel study of Alan Gratz's book Refugee which traces the tale journeys of three refugees during different eras and from different cultures, people escaping war, famine, politics and other hazards.

It's a historical fiction novel that follows the storyline of 12-year-old refugees. One was a German Jewish boy escaping Nazi Germany on the MS St. Louis to Cuba in the 1940s, the second a Cuban girl travelling from Cuba to Miami on a raft in 1994, and the third, a Syrian boy travelling from Syria to Germany in 2016. At the end of the book, many of the refugees talked about the positive impact of people in their new countries welcoming them with open arms, offering, housing, food, and more.

"The students absolutely loved the book, but it was also pretty heavy," Laven said.

"I wanted to show them that even though there are so many of these sad stories, it doesn't mean they, too, can't be the ones that can help out and bring a smile to refugees."

Then the class had a presentation from Langley Community Services Society settlement worker Miggy Ferrera on coming to a new land as a refugee and what happens in their own community.



"Miggy from LCSS was amazing throughout every step of the process, and I look forward to continuing working with the organization for fundraising and community-based projects," Laven said.

The fundraiser was a class initiative advertised to the whole school of about 220 students and was completely student-run. Laven helped them organize into sub-committees for marketing, communications, shopping, accounting, and logistics.

"Students advertised the fundraiser as a toonie drive to the entire school and made it a class competition to entice everyone to donate," Laven explained.

"The class that raised the most amount of money won a big candy bucket. We ran the fundraiser for just over a week and collected the funds from the classes every one to two days. From the get-go we were shocked to see that students were donating way more than just toonies. We had $100, $50, $20, $10, and $5 bills in the mix."

Laven said the topic can be 'heavy' and difficult to learn about.

"With this initiative, my hope was that with all of the hard things going on in the world right now, the students would be able to realize that they are not too young to make a difference. It can start small in their local community and then hopefully get them fired up to do more on a grander scale," she said.

The students recently met with Ferrera, who worked with the school throughout this initiative, to present the donations and items specially selected for a particular family new to the community.

"This is my first year at the school, and I am in awe of how involved and giving our families are – this fundraiser is a perfect example of that," Laven said.

"Kids can impress us in the most beautiful ways, they are so interested in the world around us, especially politically. The more opportunity they have to talk about the world around them and make a difference, the more they will continue to show us how capable they are."

Ferrera said he was impressed by the student's initiative. He had done an initial presentation and was surprised to be contacted by Laven about the students' desire to hold a fundraiser.

"I felt excited about the opportunity," Ferrera said.

"Kristina initially reached out to our organization to talk about how her class was reading a novel about refugees and were learning how to build empathy towards others. Her class wanted to make an impact to their local community, so we collaborated on this campaign by connecting them with one of our newcomer refugee families."

He selected a family of four young adults who had arrived here back in March 2022.

"I gave the family their gifts last Friday, May 6," he said. "They were greatly appreciative of the gifts and even wrote a thank-you card to the class. They mentioned that they look forward to shopping at the local mall and use the gift cards that they received from the welcome package."

The basket included a welcome letter from the class.

"The family felt welcomed to their new community and emphasized that Langley is full of kind-hearted people," Ferrera said.

Beedie

DEVELOPER LED PUBLIC INFORMATION MEETING
Township of Langley Project#: 14-08-0055

Beedie has applied to the Township of Langley to rezone the subject property (PID: 012-972-622) located in the North-East Quadrant of the Gloucester Industrial Park at the corner of 60th and 274th, abutting the City of Abbotsford border. This application is proposing to rezone from RU-1 (Rural Zone) to M-2A (Medium Industrial) which is aligned with the Township of Langley - Official Community Plan and Gloucester Community Plan.

You are invited to attend a public information meeting to view the proposal and provide comments / feedback prior to Township Council's consideration of this application.



Public Information Meeting- Date, Time & Location:

Date: **Wednesday, May 25th, 2022**
Time: **4:00 PM to 7:00PM**
Location: **Coghlan Community Hall, 6795 256th Street, Langley, BC**

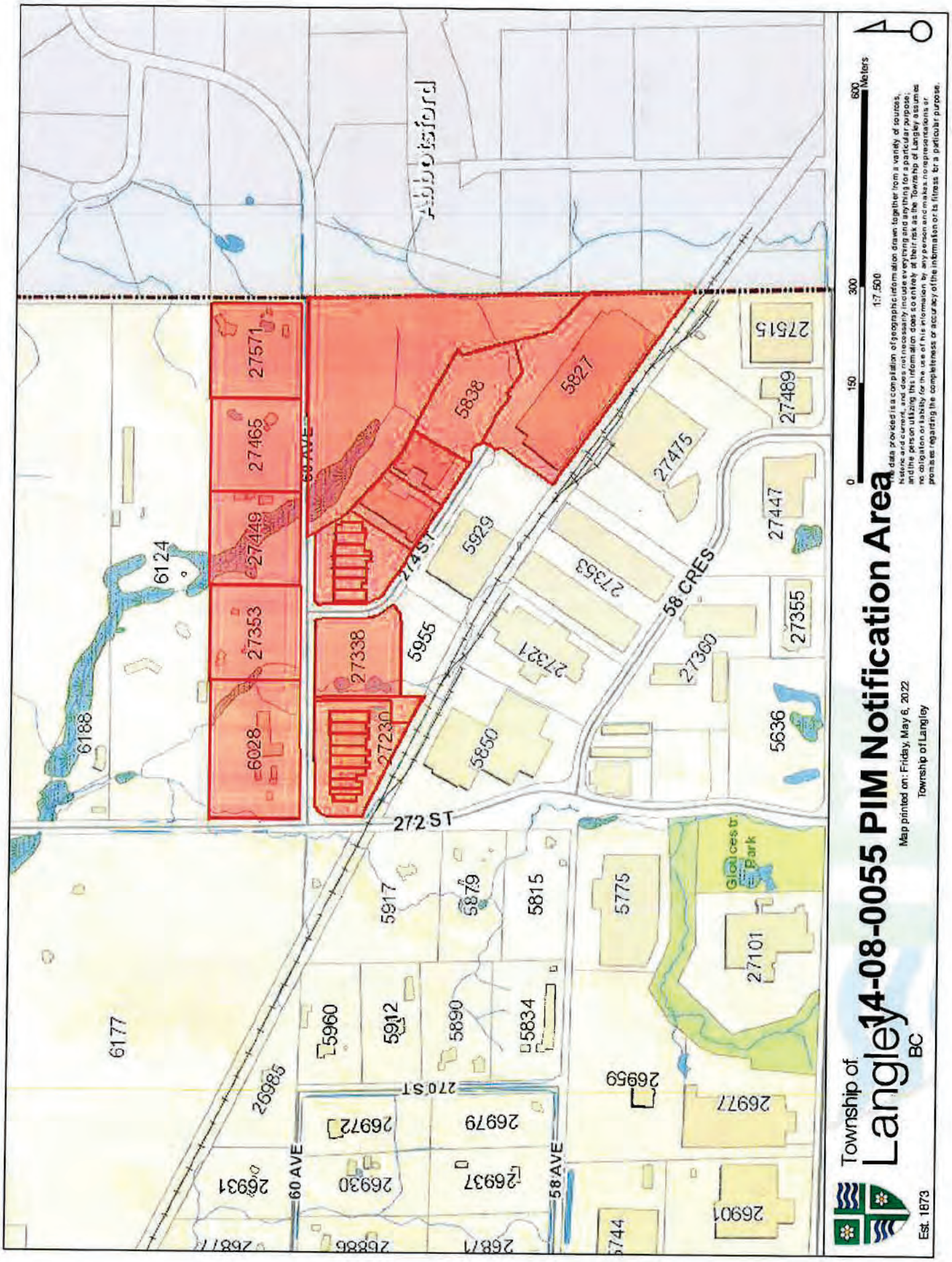
If you are unable to attend or have any questions, please feel free to reach out to connect with us by email to **conner.oleary@beedie.ca** or call us at 604-436-7687

