

To: Regional Planning Committee

From: Jessica Jiang, Regional Planner, Regional Planning and Housing Services

Date: April 14, 2023 Meeting Date: May 12, 2023

Subject: **Metro 2050 Amendment Request - Township of Langley (23699 and 23737 Fraser Highway)**

RECOMMENDATION

That the MVRD Board:

- a) initiate the regional growth strategy amendment process for the Township of Langley's requested regional land use designation amendment from Rural to Industrial for the lands located at 23699 and 23737 Fraser Highway;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of *Metro 2050*.
-

EXECUTIVE SUMMARY

The Township of Langley is requesting a Type 2 Amendment to *Metro 2050* for 4.12 hectares of land located at 23699 and 23737 Fraser Highway, owned by Bath Investments Ltd. The proposed amendment would re-designate the regional land use designation from Rural to Industrial to permanently allow for industrial uses (open storage of building materials, parking of commercial vehicles and/or equipment, and vehicle storage) granted under a temporary use permit set to expire in May 2024, as well as allow for additional industrial uses subject to meeting certain development prerequisites.

The proposed amendment has been considered in relation to *Metro 2050's* goals, strategies, and policies. The analysis demonstrates that on balance, the proposed amendment is supportable and is aligned with *Metro 2050's* goals and strategies. The proposed amendment:

- allows for existing industrial uses to permanently operate on the subject properties;
- is consistent with the surrounding land use context and is in close proximity to other industrial designated uses along Fraser Highway; and
- provides employment generating uses in close proximity to the Regional Truck Route Network.

PURPOSE

To provide the Regional Planning Committee and the Metro Vancouver Regional District (MVRD) Board with the opportunity to consider the Township of Langley's request to amend *Metro 2050* and re-designate 23699 and 23737 Fraser Highway from Rural to Industrial through a Type 2 Amendment.

BACKGROUND

On July 11, 2022, the Township of Langley Council granted third reading to the Langley Official Community Plan (OCP) Bylaw 1979 No. 1842 Amendment (Rural Plan), Bylaw 1933 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793. On September 21, 2022, Metro Vancouver received the request from the Township to consider a regional growth strategy amendment for the subject properties (Attachment 1). If adopted, the Township's Bylaw No. 5793 would amend the Langley Official Community Plan by changing the land use designation from Rural to Industrial.

The update to the regional growth strategy, *Metro 2050* was adopted on February 24, 2023, and *Metro 2040* was subsequently rescinded. As such, the application is now being brought forward under *Metro 2050*. The requested Type 2 amendment requires adoption through an affirmative two-thirds weighted vote of the MVRD Board. Since the Township of Langley is a signatory to *Metro 2050*, final adoption of the amended OCP Bylaw cannot occur until the MVRD Board has adopted the amending bylaw for *Metro 2050*.

SITE CONTEXT

The two properties at 23699 and 23737 Fraser Highway total 4.12 hectares. Property details and existing land use designations are provided in Table 1.

Table 1 – Existing Site Designations

Site Size	4.12 hectares (10.19 acres)
Site Location	23699 and 23737 Fraser Highway
Current RGS Designation	Rural
Current OCP Designation	Rural
Current Rural Plan Designation	Small Farms/Country Estates
Current Zoning	Rural Zone RU-1
Current Subdivision & Development Servicing	Level 4 – Rural
Agricultural Land Reserve (ALR)	No
Urban Containment Boundary	Outside of Urban Containment Boundary

On October 21, 2019, Township Council authorized issuance of a temporary use permit for 23699 and 23737 Fraser Highway, which allows:

- a) open storage of building materials;
- b) parking of commercial vehicles and/or equipment (excluding transportation and trucking terminals and compounds including public transportation depots);
- c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats);

The temporary use permit will expire on May 14, 2024. The Township is proposing to amend the regional land use designation, and corresponding local bylaws to permanently allow the uses permitted by the temporary use permit, as well as to permit additional industrial uses on the subject properties.

The subject properties are located within 150m of existing Industrial properties to the east. The subject properties are bound by properties with an Agricultural designation and that are in the ALR

Metro 2050 Amendment Request - Township of Langley (23699 and 23737 Fraser Highway)

Regional Planning Committee Regular Meeting Date: May 12, 2023

Page 3 of 8

to the north, Fraser Highway to the south, Rural designated properties not within the ALR to the east and west. There are some Industrial designated properties along Fraser Highway, though most properties in the area are designated Rural or Agricultural (Figure 1).

PROPOSED REGIONAL LAND USE DESIGNATION AMENDMENT

The Township of Langley can only adopt the proposed OCP Bylaw, No. 5793 after the MVRD Board approves the corresponding regional growth strategy amendment. The proposed Bylaw would amend the Township's OCP and Zoning Bylaws for the subject properties to permanently accommodate industrial use on the site, and add the properties to Development Permit Area 'B' – Rural Commercial/Industrial. The proposed designations are outlined in Table 2.

Table 2 – Proposed Site Designations

Designation	Current	Proposed
RGS	Rural	Industrial
OCP	Rural	Industrial
Rural Plan	Small Farms/Country Estates	Small Farms/Country Estates with site specific text amendment to permit industrial uses
Zoning	Rural Zone RU-1	Service Industrial Zone M-1B
Subdivision & Development Servicing	Level 4 – Rural	Level 1 – Urban

The new designations would permanently allow for the industrial uses permitted under the Temporary Use Permit, as well as allow for additional industrial uses subject to meeting certain development prerequisites. These additional uses are outlined under the M-1B zoning provisions.

Figure 1 – Existing Regional Land Use Designation



Metro 2050 Amendment Request - Township of Langley (23699 and 23737 Fraser Highway)

Regional Planning Committee Regular Meeting Date: May 12, 2023

Page 4 of 8

Figure 2 – Proposed Regional Land Use Designation

The Township has stipulated as a part of its application that the registration of a restrictive covenant is a development prerequisite, which prohibits any building on the site until full urban services pursuant to the Township's subdivision and development servicing bylaw service level 1 have been provided. Development permit applications will be required to allow Council to review the form, character, and siting of future developments on the site. See Attachment 2 for additional information.

The proposed amendment is a Type 2 amendment to Metro 2050, requiring an amendment bylaw passed by a two thirds weighted vote of the Metro Vancouver Board. The proposed amendment will be posted on the Metro Vancouver website, will have a comments form on the Metro Vancouver website, and materials from the Township of Langley public hearing will be provided to the MVRD Board.

Should the application proceed, an updated Regional Context Statement (RCS) that reflects the proposed regional land use designation change will be required. It is expected that the Township will submit the updated RCS for consideration of acceptance if the Board chooses to initiate the proposed amendment process for *Metro 2050* and gives 1st, 2nd and 3rd readings to the amendment bylaw.

REGIONAL PLANNING ANALYSIS

The Township of Langley's proposed amendment has been assessed in relation to applicable *Metro 2050* goals and policies. The intent of the assessment is not to duplicate the municipal planning process, but rather to identify any potential regional planning implications and the regional significance of the proposed land use changes in consideration of *Metro 2050*. A summary of the regional planning analysis is provided as follows.

Goal 1: Create a Compact Urban Area

Strategy 1.1 Contain urban development within the Urban Containment Boundary is committed to concentrating urban development within the urban containment boundary (UCB) and supporting the efficient and cost-effective provision of infrastructure and services and amenities. *Metro 2050* generally considers Industrial to be an Urban Land Use Designation, but Industrial lands may be identified outside of the Urban Containment Boundary, as is the case with this application.

