



REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 15, 2025 - REGULAR MEETING	REPORT:	25-199
FROM:	COMMUNITY DEVELOPMENT DIVISION	FILE:	11-03-0094
SUBJECT:	REZONING APPLICATION NO. 100779 (BHANDAL, DOBSON AND SANGHA / 5461 – 248 STREET)		

PROPOSAL:

Application to rezone approximately 0.61 ha (1.5 ac) of land located at 5461 – 248 Street to Suburban Residential Zone SR-3 to create three residential lots.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6183 subject to seven (7) development prerequisites being satisfied prior to final reading.

RATIONALE:

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

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bhandal, Dobson and Sangha) Bylaw No. 6183 rezoning approximately 0.61 ha (1.5 ac) of land located at 5461 – 248 Street to Suburban Residential Zone SR-3 to facilitate subdivision to create three residential lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Construction of the west half of 248 Street in accordance with the Township's Subdivision and Development Servicing Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Registration of a restrictive covenants acceptable to the Township:
 - a. identifying the lots (Minimum 5% single family lots) required to comply with the adaptable housing requirement
 - b. exterior design control agreement consistent with Rural Plan Section 5.7.1. F. - Protection of Rural Character
 - c. protection of Streamside Protection and Enhancement Areas.
6. As per the applicant's proposal in support of the proposed rezoning application, provision of \$250,000 as a voluntary amenity contribution.
7. Payment of applicable supplemental Rezoning fees and Development Engineering and Green Infrastructure Services administration fees.

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EXECUTIVE SUMMARY:

The proponent has applied to rezone approximately 0.61 ha (1.5 ac) of land located at 5461 – 248 Street to Suburban Residential Zone SR-3 to create three (3) residential lots. The application is consistent with the intent of the Township of Langley's Official Community Plan's Rural designation and the Rural Plan's Salmon River Uplands designation. Staff recommend that Council consider the rezoning request, subject to the completion of seven (7) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 6183.

REFERENCE:

Owners:	Jaskaran and Sumandeep Bhandal 5461 – 248 Street Langley, BC V4W 1C5
	Michael Dobson and Nitasha Sangha 5461 – 248 Street Langley, BC V4W 1C5
Legal Description:	Parcel "A" (Explanatory Plan 32548) of Lot 5 Section 3 Township 11 New Westminster District Plan 1472
Location:	5461 – 248 Street
Area:	0.61 ha (1.5 ac)
Official Community Plan:	Rural
Rural Plan:	Salmon River Uplands
Existing Zoning:	Suburban Residential Zone SR-1
Proposed Zoning:	Suburban Residential Zone SR-3
Agricultural Land Reserve:	Not in ALR

BACKGROUND/HISTORY:

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

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

DISCUSSION/ANALYSIS:

- The proponent has applied to rezone the subject property from Suburban Residential Zone SR-1 to Suburban Residential Zone SR-3 to facilitate a subdivision to create three residential lots.
- An existing single-family dwelling is located on the proposed south lot.

Adjacent Uses:

	Existing Use	Rural Community Plan Designation	Existing Zoning
North:	Single family dwelling and Union Creek	Salmon River Uplands	Suburban Residential Zone SR-1
South:	Single family dwelling	Salmon River Uplands	Suburban Residential Zone SR-1

East:	248 Street, beyond which is Steele Park, two single family dwellings and Union Creek	Salmon River Uplands	Civic Institutional Zone P-1 and Suburban Residential Zone SR-1
West:	An unnamed Class B watercourse and a single family dwelling	Salmon River Uplands	Suburban Residential Zone SR-1

Regional Policy Context:

- The Metro Vancouver Regional Growth Strategy (RGS) designates the property as rural within the sewerage area. The rural designation intends to protect the existing character, landscapes and environmental qualities of rural communities. On April 17, 2023, Council authorized execution of a MOU with Metro Vancouver for areas marked Rural within the sewerage Area or Sewerage Extension Areas to interpret “low density forms of residential” in the RGS Rural regional land use designation as permitting minimum lot sizes equivalent to half acre lots and permit flexibility for minor lot-size variances to accommodate topographic, environmental or other land use constraints (Attachment B).
- As noted in the MOU, the rural regional land use designation provides flexibility for minor lot-size variances to accommodate site-specific topographic, environmental or other land use constraints as considered by the Township. A watercourse located on the property to the west of the subject site requires a 20 m Streamside Protection and Enhancement Area (SPEA) setback. Due to the SPEA and the angular property boundary along the watercourse, flexibility in the half-acre minimum lot area is required to achieve the proposed subdivision layout. The proposed development is consistent with the RGS and MOU provisions, maintaining an average lot size of 0.5 ac (2,023 m²) while using the SR-3 zone (1,763 m² / 0.44 ac) minimum lot size to accommodate environmental constraints.
- The proposed lot sizes of 0.54 ac (2,183.8 m²), 0.49 ac (1,963.0 m²) and 0.49 ac (1,963 m²) (Attachment A) are consistent with the policy context of the RGS, Official Community Plan (OCP) and Rural Plan.