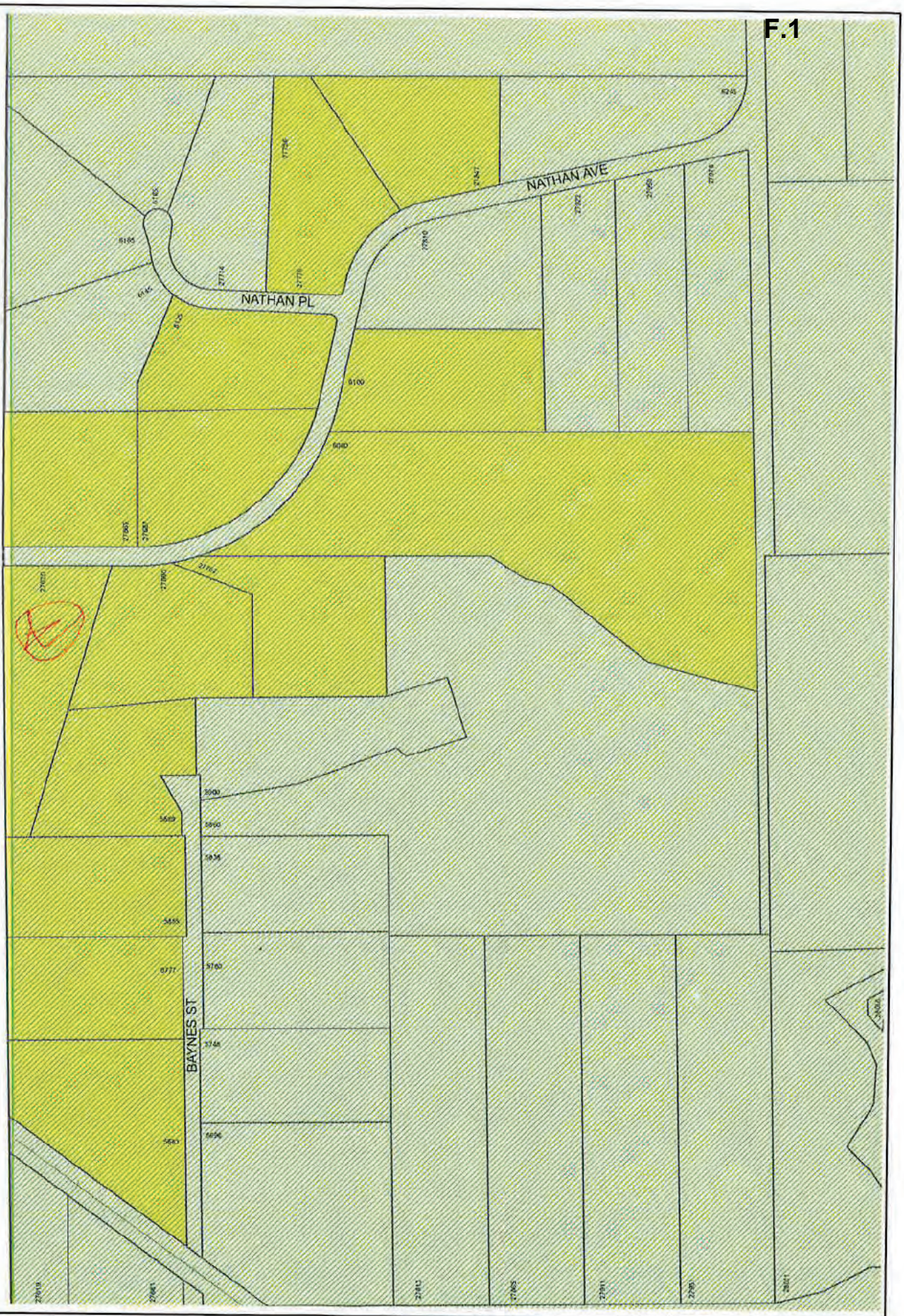
3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604 435 3321 F 604 432 7349
www.beedie.ca

LANGLEY Advance Times
YOUR SOURCE FOR LOCAL NEWS: WWW.LANGLEYADVANCETIMES.COM

Appendix B: Notification Area (Provided by Township of Langley)

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14-08-0055 PIM Notification Area
Township of Langley BC
Est. 1873
Map printed on: Friday, May 6, 2022
Township of Langley
0 150 300 600 Meters
1:7,500
272 ST
58 CRES
60 AVE
58 AVE
270 ST
27571
27465
27449
27353
6028
27338
27230
6124
6188
6177
5838
5827
5929
5955
5850
27515
27489
27475
27447
27353
27321
27360
27355
5636
5917
5879
5815
5775
5960
5912
5890
5834
27101
26985
26931
26930
26937
26972
26979
26959
26977
26901
Glences Park



ABBOTSFORD
Development Services

Nathan Avenue

N

Circle Map: ToL Request
Specified properties

Number of Properties: 14
Number of Records
Checked by Planner

L:\ArcMapProjects\DevelopmentServices\CircleMaps\WorkingCopy\ToL_NathanAve.mxd

Appendix C: Public Information Meeting - Notification – (Sent via Mail)

Beedie

DEVELOPER LED PUBLIC INFORMATION MEETING
Township of Langley Project #: 14-08-0055

Beedie has applied to the Township of Langley to rezone the subject property (PID: 012-972-622) located in the North-East Quadrant of the Gloucester Industrial Park at the corner of 60th and 274th, abutting the City of Abbotsford border. This application is proposing to rezone from RU-1 (Rural Zone) to M-2A (Medium Industrial) which is aligned with the Township of Langley - Official Community Plan and Gloucester Community Plan.

You are invited to attend a public information meeting to view the proposal and provide comments / feedback prior to Township Council's consideration of this application.



Public Information Meeting – Date, Time & Location:

Date: **Wednesday, May 25th, 2022**
Time: **4:00 PM to 7:00 PM**
Location: **Coghlan Community Hall, 6795 256th Street, Langley, BC**

If you are unable to attend or have any questions, please feel free to reach out and connect with us by email conner.oleary@beedie.ca or phone us at 604-436-7867.

We look forward to hearing from you!