In *Metro 2050* Rural lands are intended to protect the existing character, landscapes, and environmental qualities of rural communities outside the Urban Containment Boundary. Land uses in these areas include low density forms of residential; agricultural; and small-scale commercial, industrial, or institutional uses, that do not require the provision of urban services such as sewerage or transit. As such, Rural lands are not intended as future urban development areas and generally will not have access to regional sewerage services.

There are existing light industrial uses on the site that do not require connection to regional sewerage services. There are three Rural designated properties to the east of the site, with six Industrial properties beyond that. Given this, there is a likelihood that if successful, this re-designation could incentivize adjacent Rural designated properties to also seek re-designation.

Strategy 1.4: Protect Rural lands from urban development states Rural designated lands located outside the Urban Containment Boundary are not intended for urban forms of development. Policy 1.4.1 states that Metro Vancouver will “direct the Greater Vancouver Sewerage and Drainage District (GVS&DD) to not allow connections to regional sewerage services to lands with a Rural regional land use designation.” Should the amendment application proceed, and the properties be re-designated to Industrial, the Township may apply for the site’s inclusion in the regional sewerage area at the discretion of the GVS&DD.

Goal 2: Support a Sustainable Economy

Strategy 2.2: Protect the supply and enhance the efficient use of industrial land, contains policies that support protecting and appropriately using the region’s limited supply of Industrial and Employment lands. The Metro Vancouver region is facing a critical shortage of industrial lands. Specifically, there is a constrained land supply, pressure on industrial lands to convert to other uses, site specific development issues, and a complex jurisdictional environment. The Metro Vancouver region has one of the tightest industrial markets in North America, with extremely low vacancy rates and escalating industrial lease prices. The limited industrial land options constrain possible economic and employment growth within the region. Industrial lands are crucial to support a prosperous, sustainable regional economy and to provide space to accommodate the many industrial activities and services needed in a growing region. While representing just 4 per cent of the region’s land base, industrial lands accommodate over 25 per cent of the region’s total employment, and contribute to the region’s economic well-being, with important links to transportation, trade, and tax dollars. The proposed amendment, if approved, would be adding 4.12 hectares of Industrial land to the region’s supply and formalizing the current use and operations of the subject properties. Furthermore, the site is located in close proximity to other industrial designated lands to the east. Should the subject properties be re-designated from Rural to Industrial, the use would be consistent with existing

industrial operations in the immediate vicinity. The site is also strategically located from a goods movement perspective, as Fraser Highway is a part of the Truck Route Network.

Strategy 2.3: Protect the supply of agricultural land and strengthen agricultural viability, contains policies that support protecting land for agricultural production. Urban uses adjacent to agricultural land, regardless of whether it is in the Agricultural Land Reserve (ALR), can negatively impact the ability for that agricultural land to remain viable and productive. *Metro 2050* policy 2.3.7 supports working with stakeholders to require agriculture impact assessments for development adjacent to agricultural land as a necessity to protect that land. Extending urban uses into areas that support agricultural production may result in exposing adjacent agricultural land to the negative effects of urban development. The application does not indicate analysis has been undertaken to assess how a permanent change from Rural to Industrial for the subject properties will impact the adjacent rural lands which are indicated for small farm uses in the Township's Rural Plan.

Should the application be advanced, edge planning and appropriate interface management between urban and agricultural uses are encouraged in accordance with *Metro 2050* policy 2.3.12 c) iv). Appropriate interfacing is necessary to ensure the urban uses do not negatively impact the agricultural lands identified. The Township could consider including a condition of approval as a part of the OCP and Zoning bylaw amendment process to accomplish this.

Goal 5: Support Sustainable Transportation Choices

Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking recognizes that the coordination of land use and transportation supports positive region building by ensuring communities are connected to sustainable transportation networks while investing in transportation improvements for existing neighbourhoods. The site is not well supported by walking and cycling infrastructure, or by public transportation. Should the proposed regional land use designation amendment be advanced by the MVRD Board, the Township of Langley is encouraged to integrate active transportation facilities into the site design and adjacent neighbourhood, while working with the applicant and TransLink to develop Transportation Demand Management programs (e.g. vanpools, secure bicycle parking) for future commuters to and from the site.

Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services recognizes that roadways and truck routes play a vital role in supporting the regional economy, shaping regional growth, and connecting Metro Vancouver to other regions. The strategy also recognizes that making the most of the goods movement system requires protecting industrial lands. The subject properties are strategically located from a goods movement perspective, as Fraser Highway is a designated truck route that connects to several nearby industrial sites and the broader Truck Route Network. From a commuter standpoint, the site has limited transit service and is not well-connected to regional walking and cycling infrastructure. The majority of trips to and from this location will be made by private vehicle.

REGIONAL PLANNING ADVISORY COMMITTEE COMMENTS

An information report on the amendment application was provided to the Regional Planning Advisory Committee (RPAC) for comment on April 6, 2023. Staff from the Township of Langley presented on

the amendment application and were available to answer questions from committee members. One committee member inquired about the anticipated completion date for the Township's upcoming Fraser Highway Employment Lands Area Plan that was highlighted in the Townships' presentation. The study area of the Fraser Highway Employment Lands Area Plan encompasses the subject properties.

IMPLICATIONS FOR METRO VANCOUVER UTILITY SERVICES

A summary of anticipated impacts on Metro Vancouver's utilities is as follows:

Liquid Waste Services (Greater Vancouver Sewerage & Drainage District)

Following an initial review of the amendment application, Liquid Waste Services (LWS) note that the Township proposes a restrictive covenant prohibiting buildings on the properties until such time that urban services are provided. LWS interprets this clause as the Township may consider requesting regional sewer services for the properties in the future. LWS confirms that the subject properties are located more than 7km from the nearest Metro Vancouver sewer facility (Langley Connector No. 3). However, the amendment application does not contain sufficient details to allow Metro Vancouver to provide informed comments on current or future servicing. Should a detailed servicing plan for the properties be developed, LWS requests that the Township submit details to Metro Vancouver through the established application process so that an impact analysis can be completed. The Township is also encouraged to consider integrating effective inflow and infiltration management approaches to limit extraneous inflows from any new development.

Water Services (Greater Vancouver Water District)

A drinking water demand forecasts was not provided as a part of the Township's application, as such the exact hydraulic impacts on the regional drinking water system cannot yet be determined. Based on the Township's GIS maps and water system map in the OCP (Map 10), the subject properties are not currently serviced by the Township of Langley's municipal drinking water system. The subject properties are located about 1.5km from the terminus of the Township's western drinking water system on the Fraser Highway. The Report to Mayor and Council included in the Township's application package recommends utility upgrades in accordance with the Township's Subdivision and Development Servicing Bylaw, which includes the provision of water services. Water Services would like confirmation that the subject properties will be serviced by the Township's drinking water system if the properties are re-designated. Should the proposed regional land use designation amendment be approved by the MVRD Board, Water Services would request that the Township provide a demand forecast and assessment of the anticipated impacts to the municipal and regional water systems, as well as a servicing plan for this development.

REGIONAL GROWTH STRATEGY AMENDMENT PROCESS AND NEXT STEPS

If the amendment bylaw receives 1st, 2nd, and 3rd readings, it will then be referred to affected local governments and relevant agencies, as well as posted on the Metro Vancouver website for a minimum of 45 days to provide an opportunity for comment. Comments received will be summarized and included in a report advancing the bylaw to the MVRD Board for consideration of final adoption. An updated RCS from the Township will be considered at the same Board meeting as final adoption of the proposed amendment.