Salmon River Uplands Policy Framework:

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

Community Amenity Contributions:

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

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

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

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The applicant proposes a \$250,000 voluntary amenity contribution in consideration of the above noted policy and framework in support of the proposed rezoning application.

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Required	Total Trees Post Development
13	13	6	6	0	19

Policy Considerations:

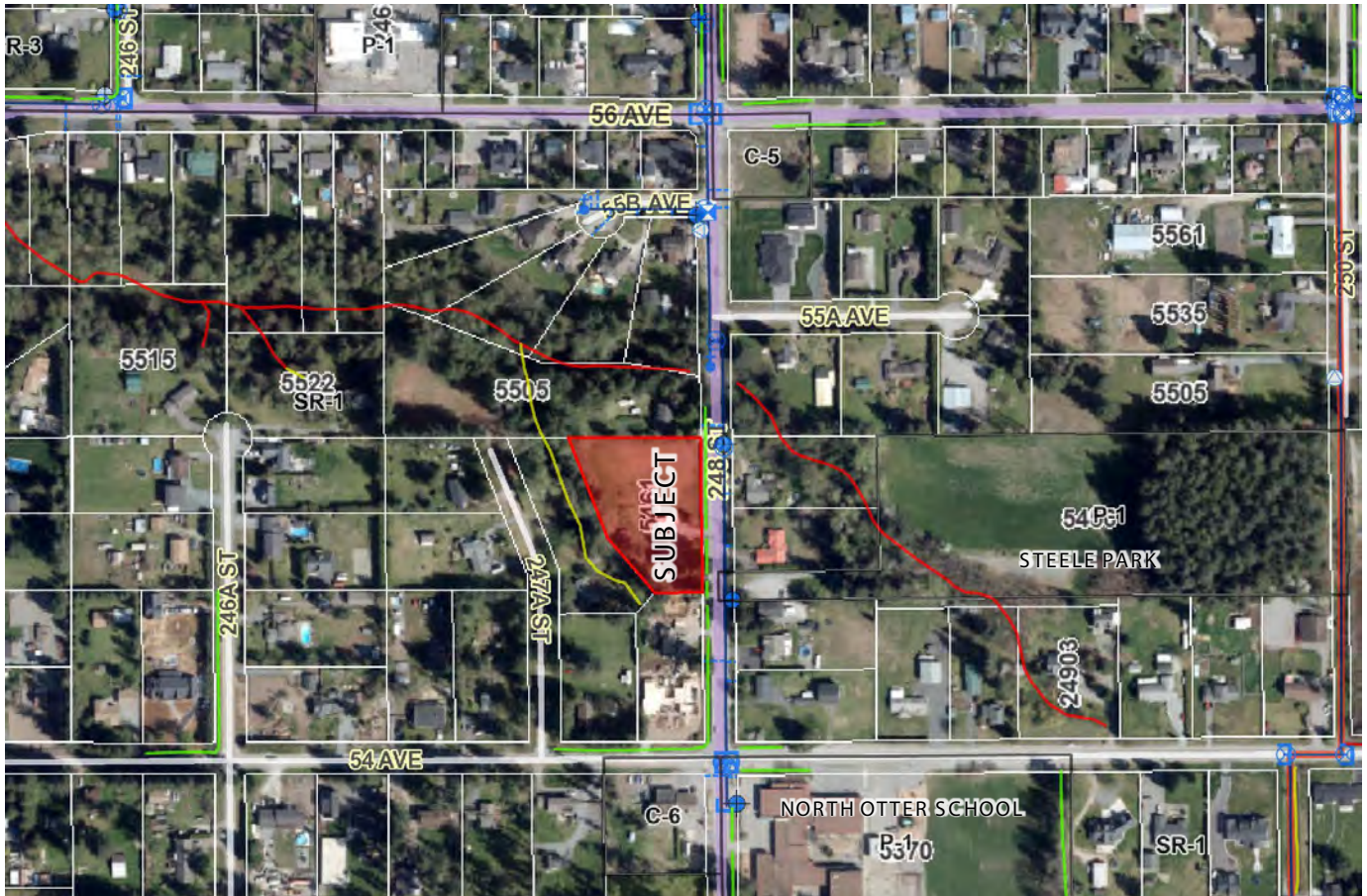
The proposed rezoning to Suburban Residential Zone SR-3 and subdivision to create three lots with proposed lot sizes of 0.54 ac (2,183.8 m²), 0.49 ac (1,963.0 m²) and 0.49 ac (1,963 m²), are consistent with the policy context of the RGS, OCP and Rural Plan including the Salmon River Uplands Planning Framework. Staff recommend Council give first, second and third reading to Bylaw No. 6183 (subject to seven (7) development prerequisites).