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3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
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Appendix D: Photos of Event





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3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
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Appendix E: Presentation Materials

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Gloucester Rem Lot A (ToL #: 14-08-0055) – Public Information Meeting



Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – Public Information Meeting



Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Gloucester Industrial Park**

Gloucester Industrial Park – Community Plan

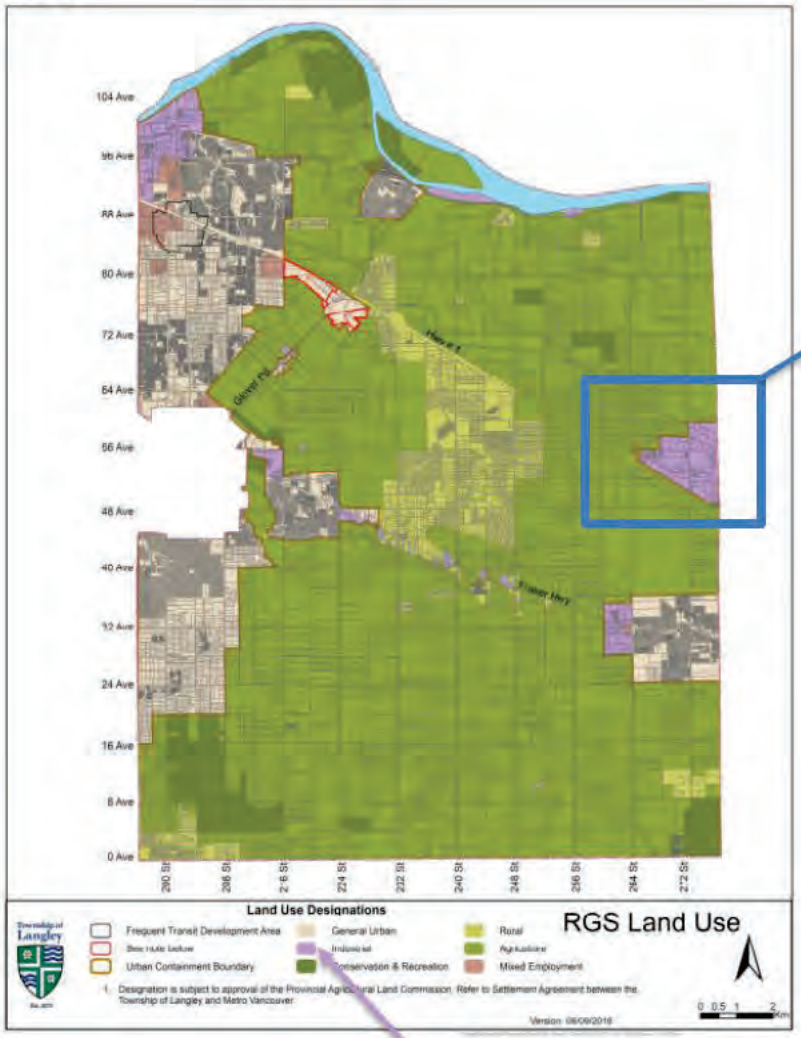
- OCP Designation: **Industrial / Conservation**
- Current Zoning: **RU-1 (Rural)**
- Proposed Zoning: **M-2A (Medium Industrial)**



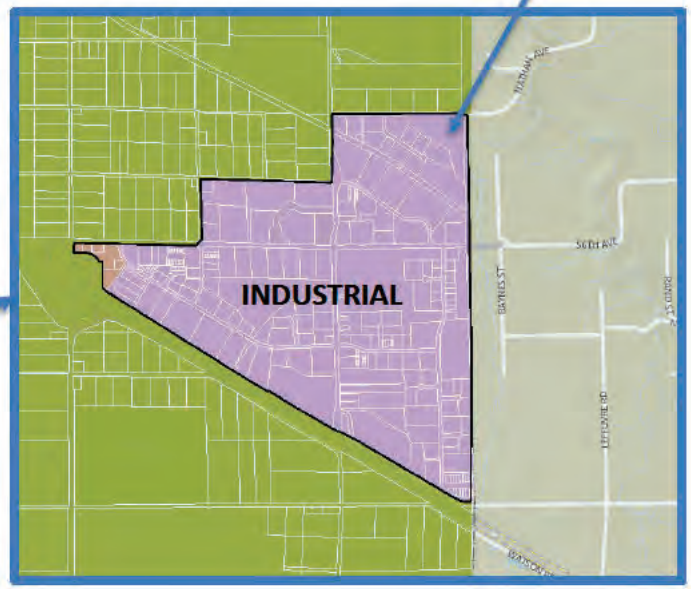


Gloucester Rem Lot A (ToL #: 14-08-0055) – **Regional Growth Strategy (RGS)**

MAP A-1



SUBJECT PROPERTY



INDUSTRIAL

Section	RGS Action	OCP Policies
2.2.4 a)	Identify industrial areas and their boundaries on a map	Industrial areas are shown on Maps 1 and A-1.
2.2.4 b)	Include Industrial policies that: i. Support and protect industrial uses ii. Support appropriate accessory uses, including commercial space and caretaker units iii. Exclude uses which are inconsistent with the intent of industrial areas, such as medium and large format retail, residential uses (other than industrial caretaker units where necessary) and stand-alone office uses to a scale that are not supportive of industrial activities	i. Section 2.4.11 states the intention of Industrial areas to be used for manufacturing and warehousing use. Section 2.3.12 supports industrial activity by minimizing impacts on existing industrial areas through buffering, landscaping and building design, as does Section 3.7.7. ii. Section 2.4.11 allows retail use directly related and accessory to the industrial use and provides for limited commercial uses to support industrial activities, subject to policies in community plans. Residential use is limited to one unit for the owner, manager, or caretaker.

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Area Context & Overview**

Property Location

- Township of Langley - Gloucester Industrial Park
- 60th Ave & 274th Street, Adjacent to Abbotsford Border

Site Area Details & Environmental Protection

- Gross Site Area: **17.0 acres**
- Net Site Area: **3.5 acres**
- Net Protected Environmental Area: **13.5 acres (Post Development)**

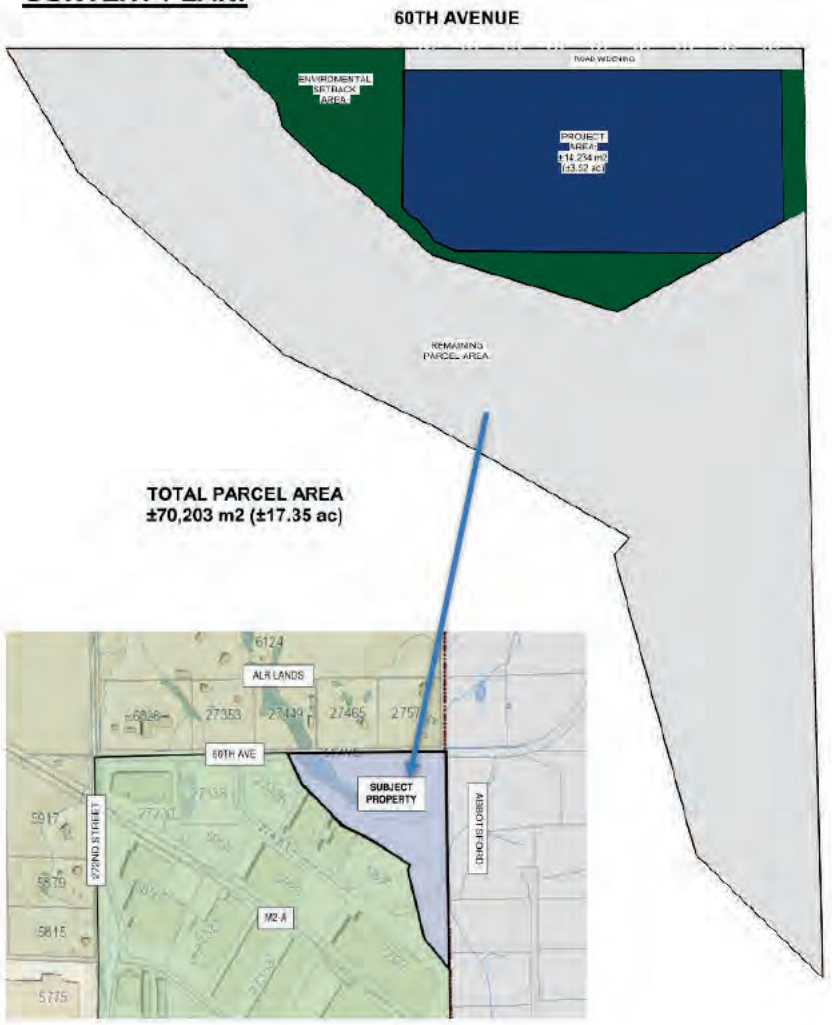
Zoning Details

- Current Zoning: **RU-1 (Rural)**
- Proposed Zoning: **M-2A (General Impact Industrial)**