ALTERNATIVES

1. That MVRD Board:
 - a) initiate the regional growth strategy amendment process for the Township of Langley's requested regional land use designation amendment from Rural to Industrial for the lands located at 23699 and 23737 Fraser Highway;
 - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023"; and
 - c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050.
2. That the MVRD Board decline the proposed amendment for 23699 and 23737 Fraser Highway and notify the Township of Langley of the decision.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternative 1, there are no financial implications for Metro Vancouver related to the acceptance of the Township of Langley's Type 2 Amendment. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of a dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the associated costs.

SUMMARY/CONCLUSION

The Township of Langley has requested that the MVRD Board consider a Type 2 amendment to *Metro 2050* for two lots totalling 4.12 hectares located along Fraser Highway. The amendment to re-designate the site from a Rural to Industrial land use will permanently allow for industrial uses on the subject properties. Additional information is required to fully assess liquid waste and water servicing implications of this application should it proceed. This information can be received post adoption during the development planning stage.

Overall, the proposed amendment allows for existing industrial uses to continue operations on the subject properties. The subject properties are in close proximity to other industrial uses along Fraser Highway. The amendment also ensures employment generating uses in close proximity to the Regional Truck Route Network. Staff recommend Alternative 1.

Attachments

1. Correspondence dated September 21, 2022, from Township of Langley, to Metro Vancouver Board re: Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793
2. Township of Langley Report, dated June 27, 2022 (File: 10-33-0104)
3. Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023

References

[Metro 2050](#)

Township of
Langley



Est. 1873

September 21, 2022

Bylaw No. 5793

James Stiver, Division Manager,
Growth Management and Transportation
Metro Vancouver
Via Email: James.stiver@metrovancover.org

Dear Mr. ~~Stiver~~: *James*

**Re: Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan)
Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793**

On July 11, 2022, Township of Langley Council granted third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793.

Bylaw No. 5793 amends the Langley Official Community Plan (OCP) by amending the land use designation of the subject lands from "Rural" to "Industrial."

Attached, please find the Report to Council, Bylaw No. 5793, and adopted Council Minutes submitted for your consideration of what is believed to be a "Type 2" Regional Growth Strategy Amendment application. Staff note that the proposed amendment to the Regional Context Statement is applicable only to Map A-1, which will bring the RCS into alignment with the proposed land use changes.

If you have any questions, please contact Joel Nagtegaal, Development Planner, at 604.533.6044 or via email at jnagtegaal@tol.ca.

Yours truly,

Ramtin Seifi
GENERAL MANAGER, COMMUNITY DEVELOPMENT

Attachments

1. Report to Council and attachments dated June 27, 2022
2. Bylaw No. 5793
3. July 11, 2022 adopted Council Minutes

copy: Bath Investments Ltd./1083876 BC Ltd.
Ben Neff, Giesbrecht & Company

Township of
Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 27, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)

REPORT: 22-70
FILE: 10-33-0104

PROPOSAL:

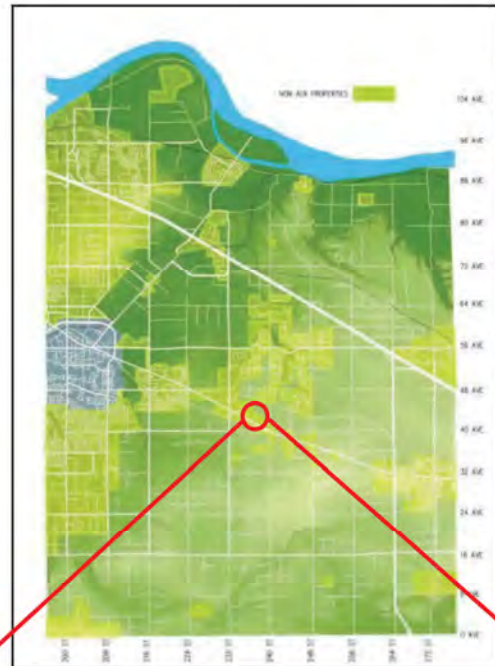
Application to amend the Official Community Plan and Rural Plan and rezone approximately 4.12 ha (10.19 ac) of land located at 23699 and 23737 Fraser Highway to Service Industrial Zone M-1B in order to accommodate current temporary uses as well as additional industrial uses.

RECOMMENDATION SUMMARY:

That Council consider first and second reading of Bylaws No. 5793 and 5794 subject to 13 development prerequisites being satisfied prior to final reading of Rezoning Bylaw No. 5794; that Council consider first, second, and third readings to Bylaw No. 5803; and that staff be authorized to schedule the required public hearing should Council give the Bylaws first and second reading.

RATIONALE:

The proposed development is consistent with the overall objectives of the Official Community Plan with respect to creation of employment opportunities.



OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
 Page 2 . . .

RECOMMENDATIONS:

That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 amending the Official Community Plan to change the designation of the lands from “Rural” to “Industrial” and amending the Rural Plan to permit industrial uses on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794, rezoning 4.12 ha (10.19 ac) of land located at 23699 and 23737 Fraser Highway to Service Industrial Zone M-1B to permanently accommodate the uses permitted under Temporary Use Permit No. TU000001 as well as additional industrial uses subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions associated with proposed Fraser Highway transportation related items 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 Fraser Highway (including deceleration lane), in accordance with the Township’s Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
4. Secure a 10 m wide statutory right of way along the north portion of the site for future access;
5. Secure a 20 m wide statutory right of way on the central portion of the site for future access;
6. 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);
7. Provision of final landscape plans and security to the acceptance of the Manager of Green Infrastructure Services;
8. Registration of restrictive covenants:
 - a. Restricting building construction (i.e., “no building”) until a Development Permit is issued for the site and full services are provided in compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 Service Level 1;
 - b. Restricting left hand turning movements from the western driveway onto and from Fraser Highway; and
 - c. Requiring installation of an accepted landscape plan;
9. Demolition of the existing single family dwelling;
10. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
11. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
12. Compliance with Item 5.2(g) of Community Amenity Contributions (CAC) Policy in support of the OCP amendment; and
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges;

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 3 . . .

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5793) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Bath Investments Ltd.) Bylaw No. 5803 (and grant final reading at time of final reading of Bylaw No. 5794); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794.

EXECUTIVE SUMMARY:

On October 21, 2019, Council authorized issuance of a temporary use permit to temporarily permit a) open storage of building materials, b) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots), and c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats) on properties located at 23699 and 23737 Fraser Highway.

Giesbrecht & Company, on behalf of the owners, has applied to amend the Official Community Plan (OCP) and the Zoning Bylaw to permanently allow the uses permitted by the temporary use permit as well as permit additional industrial uses.

The subject lands are adjacent to an existing service commercial property and are within 150 m of other existing industrial properties on the north side of Fraser Highway. The subject application proposes to increase the industrial land base in the Township of Langley. Given the existing commercial and industrial properties in close proximity to the subject site and that the subject properties are not located in the Agricultural Land Reserve, staff recommend Council consider the application.