Respectfully submitted,

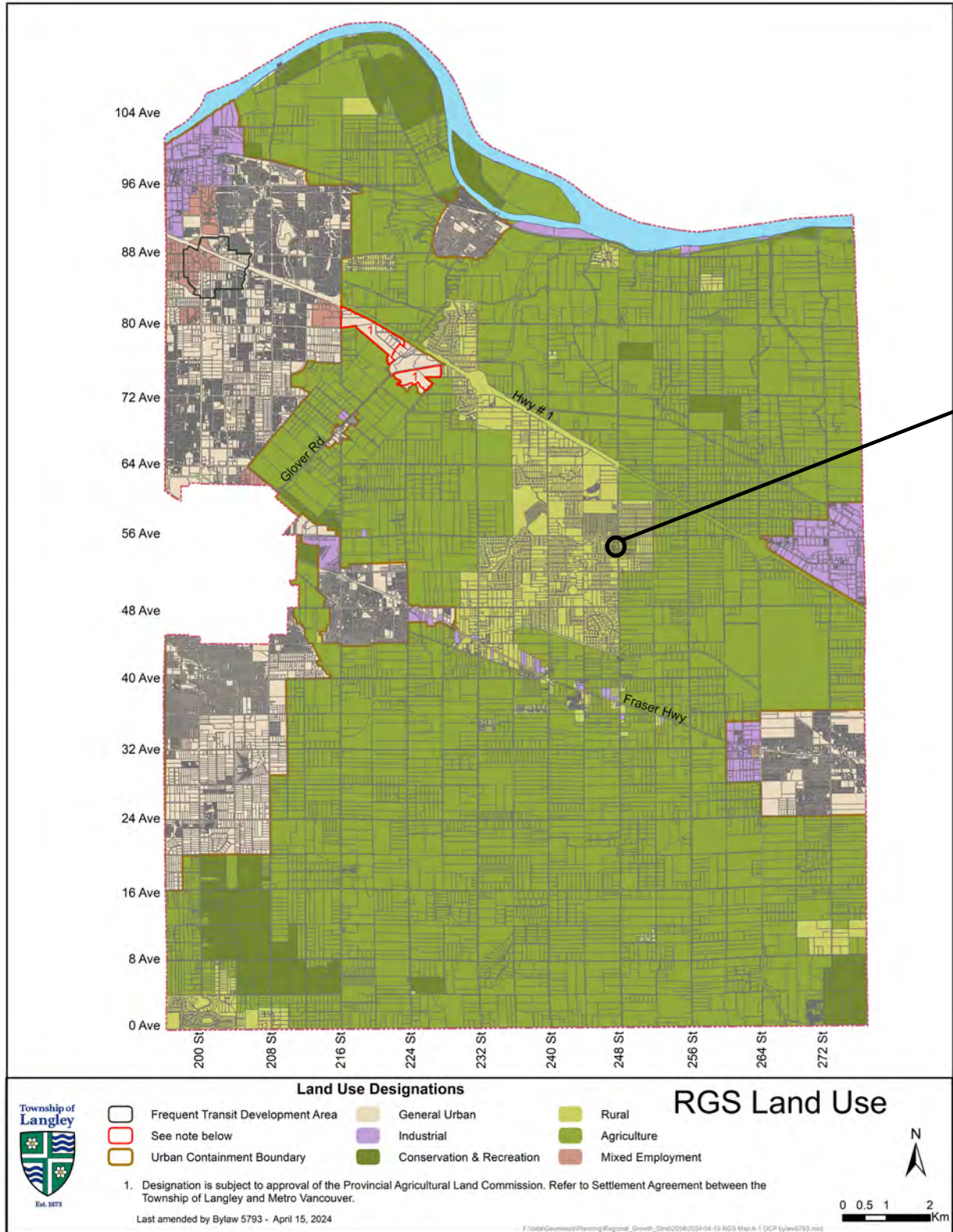
Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