Watershed Information:

- West Creek Watershed (Flowing North)
- Nathan Creek Watershed (Flowing East)

CONTEXT PLAN:

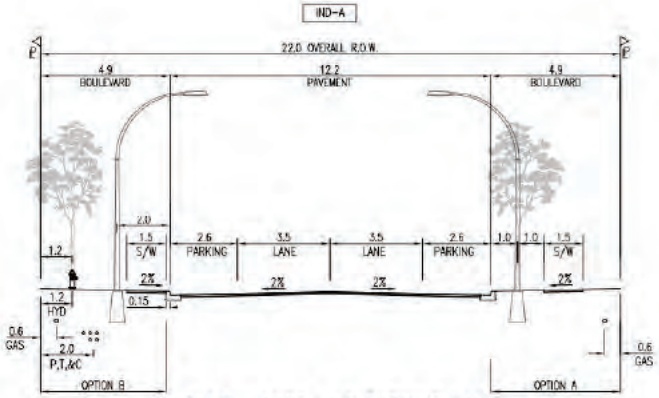


Beedie

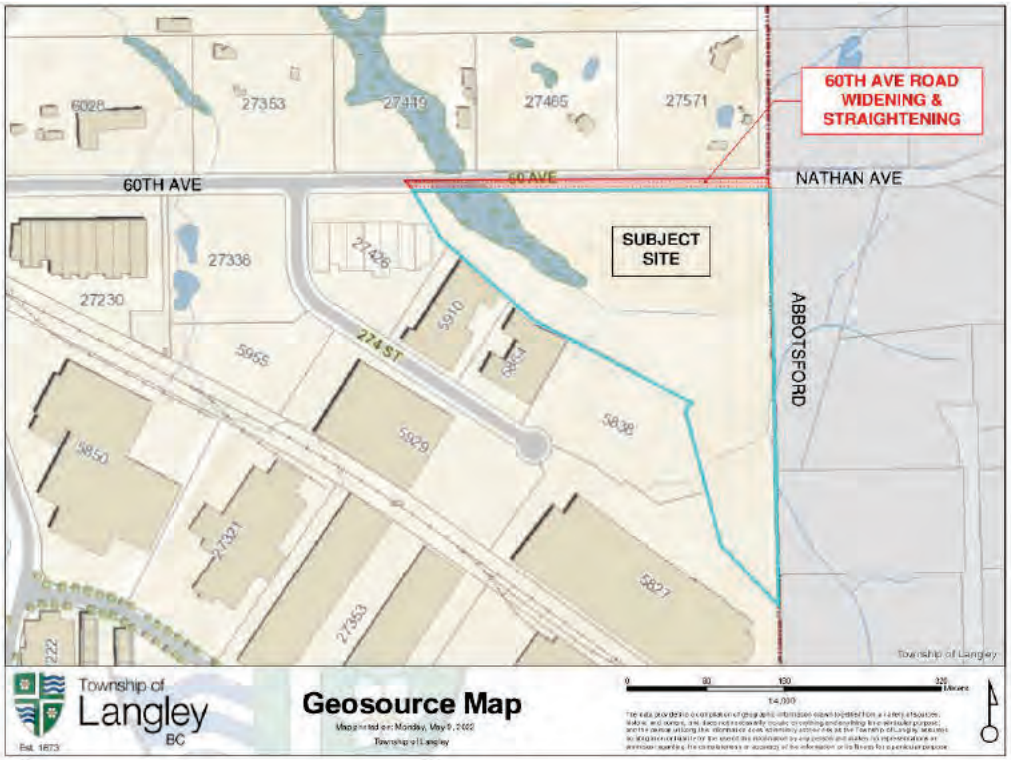
Gloucester Rem Lot A (ToL #: 14-08-0055) – **60th Ave Road Widening**

Proposed Road Widening:

- Existing Statutory Right-of-Way
- Aligning **60th Ave** with **Nathan Ave**
- Township Industrial Road Detail TLR-11
  - Two (2) Travel Lands
  - One (1) Parking Lane - South
  - One (1) Sidewalk - South