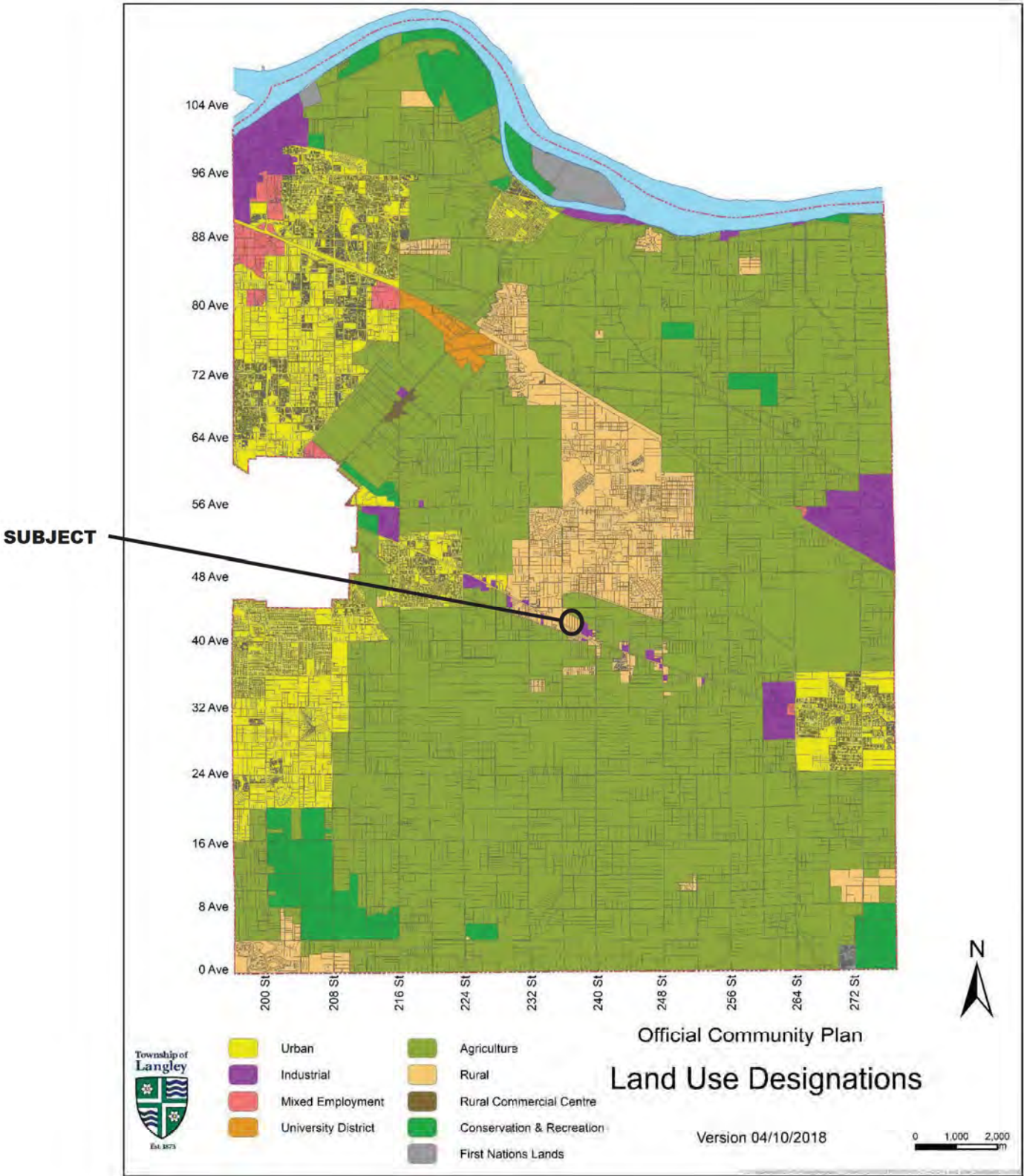
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal should the Bylaws proceed to third reading.

Future development permit applications will be necessary to allow Council the opportunity to review the form, character, and siting of future developments on the site. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaws.

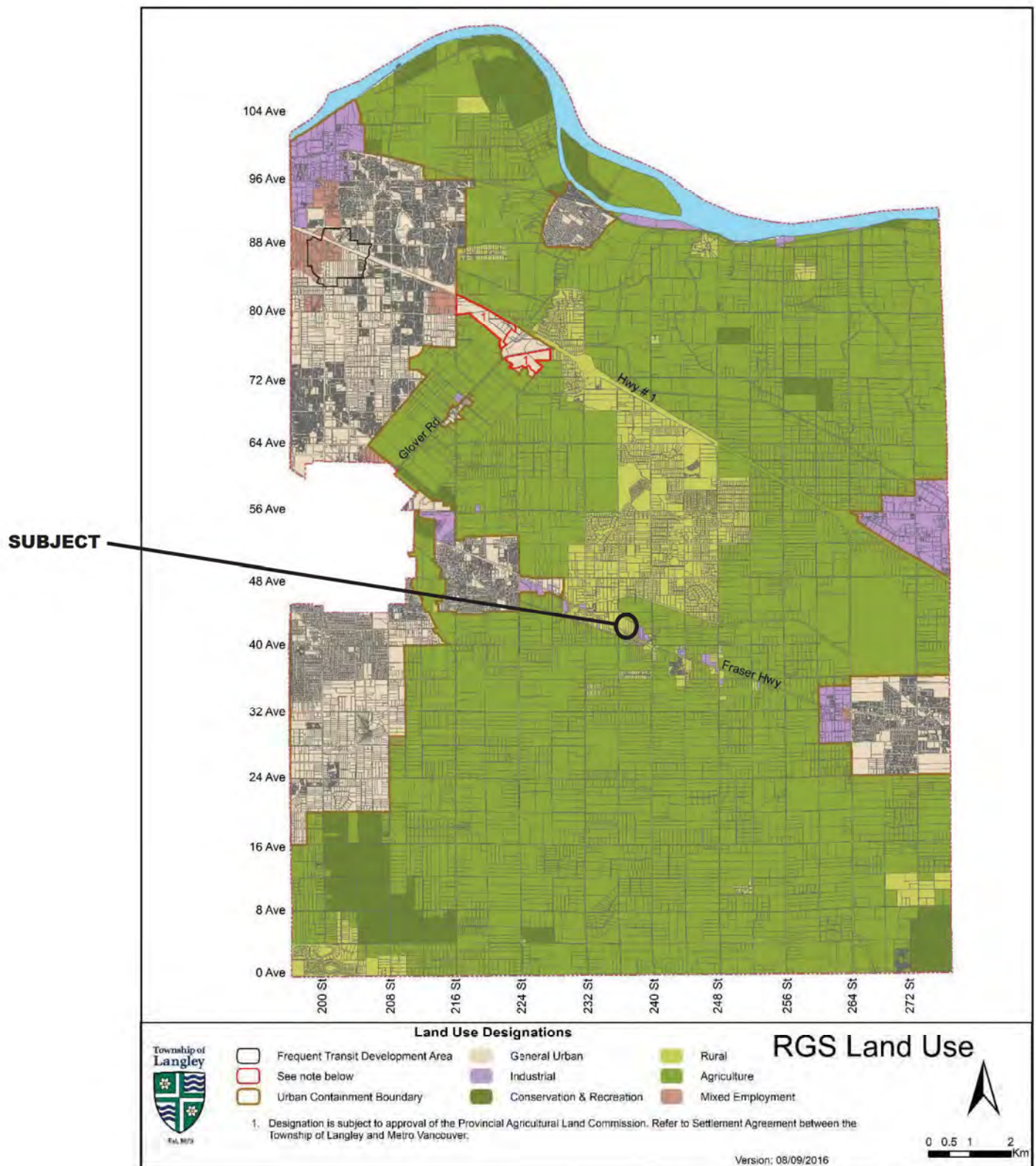
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Official Community Plan Amendment Bylaw No. 5793, Rezoning Bylaw No. 5794, and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5803.