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

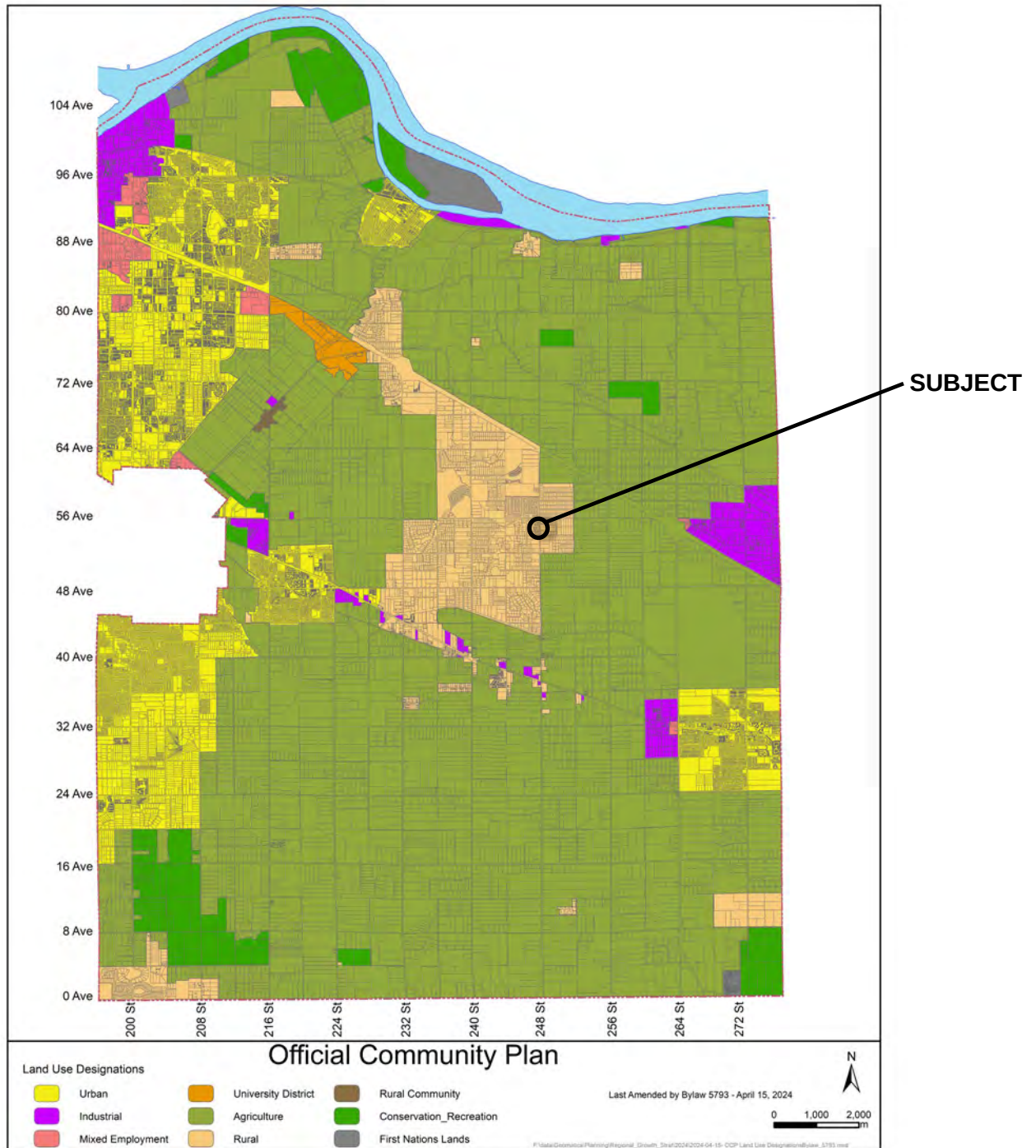
ATTACHMENT A

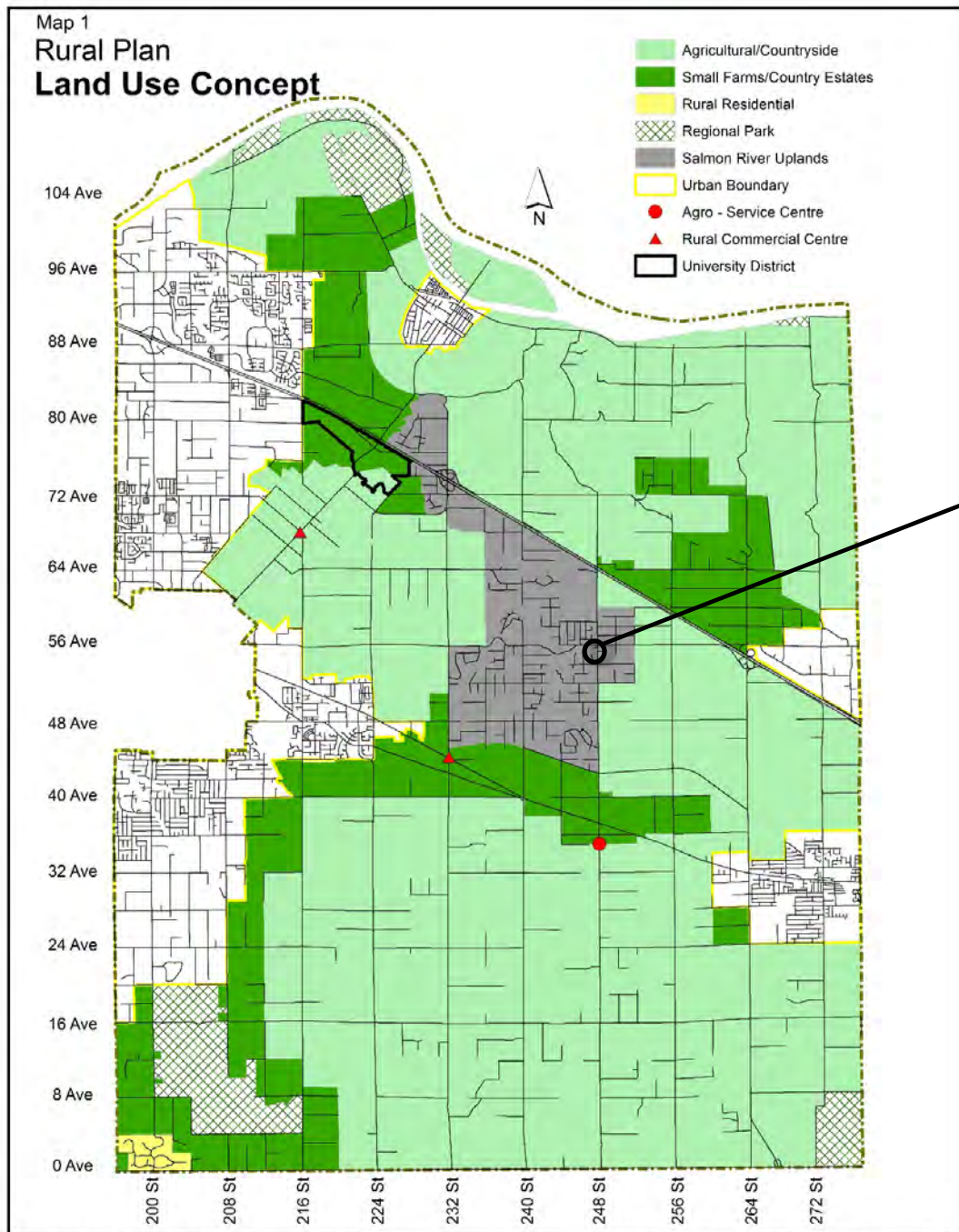


AERIAL CONTEXT MAP



SUBJECT



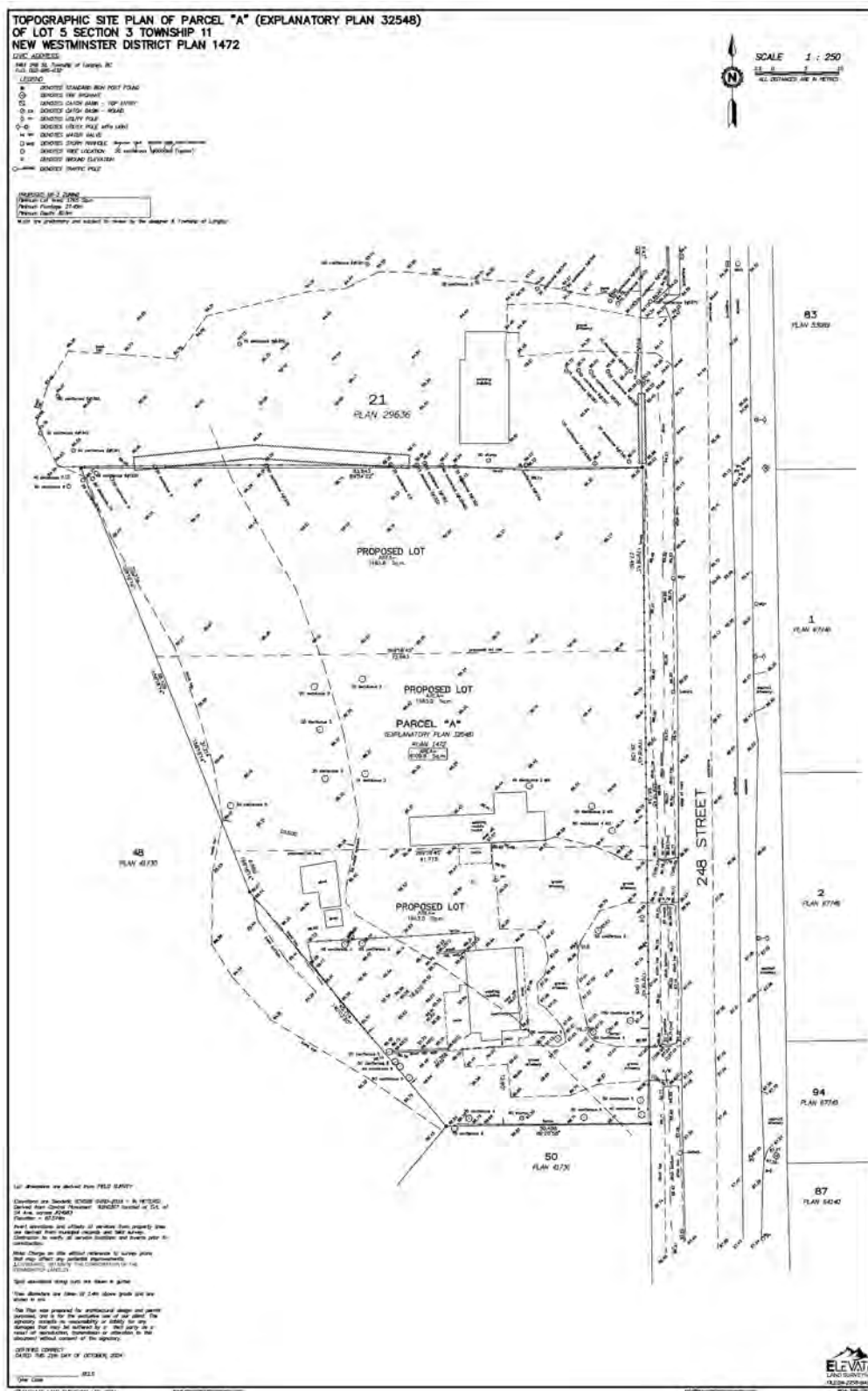


Amendment Bylaw No. 5103 - September 29, 2014

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ZONING BYLAW NO. 2500



DRAFT SUBDIVISION PLAN – SUBMITTED BY APPLICANT

MEMORANDUM OF UNDERSTANDING

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

(the "Township")

AND:

METRO VANCOUVER REGIONAL DISTRICT

("Metro Vancouver")

WHEREAS:

- A. The Township of Langley, as a signatory to Metro 2050, the regional growth strategy, is committed to the shared regional growth strategy's goals, strategies and policy actions including but not limited to limiting sprawl, directing growth to Urban Centres and along transit corridors, and protecting important lands like the region's agricultural, ecologically sensitive, and industrial lands;
- B. Metro Vancouver, as the steward of Metro 2050, is committed to supporting its member jurisdictions in meeting their local aspirations as laid out in their Official Community Plans, while implementing the goals, strategies and policy actions laid out in Metro 2050;