2 TRAVEL LANES + 2 PARKING LANES

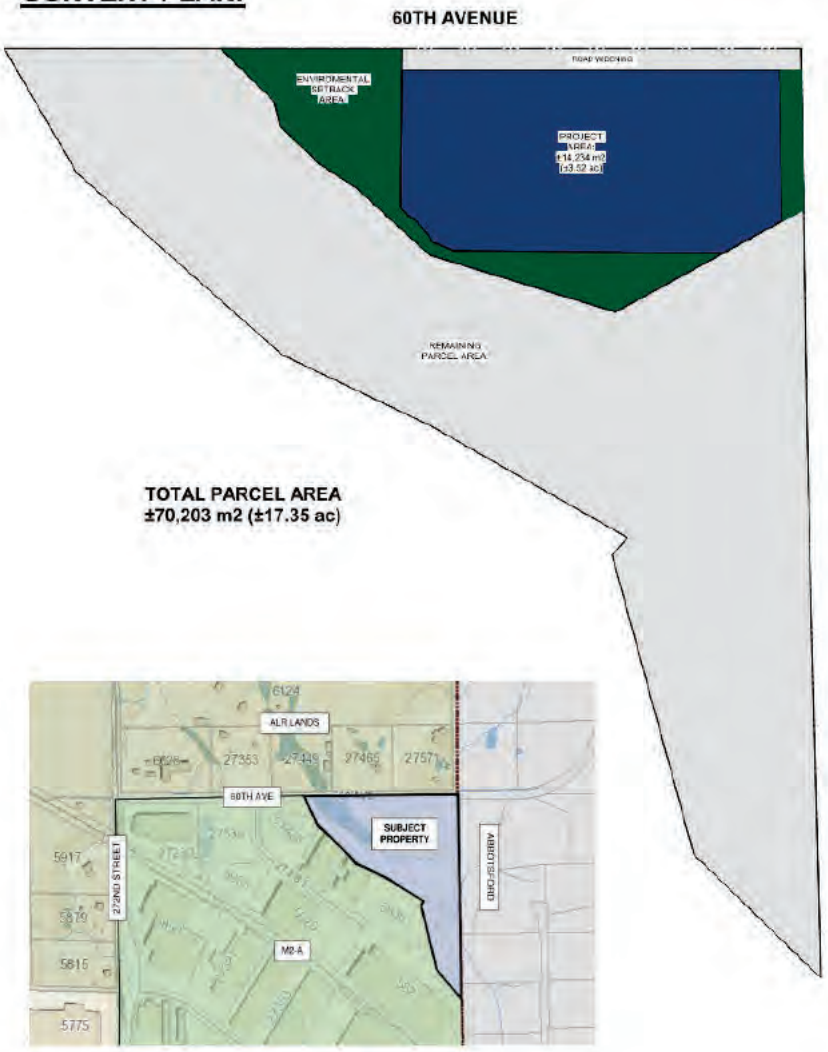


LOCAL INDUSTRIAL ROADS	
THE CORPORATION OF THE TOWNSHIP OF LANGLEY	TLR 11

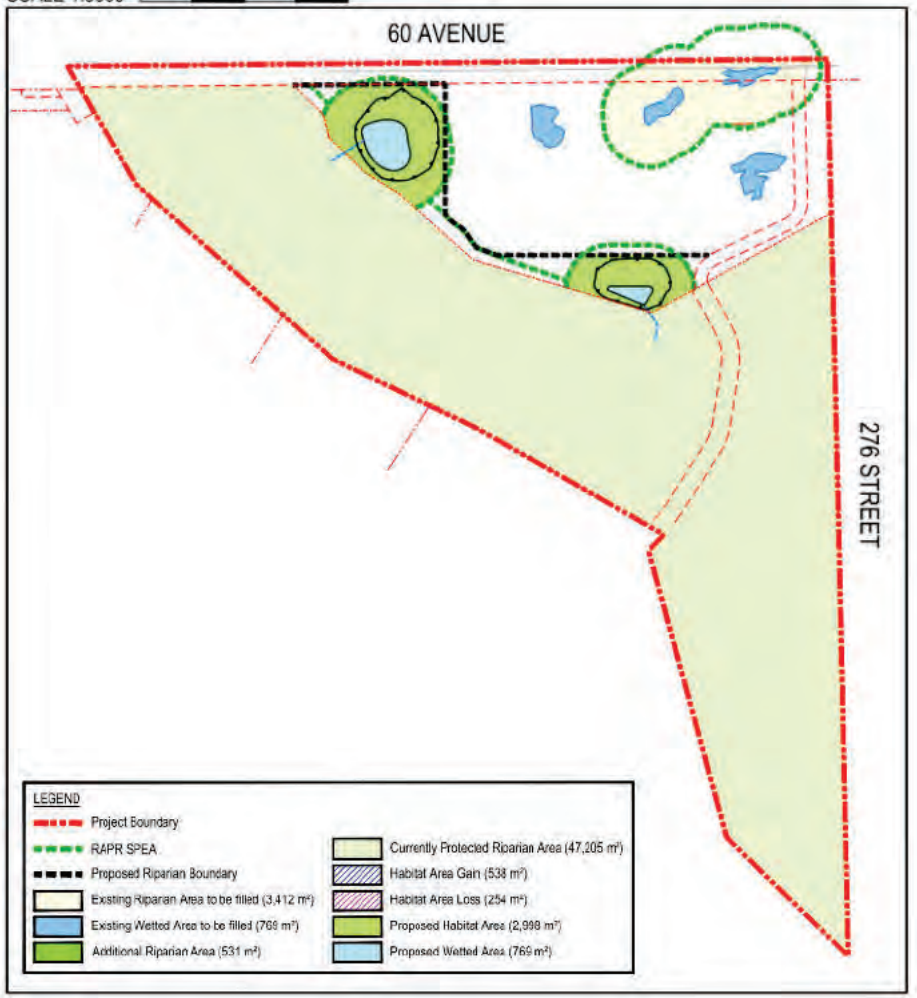
Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Area Context Plan**

CONTEXT PLAN:



KEY PLAN
SCALE 1:3000 0 50 100



Beedie

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Site Photographs**



Photograph A1. East view of southeast isolated wetland (January 6, 2021).



Photograph A3. West view of southern connected wetland (December 21, 2020).

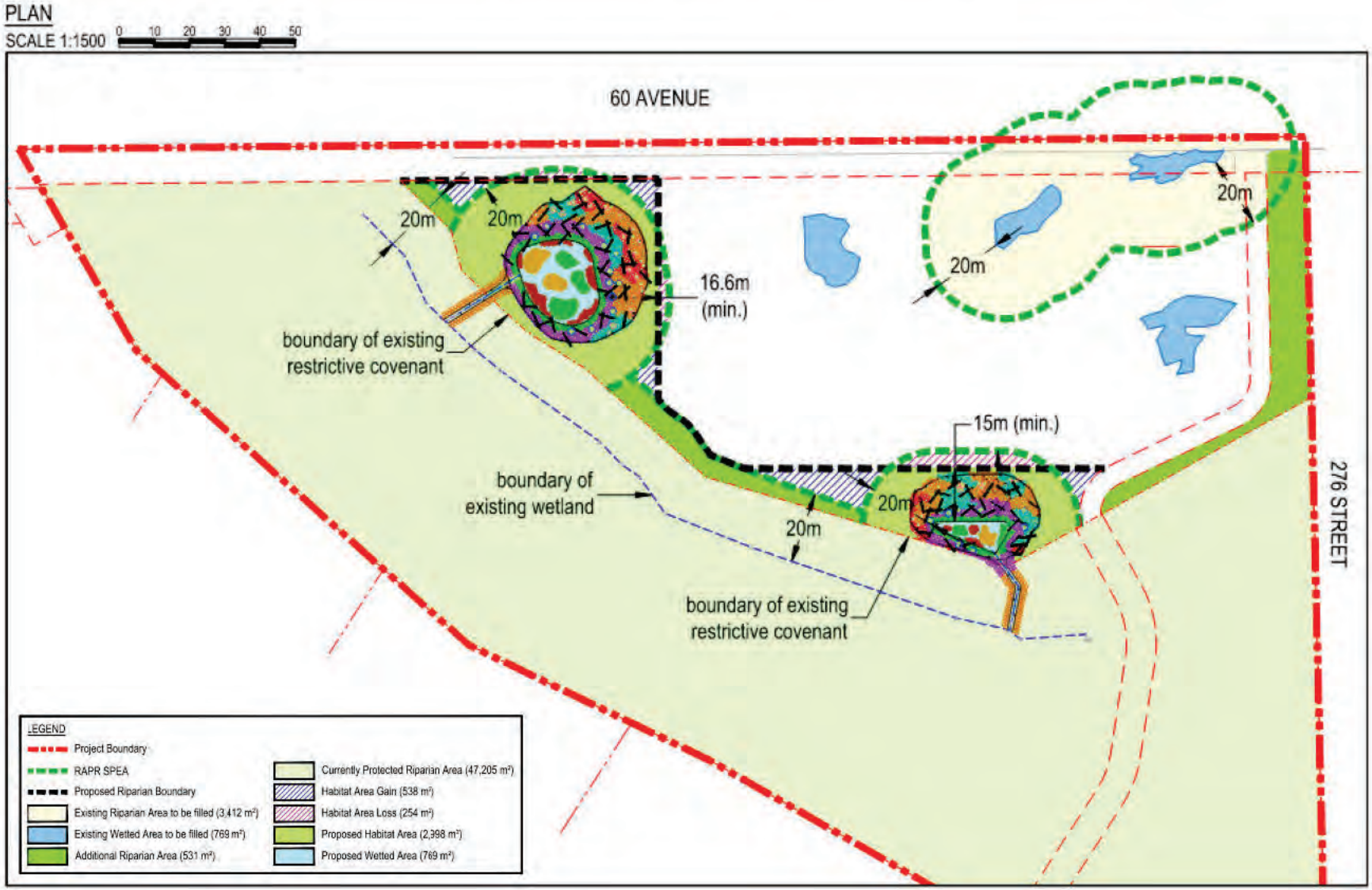


Photograph A2. West view of west isolated wetland (January 6, 2021).



Photograph A4. Typical view of wetland and vegetation (January 6, 2021).