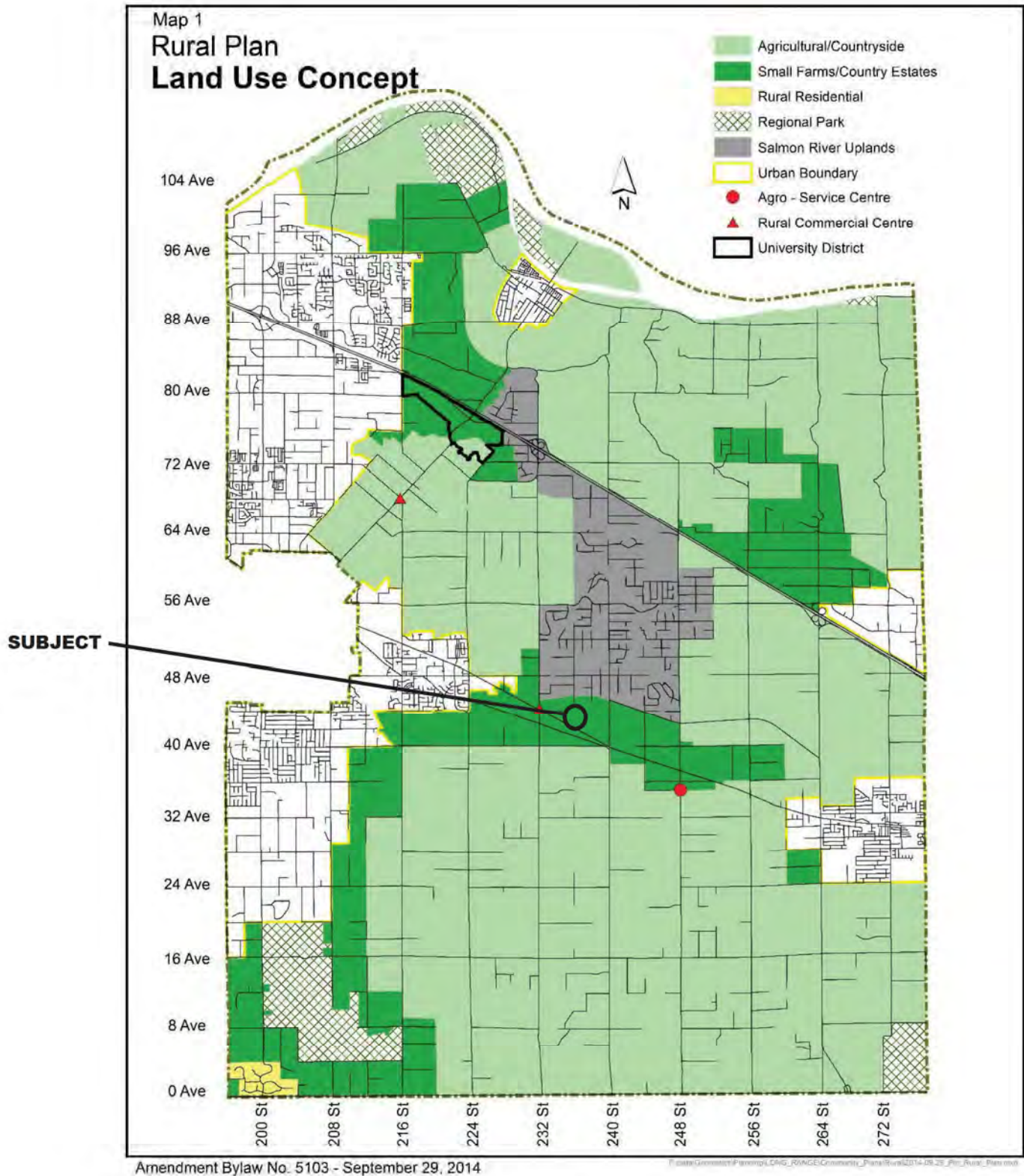
OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 4 . . .



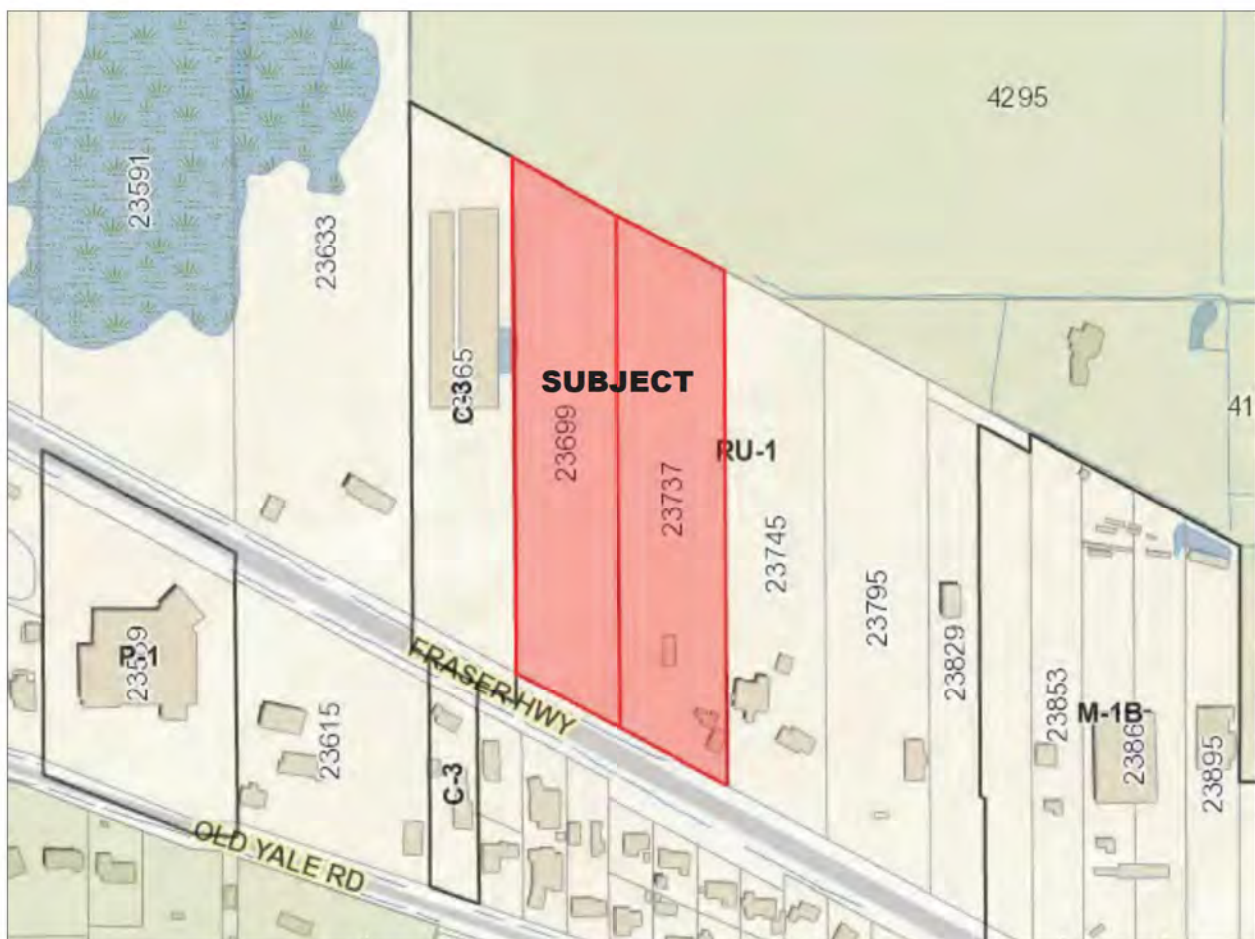
OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 5 . . .



OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
 Page 6 . . .