- C. Policy Action 1.4.3 c) of Metro 2050 states that Member Jurisdictions will specify the allowable density and form for any lands with a Rural regional land use designation in Regional Context Statements;
- D. The Township is seeking clarity on the definition of allowable density for the Metro 2050 Rural land use designation for the area in the Township known as the Salmon River Uplands, shown as the "Subject Area" on Schedule A;
- E. As indicated in Policy Action 6.9.1 and on Map 12 of Metro 2050, the Salmon River Uplands area is a unique geography within the region that has a distinct planning history and background;
- F. Metro 2050 indicates that the region's Rural regional land use designated lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary, and that land uses in these areas may include low density forms of residential; and

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

- a. limit growth in lands with the Rural land use designation to lots that are at minimum half ($\frac{1}{2}$) an acre in size, recognizing that the area has legacy developments with lots that may be smaller than half ($\frac{1}{2}$) an acre; and
- b. not develop Agricultural Land Reserve lands.

NOW THEREFORE the parties agree as follows:

1. Within the areas marked as "Rural within the Sewerage Area" and "Sewerage Extension Areas" within the "Subject Area" on Schedule A, "low density forms of residential" in the Rural regional land use designation of Metro 2050 will be interpreted as permitting minimum lots sizes equivalent to half ($\frac{1}{2}$) acre lots.
2. Within the Subject Area on Schedule A, the Rural regional land use designation of Metro 2050 provides flexibility for minor lot-size variances to accommodate site topographic, environmental, or other land use constraints, as appropriate. These considerations may be considered on a case-by-case basis by the Township of Langley.
3. Within the Subject Area on Schedule A, land uses established and subdivisions registered at the Land Title and Survey Authority of British Columbia prior to February 24, 2023, being the date of adoption of Metro 2050, will, for the purposes of Policy Action 6.9.1 of Metro 2050, be considered as being consistent with the applicable regional land use designation for lands within the Subject Area as of February 24, 2023.