Gloucester Rem Lot A (ToL #: 14-08-0055) – **Environmental Overview**



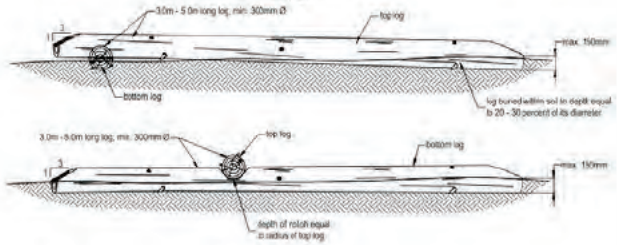
Beedie

Proposed Wetland Landscape & Habitat Drawings - **North Pond**

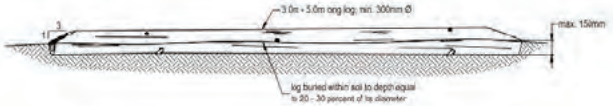
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	western redcedar	*Thuja plicata*	20	2.0m container grown (min. no. 7 pot), densely branched, well established
	Douglas-fir	*Pseudotsuga menziesii*	51	1.5m container grown (min. no. 7 pot), densely branched, well established
	Indian plum	*Oemleria cerasiformis*	162	no. 2 pot, densely branched, well established
	Nootka rose	*Rosa nutkana*	396	no. 2 pot; multi-stemmed; densely branched, well established
	salmonberry	*Rubus spectabilis*	595	no. 2 pot; multi-stemmed; densely branched, well established
	Sitka willow	*Salix sitchensis*	260	no. 2 pot; densely branched; well established
	snowberry	*Symphoricarpos albus*	321	no. 2 pot, densely branched; well established
	soft-stemmed bulrush	*Scirpus validus*	445	no. 1 pot; well established
	slough sedge	*Carex obnupta*	371	no. 1 pot; well established
	small-fruited bulrush	*Scirpus microcarpus*	397	no. 1 pot; well established
	woody debris	Min. 10% composition of the following: *Tsuga heterophylla* *Pseudotsuga menziesii* *Acer macrophyllum*	77	no. 1 pot, well established

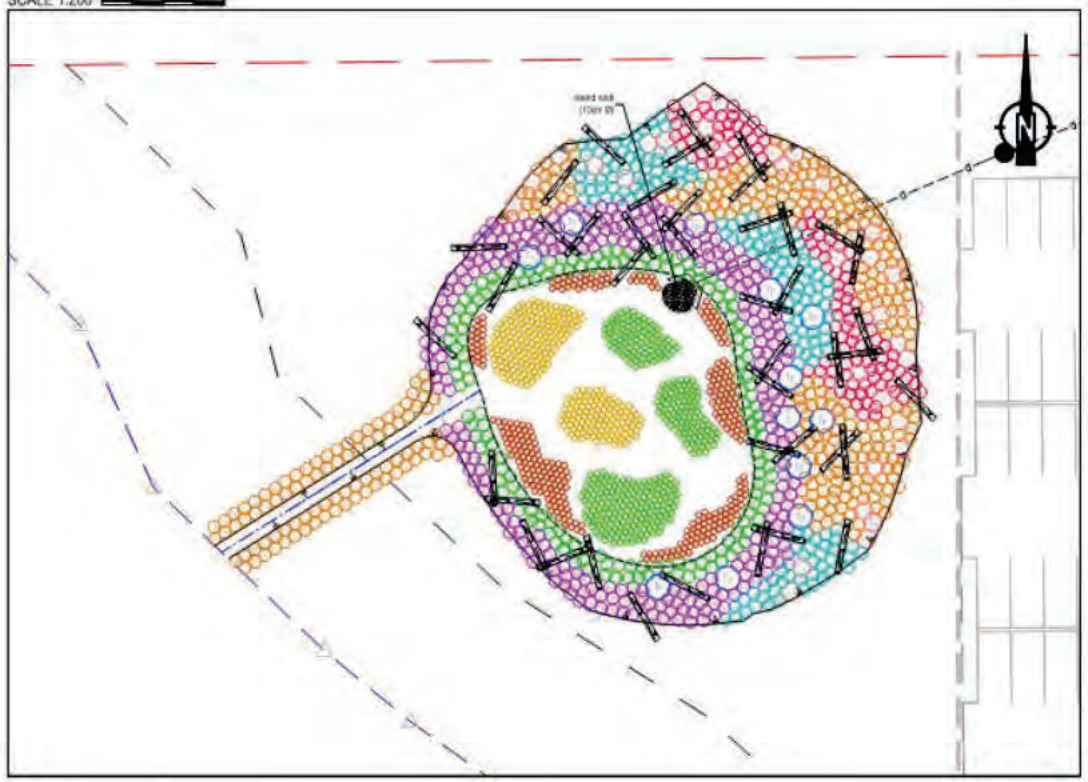
TYPICAL LOG ON LOG DETAIL
N.T.S.



TYPICAL LOG ON GROUND DETAIL
N.T.S.



PLAN A
SCALE 1:200



Beedie

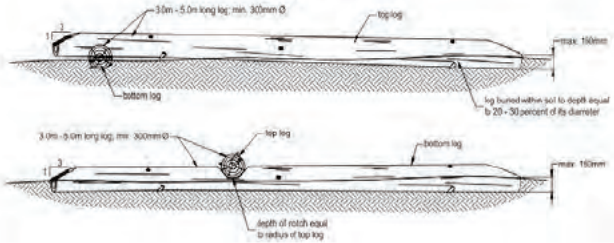
F.1

Proposed Wetland Landscape & Habitat Drawings – **South Pond**

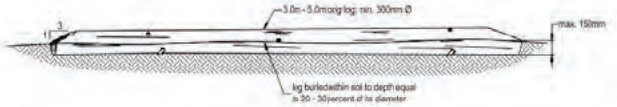
PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	western redcedar	*Thuja plicata*	20	2.0m container grown (min. no. 7 pot); densely branched; well established
	Douglas-fir	*Pseudotsuga menziesii*	51	1.5m container grown (min. no. 7 pot); densely branched; well established
	Indian plum	*Oemleria cerasiformis*	162	no. 2 pot; densely branched; well established
	Nootka rose	*Rosa nutkana*	399	no. 2 pot; multi-stemmed; densely branched; well established
	salmonberry	*Rubus spectabilis*	595	no. 2 pot; multi-stemmed; densely branched; well established
	Sitka willow	*Salix sitchensis*	260	no. 2 pot; densely branched; well established
	snowberry	*Symphoricarpos albus*	321	no. 2 pot; densely branched; well established
	soft-stemmed bulrush	*Scirpus validus*	449	no. 1 pot; well established
	slough sedge	*Carex obnupta*	377	no. 1 pot; well established
	small-fruited bulrush	*Scirpus microcarpus*	397	no. 1 pot; well established
	woody debris	Min. 10% composition of the following: *Tsuga heterophylla* *Pseudotsuga menziesii* *Acer macrophyllum*	77	no. 1 pot; well established