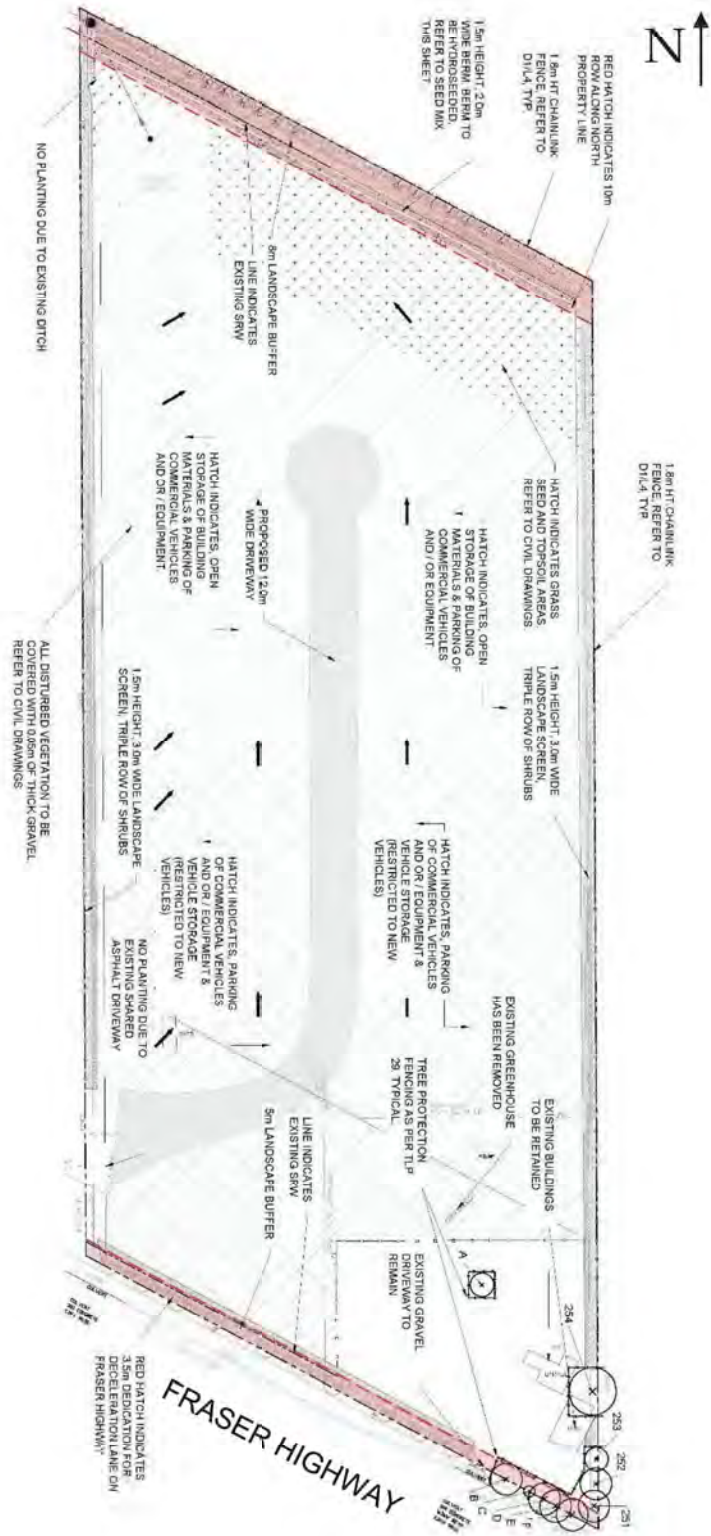


OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 7 . . .



ZONING BYLAW NO. 2500

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 8 . . .



SITE PLAN – SUBMITTED BY APPLICANT

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
 Page 9 . . .

REFERENCE:

Owner:	Bath Investments Ltd. 23867 Fraser Highway Langley BC V2Z 2K5
	1083876 BC Ltd. 23867 Fraser Highway Langley BC V2Z 2K5
Agent:	Giesbrecht & Company 353 PO Box 8000 Abbotsford BC V2S 2M5
Legal Description:	Lot 8 Section 33 Township 10 New Westminster District Plan 8793
	Parcel "A" (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793
Civic Address:	23699 and 23737 Fraser Highway
Area:	4.12 ha (10.19 ac)
Official Community Plan: (existing)	Rural
Official Community Plan: (proposed)	Industrial
Rural Plan: (existing)	Small Farms / Country Estates
Rural Plan: (proposed)	Small Farms / Country Estates (with site-specific text amendment to permit industrial uses on the subject properties)
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Service Industrial Zone M-1B

BACKGROUND/HISTORY:

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms / Country Estates in the Rural Plan and accommodate a single family dwelling and accessory building on the southeast portion of the site and outdoor storage of equipment and vehicles on the rest of the site. On October 21, 2019, Council authorized issuance of a temporary use permit to temporarily permit a) open storage of building materials, b) parking of commercial vehicles and/or equipment (excluding transportation and trucking terminals and compounds including

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
 Page 10 . . .

public transportation depots), and c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats) on properties located at 23699 and 23737 Fraser Highway. The properties are currently being used for the uses permitted by the temporary use permit. Stormwater management, including construction of an onsite detention stormwater pond, has been addressed in conjunction with a soil permit application on the subject properties.

The existing single family dwelling does not comply with proposed zoning siting provisions. Accordingly, a condition of Rezoning Bylaw No. 5794 has been included to remove the building.

DISCUSSION/ANALYSIS:

To accommodate the proposal to rezone the property to permanently allow the uses permitted by the temporary use permit as well as permit additional industrial uses (Attachment B), the applicant has applied for amendments to the Township's Official Community Plan (OCP) and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required. Given urban services are not available to the site, registration of a restrictive covenant prohibiting any building on the site until such time as full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 have been provided is a development prerequisite.

Future Development Permit applications are required for any future buildings at which time Council will have the opportunity to review form, character, and siting matters prior to building permits being issued. A Development Permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations, and other site development items.

Adjacent Uses:

- North: A rural property within the ALR, 14.95 ac (36.95 ac), designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1;
- South: Fraser Highway, beyond which are lots designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1, not within the ALR;
- East: A rural property, designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1, not within the ALR; and
- West: A commercial property, designated Small Farms / Country Estates in the Rural Plan, zoned Service Commercial Zone C-3, not within the ALR.

Official Community Plan Amendment:

The subject lands are currently designated Rural in the OCP which intends to maintain the existing rural residential character of the area.

Section 2.2.9 of the OCP provides the following:

2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.

Staff note that as a development prerequisite for ToL Project No. 10-33-0091 (Oakbrook Foundation / 23400 – 44 Avenue), the proponent was required to provide a Fraser Highway Corridor Land Use Study which included the subject lands. While the study is not a Township plan, nor has it been endorsed by the Township, it did include conceptual land use information

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 11 . . .

indicating that lands on the north side of Fraser Highway between 232 Street and 240 Street could accommodate industrial uses, noting:

A shrinking industrial land supply in Metro Vancouver, high historical industrial growth rates in the Township, and the well-situated location of the Study Area at the convergence of 3 major truck routes, positions it as an attractive opportunity for industrial development. Fraser Highway is a provincial highway providing connections west to the City of Langley, Surrey, and east to Abbotsford and beyond. 232 Street provides a direct connection north to Highway 1 and south to 16 Avenue. 40 Avenue provides a connection west towards the Campbell Heights Industrial Area of Surrey.