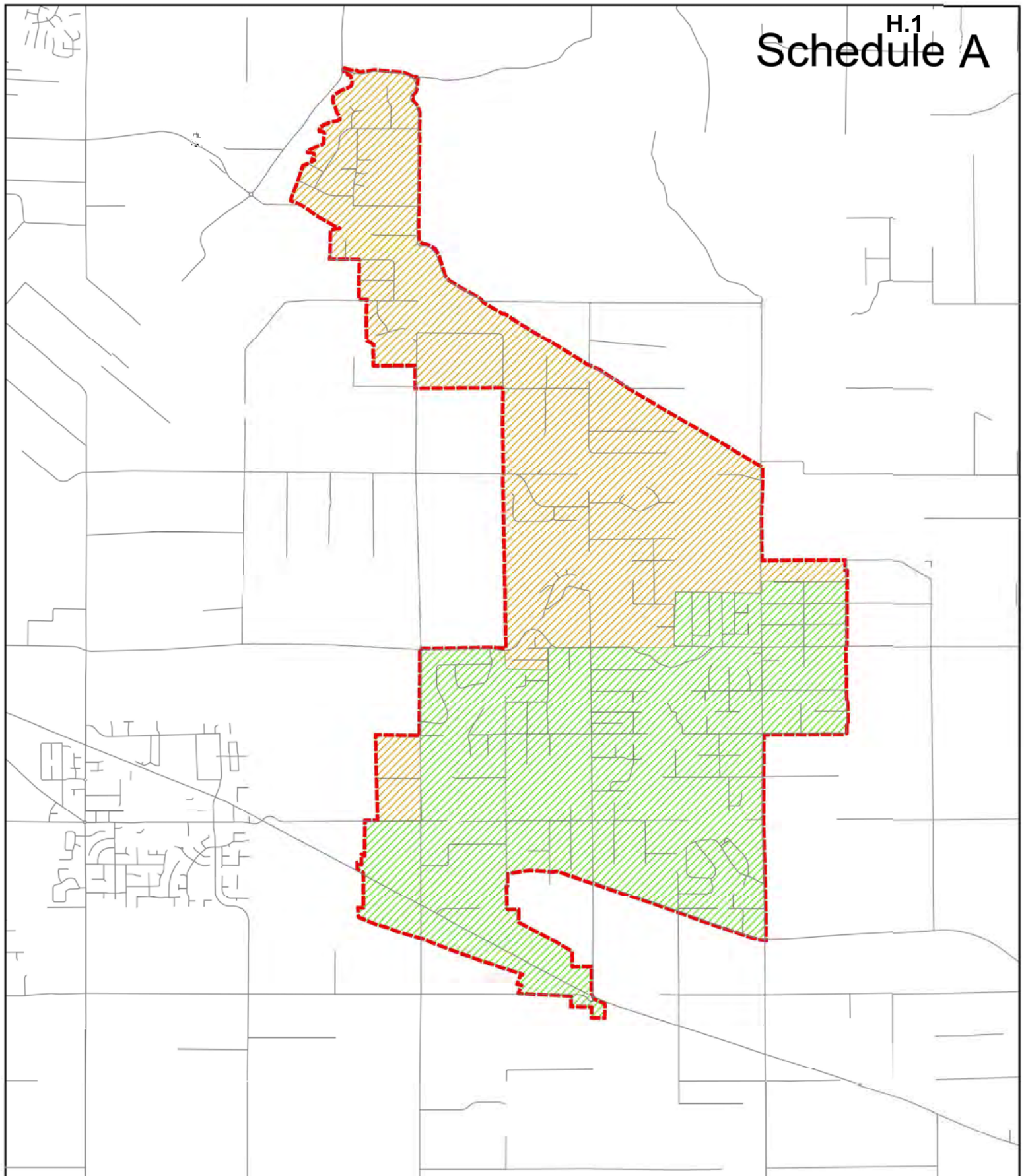
SIGNED this _____ day of _____, 2023.

**THE CORPORATION OF THE TOWNSHIP
OF LANGLEY**

METRO VANCOUVER REGIONAL DISTRICT

Mark Bakken
Chief Administrative Officer

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



Subject Area

-  Subject Area
-  Rural Within Sewerage Area
-  Sewerage Extension Areas



ATTACHMENT C#5983
11/03/24**5.7 SALMON RIVER UPLANDS****5.7.1 Planning Framework**

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

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

A. Climate Action

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

B. Stormwater Management

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

C. Ecological Protection

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

D. Trail Connectivity and Greenway Amenity

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

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

E. Water Servicing

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

F. Protection of Rural Character

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

ATTACHMENT D

December 2, 2025

Project: 11-03-0094

Township of Langley
Community Development Division
20338 65 Avenue
Langley BC V2Y 3J1

Dear Rob Nordrum,

Re: 5461 248 St- Adherence to the Rural Plan (Section 5.7.1)

Further to our discussion, we have reviewed the new information and updated our responses to the technical considerations in the Salmon River Uplands framework.