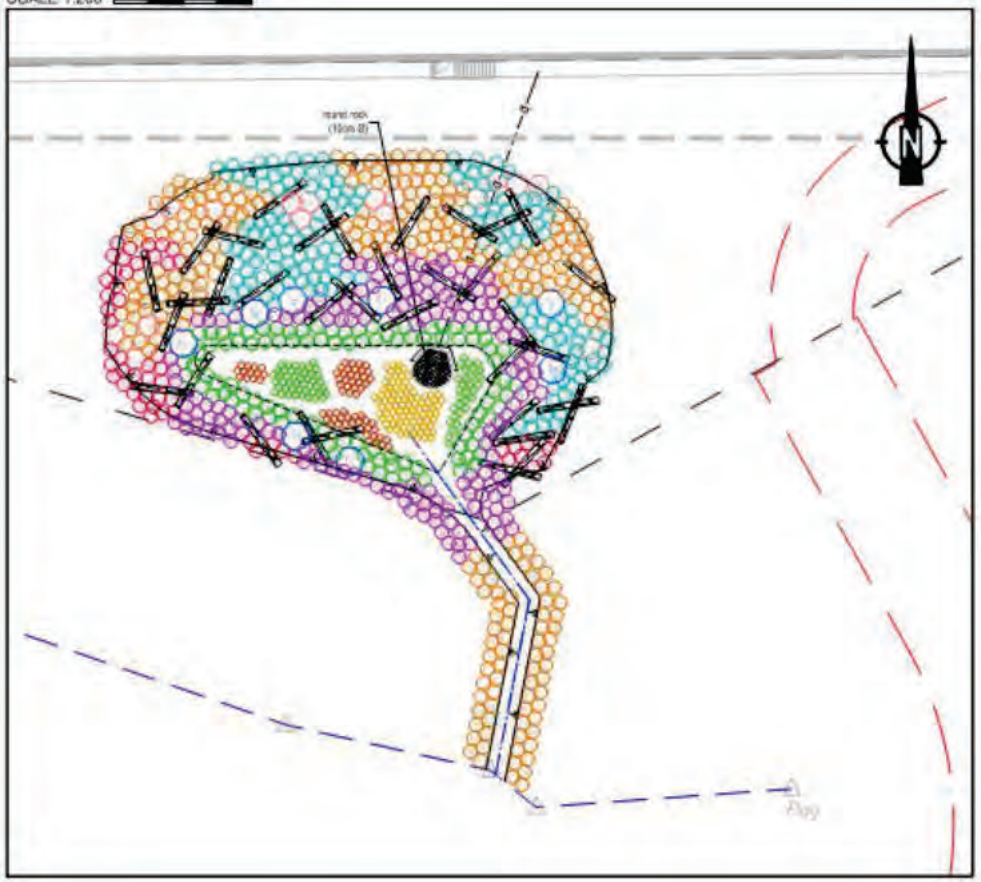
TYPICAL LOG ON LOG DETAIL
N.T.S.



TYPICAL LOG ON GROUND DETAIL
N.T.S.



PLAN B
SCALE 1:200



Beedie

F.1

Appendix F: Completed Sign in Sheet

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Beedie

PUBLIC INFORMATION MEETING REGISTRATION

Beedie – Gloucester OCP Amendment + Rezoning – Project 200100i-1

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FO PPA s. 22(1)			Fraser Valley BC	FOIPPA s. 22(1)		
Petrina	Arnason	Murrayville.	Willowbrook	FOIPPA s. 22(1)	parnason@tol.ca	
FO PPA s. 22(1)		WEST ABBY	FOIPPA s. 22(1)			
		NEARBY				

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604.435.3221 F 604.432.1849

Beedie

PUBLIC INFORMATION MEETING REGISTRATION

Beedie – Gloucester OCP Amendment + Rezoning – Project 200100i-1

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FO PPA s. 22(1)						
FOIPPA s. 22(1)			LANGLEY	FOIPPA s. 22(1)		
FOIPPA s. 22(1)			ARBorbla	FOIPPA s. 22(1)		
FO PPA s. 22(1)		FO PPA s. 22(1) Ft Lang	Langley	FO PPA s. 22(1)		
FO PPA s. 22(1)		FO PPA s. 22(1)	ABBY L	FO PPA s. 22(1)		
		FORT LANGLEY				
		FORT LANGLEY				

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www.beedie.ca

Beedie

PUBLIC INFORMATION MEETING REGISTRATION

Beedie – Gloucester OCP Amendment + Rezoning – Project 200100i-1

This form will be forwarded to the Township of Langley for their review.

First Name	Last Name	Home Neighborhood	Work Neighborhood	Phone Number	Email	Updates (Y/N)
FOIPPA s. 22(1)						
Lisa	Draves	FOIPPA s. 22(1)	Murrayville		stewardship@leps.bca	Y
FO PPA s. 22(1)						
FO PPA s. 22(1)						
FO PPA s. 22(1)		Langley		FOIPPA s. 22(1)		
		VANCOUVER				
		Langley				

Appendix G: Completed Comment Response Forms

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T604 435 3321 F604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

This Public Information Meeting is to discuss the application to the Township of Langley to Gloucester Industrial Park Community Plan to rezone one lot on the corner of 60th and 274th abutting the City of Abbotsford border from RU-1 to M-2A to accommodate future industrial uses.

Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: PFG Glass Industries

Email: Ole@pfgglass.com

Please check applicable boxes:

☒ I work in the Gloucester area

☐ I live in the Township of Langley

☒ Other: PFG has been located in Gloucester since 1998 and employs 120 staff today

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

Over the last few years all land available for development in the Fraser Valley has been absorbed resulting in prices for industrial buildings having more than doubled in this short time period.

PFG Glass Industries main focus is the manufacturing and assembling of the most high performance insulated glass available today for the window Industry in British Columbia. PFG as well as all other suppliers of glass to the window industry in the Pacific North West are working at capacity to meet not only present demands but also a drastic increase in the future for residential housing. This goal can only be met by making more industrial land available thus allowing for more manufacturing space to increase production of insulated high performance glass that will contribute greatly to reduce energy to heat and cool residential houses in the region.

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email : FOIPPA s. 22(1)

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☒ Other: We just purchased FOIPPA s. 22(1) Street.

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

We could be interested in another industrial space in the near future.

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604 435 3321 F 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: Inno Foods Inc Christian Kim - CFO

Email: christian@innofoods.ca

Please check applicable boxes:

☒ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

   Yes No

2. Additional Feedback? N/A

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604 435 3321 F 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1)

Email :

Please check applicable boxes:

☒ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

We need more industrial land available in the region to accommodate growing businesses Due to lack of available industrial opportunities prices are growing at an unsustainable rate that will negatively impact industrial/commercial business in Langley and region

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604 435 3321 F 604 432 7349
WWW.BEEDIE.CA

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

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Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1) [redacted]

Email: FOIPPA s. 22(1) [redacted]

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☒ Other: SALMON RIVER ENHANCEMENT SOCIETY

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

PLEASE HONOR SETBACKS SHADE AREAS WHERE POSSIBLE

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 t 604 435 3321 f 604 432 7349
www.beedie.ca

Beedie

COMMENT FORM

Beedie – Gloucester Rem Lot A – Rezoning – Project 14-08-0055

This Public Information Meeting is to discuss the application to the Township of Langley to Gloucester Industrial Park Community Plan to rezone one lot on the corner of 60th and 274th abutting the City of Abbotsford border from RU-1 to M-2A to accommodate future industrial uses.

Comments will be forwarded to the Township of Langley for their review.

Tell us about yourself:

Name: FOIPPA s. 22(1) [redacted]

Email: [redacted]

Please check applicable boxes:

☐ I work in the Gloucester area

☒ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback? YES, IF DUE CARE TAKEN FOR PROTECTION OF THE WATERWAY.

GLOUCESTER NEEDS PUBLIC TRANSIT FOR THE EMPLOYEES.

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 | 604 435 3321 | 604 432 7349
www.beedie.ca

Beedie

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Please check applicable boxes:

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☑ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes ✓ No

2. Additional Feedback?

_____

_____

_____

_____

Thank you for taking the time to comment!

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(Yes) No

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(Yes) No

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Yes No

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☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

Transit to get into Gloucester would be good as currently there is none

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 (604 435 3321 / 604 432 7349
www.beedie.ca

Beedie

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☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

(Yes) No

2. Additional Feedback?

_____

_____

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_____

Thank you for taking the time to comment!