Industrial land-use within the Study Area is envisioned primarily north of Fraser Highway where some existing industrial-related uses are located, larger parcelization is conducive to larger format industrial users and consolidation, and because this area is generally separated from existing residential uses.

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- 3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.
- 3.7.4. Encourage industrial development that has a high employment ratio
- 3.7.6. Consider designation of new employment lands where appropriate.

Given the above, the proposal is, in staff's opinion, consistent with the above OCP goals.

Rural Plan Amendment:

The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. Section 2.1 of the Rural Plan states "The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley..."

Policies for the Small Farms / Country Estates designation (Section 5.6 of the Rural Plan) indicate that the designation should provide for agricultural uses. Section 5.14 of the Rural Plan provides the following information with respect to industrial development:

Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro-Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses.

Section 2.1 of the Rural Plan includes the following as a goal of the plan:

The plan recognizes the wide variety of uses currently existing in the area and is designed to accommodate continued agricultural use, expanded recreational opportunities, some additional small

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 12 . . .

farms/country estates use and limited new commercial and industrial activities.

Section 5.14.2 of the Rural Plan provides the following with respect to industrial development within the rural area:

5.14.2 Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro-Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses.

According to the applicant, the intent of the proposal is as follows:

The intention of the proponent is for approximately 50 percent of the property to be used by the owner-occupier, Surrey Cedar Ltd., which would use the property to compliment its operations at 23867 Fraser Hwy, Langley, which employs 30 people. These complimentary uses would include overflow material and equipment for the mill. The remaining 50 percent of the site is intended to be rented out to various tenants for uses in-line with the TUP and future M-1B designation

As indicated by the proponent, the current proposal accommodates, in part, expansion of an existing industrial use 150 m to the east.

Historically, industrial uses in the Rural Plan have been recognized under the Small Farms / Country Estates land use designation. Accordingly, Bylaw No. 5793 amends the Rural Plan by:

- a) Adding provisions to the Small Farms / Country Estates designation to accommodate industrial development on a site specific basis on the subject properties; and
- b) Adding the subject properties to Development Permit Area 'B' – Rural Commercial/Industrial.

Metro 2040 – Metro Vancouver Regional Growth Strategy (RGS):

The subject lands are designated Rural in the RGS. This designation is intended to limit development to a scale, form, and density consistent with the intent of the rural land use, and support agricultural uses within the ALR and, where appropriate, outside of the ALR. Staff note that the subject properties are not located in the ALR. Given the proposed OCP amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
 Page 13 . . .

the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.

The RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

- a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
- b) the subject site is no more than 10 hectares in size;
- c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
- d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

While the proposal generally aligns with the above criteria as the proposed industrial use would be consistent with the general intent of the "industrial" land use designation contained in the Township's OCP and is less than 10 ha in size, staff note that the subject site is not contiguous with the urban containment boundary specified in the RGS.

A Type 2 – Minor Amendment to the Regional Growth Strategy requires a 'two-thirds weighted vote and regional public hearing' as identified in Section 6.3.3(c) of the RGS below:

6.3.3(c) amendment from Rural land use designation to Industrial, Mixed Employment or General Urban land use designations;

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

Access:

The subject site is currently accessed via a shared driveway with the property to the east from Fraser Highway. The existing single-family dwelling is accessed via a separate driveway on Fraser Highway. As part of the development, the applicant will be required to provide a deceleration lane in front of the subject properties. Additionally, the applicant will be required to register a restrictive covenant limiting the existing shared driveway to right in / right out movements only. These requirements have been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Road dedications and statutory rights of ways have been historically secured on northerly portions of several properties between 236 Street and 240 Street on the north side of Fraser Highway in order to support future road infrastructure. Accordingly, securing rights of ways of 10 m on the northerly portion of the site as well as 20 m on the central portion of the site are included as development prerequisites.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
 Page 14 . . .

Voluntary Community Benefit Contribution:

Recognizing that OCP land use amendments result in potential increases in land value, Council adopted amendments to the CAC policy in October 2021. Specifically, Item 5.2(g) of the Policy states:

With Section 5.2 (f) as a minimum, where the form of growth is more unique; and for more substantial or complex applications proposing an amendment to the OCP, at the discretion of the Township of Langley or as directed by Council, the Township working in collaboration with the applicant, will determine a more appropriate target CAC to ensure an appropriate level of alignment with the proposed OCP amendment

In response to the policy, the applicant is proposing a \$100,000 community benefit contribution donation to Foundry Langley. Foundry Langley is a resource centre for youth that will offer young people aged 12-24 access to mental health and substance use support, primary care, peer support, and social services. Based on the 4.12 ha (10.19 ac) site, this equates to a contribution of \$24,271.84 per ha / \$9,813.54 per ac.

According to the applicant,

The public amenity provided is employment opportunity and increase tax revenues. The properties are not part of the ALR. The land lift is minimal. \$50+ million upgrades to servicing is required for any building or development to occur.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the Financial Plan, Housing Needs Report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

Bylaw No. 5794 proposes to rezone the subject properties to Service Industrial Zone M-1B with existing temporary uses on a site specific basis (Attachment B). The Service Industrial Zone M-1B is consistent with other industrial properties along Fraser Highway and permits a range of industrial uses. Staff note that any permitted uses in the proposed zone which require a building will not be permitted until a development permit and servicing have been issued and secured. The proposed development complies with the minimum parcel size provisions of the Service Industrial Zone M-1B.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on February 23, 2022. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment A.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5803 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100201
 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
 Page 15 . . .

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of a deceleration lane on Fraser Highway, road works, and tree replacement with the Subdivision and Development Servicing Bylaw. Stormwater management, including construction of an onsite stormwater pond, has been addressed in conjunction with a soil permit application (SO002063) issued January 20, 2020 on the subject

properties. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation 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 any building permits. Given urban services are not available to the site, registration of a restrictive covenant prohibiting any building on the site until such time as full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 have been provided is a development prerequisite.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 10 significant trees exist on the subject site and all 10 are currently proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 276 replacement trees are required. The applicant is proposing 100 replacement trees to be planted on the site with funds for the remaining 176 replacement trees being secured for planting on identified public lands. Post development, approximately 110 trees will be in place with cash in lieu provided for the remaining 176 replacement trees. 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.

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 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.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required as part of a future development permit and prior to the issuance of a building permit.

Policy Considerations:

The proposed amendments to the OCP, Rural Plan, RGS, Subdivision and Development Servicing Bylaw, and proposed rezoning will enable future industrial development of the subject lands increasing the supply of employment land in the Township. The proposed development is

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100201
(BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)
Page 16 . . .

compatible with the overall objectives of the Township's Official Community Plan and Rural Plan.

Therefore, staff recommend Council consider first and second reading to Bylaws No. 5793 and 5794 subject to 13 development prerequisites; first, second, and third reading to Bylaw No. 5803; and that staff be authorized to schedule the required public hearing should Council give the Bylaws first and second reading.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Public Information Meeting Summary
ATTACHMENT B Permitted and Proposed Uses

ATTACHMENT A



Giesbrecht & Co.

#353 – PO Box 8000, Abbotsford, BC, V2S 6H1

604.825.2123 | info@giesbrechtandco.com | www.giesbrechtandco.com

June 16, 2022

Township of Langley
20338 65 Ave
Langley, BC V2Y 3J1

10-33-0104

Attention: Joel Nagtegaal

Re: Overview of Public Information Meeting

It was held virtually on February 23, 2022, to view the rezoning proposal and provide comments and feedback prior to Township Council's consideration of this Application for 23699 and 23737 Fraser Highway.