1. Climate Action

The proposed subdivision will maintain the rural character of the area by limiting the development to two single-family homes on the newly created lots. Both homes will be designed to **meet or exceed current energy efficiency standards, incorporating energy-efficient appliances, sustainable building materials, and potentially renewable energy systems such as solar panels**. By keeping the third lot with existing vegetation intact, we also preserve the **carbon sequestration benefits** of these trees. We have already retained the services of a **QEP** to confirm that our plans **meet all the environmental guidelines** and we are committed to seek help from professionals **including architects, engineers during the building stage** to ensure all aspects of the building meets the sustainability and regulatory standards. We trust that climate action will also be addressed during the building process through Township inspections and regulations.

2. Stormwater Management

In compliance with stormwater management guidelines, the subdivision will include the necessary infrastructure to mitigate stormwater runoff and prevent erosion. **A Qualified Environmental Professional (QEP) has marked the top of the bank and established a 20-meter setback from the watercourse, ensuring that development will not negatively impact the watershed**. We are prepared to implement additional measures, such as **permeable surfaces and rainwater collection systems**, to further minimize the environmental impact.

3. Ecological Protection

We intend to preserve as much of the natural landscape as possible, including protecting existing trees and avoiding disturbance to critical habitats. To support this, we have retained an **arborist to conduct an arboriculture report, ensuring that the health of the trees and vegetation on-site is maintained**. An arborist report confirms that there are **no significant trees on the developable site**. **The third lot, which contains the existing house and significant trees, will remain undisturbed, contributing to the ecological protection of the area**. The Qualified Environmental Professional (QEP) we retained has also provided guidance on watercourse setbacks, and the development will not encroach on

environmentally sensitive areas. We will use native landscaping to **support local biodiversity, maintaining the rural and ecological character** of the property.

4. Trail Connectivity and Greenway Amenities

We acknowledge Section 5.7.1.D.2 of the Rural Plan, which encourages consideration of a **cash-in-lieu mechanism** to support the Township's trail connectivity objectives in rural areas. As there is **no formal trail alignment identified adjacent to the subject property**, the proposed subdivision does not include the construction of any on-site trail or greenway improvements.

In recognition of the Rural Plan's intent and consistent with current practice under **Policy 07-170 – Interim Policy Regarding Community Amenity Contributions**, we are prepared to provide a **cash-in-lieu contribution** toward trail connectivity as part of a **combined voluntary contribution of \$250,000**, which also includes the Community Amenity Contribution.

5. Water Servicing

The subdivision will adhere to **Service Level 3 (Suburban)**. The proposed lots will be **connected to city water**, ensuring adequate and sustainable water supply for the new homes. We are aware of the Township's ongoing work on a utility servicing plan for the Salmon River Uplands area and will comply with any requirements that arise from that process. We will also **include on-site septic systems for wastewater management**, designed to meet local health and safety standards.

6. Protection of Rural Character

The design of the new homes on the two subdivided lots will complement the rural character of the Salmon River Uplands area. We will **maintain low-density development** and ensure that the architecture and landscaping are in harmony with the natural surroundings. **By preserving the third lot with the existing home and significant trees, we will also help protect the aesthetic and environmental value of the community.**

It is important to note that our response to the technical considerations outlined in Section 5.7.1 is based on our current preliminary planning. As this project progresses, we anticipate that the Township will have programs and processes in place to ensure full compliance with these requirements during the construction stage. We remain committed to working closely with the Township to meet all technical and regulatory standards as the project advances. Additionally, if the planning staff has any suggestions or recommendations, we are open to further discussions and are eager to collaborate to ensure the success of this project.

We respectfully request that the Planning Department consider our application for this zoning change and subdivision. Should you need further information, we are available to discuss our proposal in more detail.

Thank you for your time and consideration.

Sincerely,
Michael Dobson

CC: Jas Bhandal, Suman Bhandal Nitasha Dobson (AKA: Nitasha Sangha) (Co-owners)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BHANDAL, DOBSON AND SANGHA) BYLAW NO. 6183**

EXPLANATORY NOTE

Bylaw No. 6183 land at 5461 – 248 Street from Suburban Residential Zone SR-1 to Suburban Residential Zone SR-3 to facilitate a subdivision to create three lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BHANDAL, DOBSON AND SANGHA) BYLAW NO. 6183

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 (Bhandal, Dobson and Sangha) Bylaw No. 6183".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Parcel "A" (Explanatory Plan 32548) of Lot 5 Section 3 Township 11 New
Westminster District Plan 1472

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

NOTICE WAS ADVERTISED the	8	day of	December	, 2025
READ A FIRST TIME the		day of		, 2025
READ A SECOND TIME the		day of		, 2025
READ A THIRD TIME the		day of		, 2025
ADOPTED the		day of		, 2025

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 6183