9080 Glenlyon Parkway, Burnaby, BC V5J 3B1 | 604.435.3321 | 604.432.7349
www.beedie.ca

Beedie

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Yes No

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Yes No

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Yes No

2. Additional Feedback?

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Yes No

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3030 Gilmore Diversion, Burnaby, BC V5G 3B4 T 604 435 3321 F 604 432 7349
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☐ I live in the Township of Langley

☐ Other: _____

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Yes No

2. Additional Feedback?

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Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 t 604 435 3321 f 604 432 1349
www.beedie.ca

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☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

_____

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Thank you for taking the time to comment!

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☐ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

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☐ I live in the Township of Langley

☐ Other: _____

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Yes No

2. Additional Feedback?

_____

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   Yes No

2. Additional Feedback?

_____

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Email:

Please check applicable boxes:

☐ I work in the Gloucester area

☐ I live in the Township of Langley

☐ Other: I LIVE ON NEIGHBERING PROPERTY ON FOIPPA s. 22(1)

1. Do you support these lands being used for industrial and employment uses?

Yes No

2. Additional Feedback?

I JUST BUILT A NEW HOME AT FOIPPA s. 22(1) AND DON'T WANT WHAT'S BEING BUILT THAT CLOSE TO MY HOME.

Thank you for taking the time to comment!

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☐ I live in the Township of Langley

☑ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes (No)

2. Additional Feedback?

This property should be protected as a sensitive environmental site, since it provides cool water and nutrients and other environmental benefits for West Creek. It could be donated for a tax credit instead.

Thank you for taking the time to comment!

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Email: [redacted]

Please check applicable boxes:

☐ I work in the Gloucester area

☒ I live in the Township of Langley

☐ Other: _____

1. Do you support these lands being used for industrial and employment uses?

Yes (No)

2. Additional Feedback?

Environment concerns - Beaver, bear, rabbits, eagles, etc use this area.

Parking along 60th Ave is becoming a hazard - workers parking on shoulder/boulevard north side of 60th Ave

Potential Noise & Light pollution increase.

Thank you for taking the time to comment!

3030 Gilmore Diversion, Burnaby, BC V5G 3B4 604 435 3321 604 432 7349

4.0 DEVELOPMENT PERMIT GUIDELINES

#2812
25/06/9 In a Development Permit Area, before a building permit may be obtained, a Development Permit must first be issued by Council. Council may set forth conditions under which development may take place that may be in addition to normal zoning requirements and the developer's Statutory Building Scheme registered as a charge against the lands pursuant to Section 216(1) of the Land Title Act.

Form and Character

- Building design, materials and exterior finish and landscaping shall support the creation of an attractive, high quality estate industrial environment and shall conform to the provisions of Gloucester's Statutory Building Scheme;

- Low profile building designs are encouraged, particularly adjacent to residential and rural areas as well as the No. 1 Highway;

- Commercial buildings are encouraged to incorporate "pitched" roofs or other similar roof treatment into the building design;

- The use of smooth surfaced, light coloured building materials, finished, painted "tilt-up" concrete panels, acrylic stucco, brick, baked enamel finished metal siding, or metal panels is encouraged;

- The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted;

- Building design, layout, siting, landscaping, screening and buffering shall reflect the need to reduce noise impacts from the No. 1 Highway and between industrial development and adjacent uses;

- Buildings on corner sites or on lots backing onto roads shall be designed to recognize the building's visibility from more than one street with continuity of design, materials, exterior finish, signage and landscaping;

- Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building, or parapets may be extended to conceal such equipment;

- Underground utilities shall be provided;

- Building plans submitted in support of a Development Permit shall:

    - Be of sufficient detail to convey the intent of the design in terms of the building's appearance, exterior finish, materials and colour treatments;

    - Be prepared by an architect registered in B.C.;

    - Include a coloured rendering or perspective drawing and typical building elevations;

    - Include a coloured site plan indicating the siting of all buildings and structures, property lines, dimensions, easements, rights of way, roads, areas, phasing and significant physical features;

    - Include a detailed statement of land and building uses, lot sizes, coverage, building height, staging and the location and dimensions of landscape and buffer areas.

Landscape Areas and Buffers

Landscape plans submitted in support of a Development Permit shall:

- Be of sufficient detail to convey the intent of the landscape design;

- Complement the objective of creating an attractive, high quality industrial environment;

- Comply with the Landscape Design Guidelines attached as Appendix "A" to the developer's Statutory Building Scheme;

- Be prepared by a landscape architect registered in B.C.;

- Include a detailed plant list, quantity and sizing of plant material;

- Include fencing design, material and specifications;

- Include a cost estimate of the value of the landscape works including fencing and installation (of both the landscape works and fencing);

- Include boulevard treatment and street tree plantings in accordance with the Township's Boulevard Treatment and Street Tree Policy;

- At the building permit stage, be secured by a letter of credit;

- In buffer and building setback areas on-site natural vegetation shall be encouraged to be retained wherever practical;

- No site development works involving the removal of natural vegetation in the buffer or setback areas shall take place until after the Development Permit has been issued;

- Natural vegetation or berming adjacent to the No. 1 Highway shall not be removed unless specifically authorized by the Development Permit;

- The width of the undisturbed natural vegetation area adjacent to the No. 1 Highway shall be a minimum of 15m except where lands are designated for Service Commercial purposes the width of the required landscaping adjacent to the No. 1 Highway shall be a minimum of 7.5m;

#3850
19/07/99

- Adjacent to the No. 1 Highway, where no natural vegetation exists or where natural vegetation is specifically authorized to be removed by the Development Permit, it shall be replaced by a combination of landscape works and berming;

- Berms, where required, shall be a minimum of 1.8m height and be landscaped with evergreen shrubs/hedges and other plantings forming a continuous opaque screen;

- Adjacent to the street (other than the No. 1 Highway) a minimum 5m wide landscape area is required;

- Adjacent to residential or rural areas, a minimum 10m wide landscape area/buffer is required, plus a 1.8m high (minimum) fence designed to reduce the visual and noise impacts of the industrial use on adjacent lands;

- Parking areas are to be landscaped and shall not occupy more than 25% of the front yard of a building;

- Outside storage areas are to be screened; and

- Refuse collection areas shall be enclosed within a building or screened by a combination of walls, fencing and landscaping.

Signs

Sign plans submitted in support of the Development Permit application shall:

- Be in accordance with the developer's Statutory Building Scheme and the Township's Sign Control Bylaw;

- Be prepared by a professional graphic designer showing the location, type, size, colour and height of all signs, logos, graphics, symbols and colours to be located on all buildings and on free-standing signs;

- Complement the building's design scheme;

- Involve only one free-standing sign containing only the corporate names and street numbers on its face;

- No illuminated sign creating a glare or reflection on any building or street shall be permitted;

- Signs shall only identify those businesses located within the building itself.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (161884 CANADA INC.) BYLAW NO. 5827

EXPLANATORY NOTE

Bylaw No. 5827 rezones a portion of the 27500 block of 60 Avenue to General Industrial Zone M-2A.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (161884 CANADA INC.) BYLAW NO.5827

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 (161884 Canada Inc.) Bylaw No.5827”.

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

   Portion of Parcel "A" (Reference Plan 5080) South West 1/4 Section 8 Township 14 New Westminster District Except Parcel One (Reference Plan 15620), Plans LMP51701, BCP51227, BCP51594 AND EPP38776

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2A.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED on the	day of	, 2023
READ A THIRD TIME the	day of	, 2023
ADOPTED the	day of	, 2023

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5827