Thirty-seven nearby properties were notified of the Public Information Meeting as provided by the Township of Langley Staff.

List of Attendees

TEAM MEMBER	COMPANY
Patrick Giesbrecht	Giesbrecht and Company
Benjamin Neff	Giesbrecht and Company
Sunjeev Bath	Bath Investment Ltd.
Jessica Thiessen	Krahn Engineering
Joel Nagtegaal	Township of Langley
Kim Richter	Township of Langley
Petrina Arnason	Township of Langley
FOIPPA s. 22(1)	General Public
FOIPPA s. 22(1)	General Public

Comments and questions were addressed regarding the entrance size to the property, future building concerns, and water servicing.



Giesbrecht & Co.

#353 – PO Box 8000, Abbotsford, BC, V2S 6H1

604.825.2123 | info@giesbrechtandco.com | www.giesbrechtandco.com

Should you have any further questions, please contact the undersigned
778.926.8412 or benjamin@giesbrechtandco.com

Yours truly,

Benjamin Neff
Manager
Giesbrecht and Company

ATTACHMENT BEXISTING TEMPORARY USE PERMIT USES

- 1) open storage of building materials;
- 2) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots); and
- 3) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)

M-1B USES NOTING PROPOSED ADDITIONAL USES (BOLD)

- 1) accessory buildings and uses
- 2) accessory open storage
- 3) auction marts
- 4) bakeries
- 5) brewery or distillery
- 6) building supplies, lumber yards
- 7) commercial recreation, instruction and entertainment uses excluding arcades, pool halls and casino halls
- 8) dog daycare subject to Township of Langley Noise Control Bylaw 1988 as amended
- 9) nurseries and garden supply centres
- 10) offices accessory to permitted industrial uses
- 11) other service industrial uses compatible with service industrial areas
- 12) parking of commercial vehicles
- 13) public works yards, maintenance and storage facilities
- 14) printing and publishing
- 15) production studio
- 16) refund container return centre
- 17) residential uses accessory to industrial uses and subject to Section 701.4
- 18) restaurants
- 19) retail sales accessory to permitted industrial uses
- 20) service stations, gas bars
- 21) the light manufacture, assembly, repair, finishing and packaging of products
- 22) transportation and trucking terminals and compounds including public transportation depots
- 23) u-brews
- 24) vehicle body shops
- 25) vehicle repair shops
- 26) vehicle sales, rental and leasing
- 27) vehicle servicing
- 28) vehicle towing and temporary storage compounds for licensed vehicles excluding the storage of wrecked vehicles and/or discarded material, and excluding a wrecking and salvaging yard
- 29) veterinary clinics
- 30) warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products
- 31) workshops for the following and similar trade contractors; building, electrical, heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs, paving, and landscape contractors including the sale of garden ornaments, swimming pools and outdoor furniture
- 32) on Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel "A" (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 Section 701.1 uses subject to and including the following:
 - a) **open storage of building materials;**
 - b) **parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots); and**
 - c) **vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)**

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793**

EXPLANATORY NOTE

Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the "Small Farms / Country Estates" designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793

A Bylaw to amend the Rural Plan 1993 No. 3250

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Rural” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Rural” to “Industrial” with respect to the lands described as:

Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

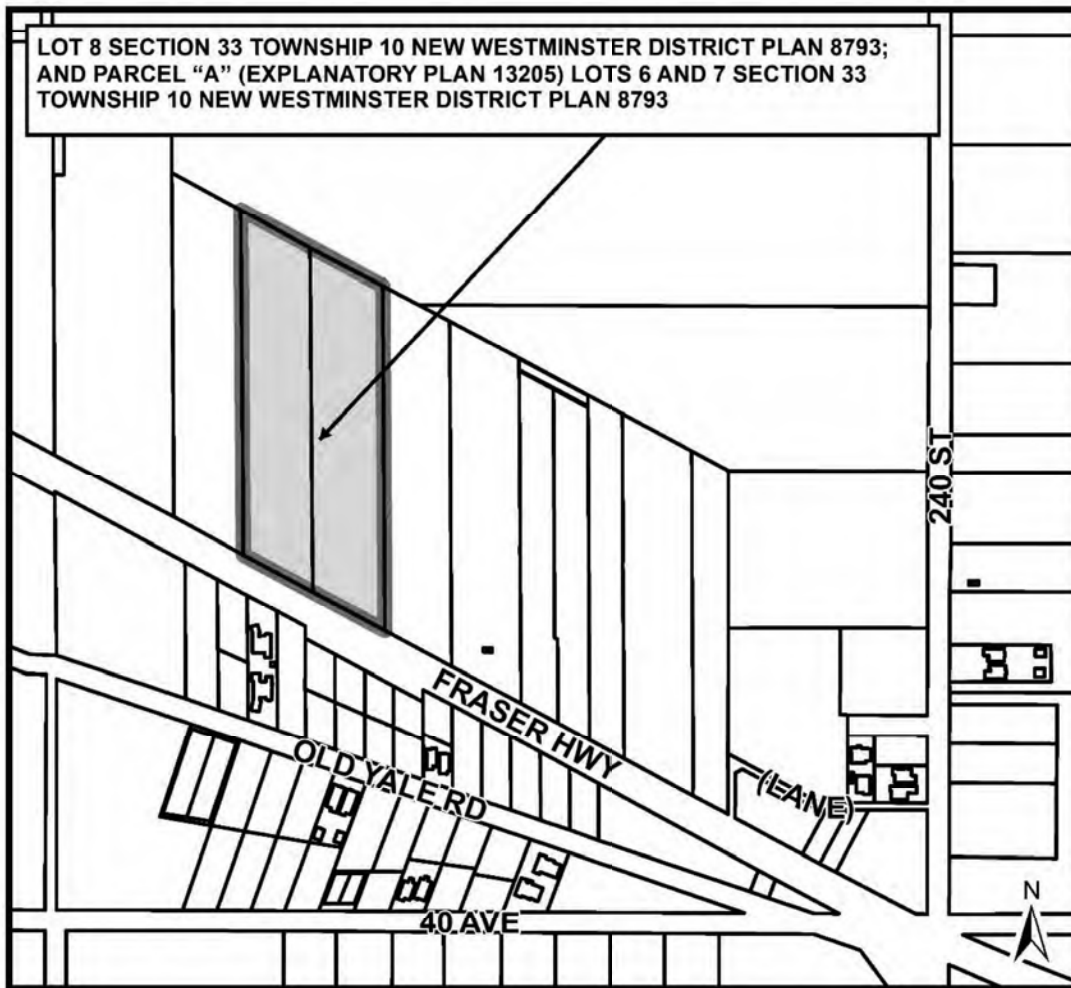
Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793
3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by:
 - a) adding the following Section 5.5.7 after Section 5.5.6

5.5.7 Industrial uses are permitted on a site specific basis on lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793
 - b) by amending “Map 2 Development Permit Area B – Fraser Highway” to include the lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 to Development Permit Area “B”

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5793



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ONING BYLAW 1987 NO. 2500
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5794**

EXPLANATORY NOTE

Bylaw No. 5794 rezones 4.12 ha (10.19 ac) of land at 23699 and 23737 Fraser Highway from Rural Zone RU-1 to Service Industrial Zone M-1B.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5794

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 (Bath Investments Ltd.) Bylaw No. 5794”.

- 3. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
 - a) Amending Section 701.1 Uses Permitted in Service Industrial Zone M-1A and M1-B by adding the following:
 - “32) on Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 Section 701.1 uses subject to and including the following:
 - a) open storage of building materials;
 - b) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots); and
 - c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)”

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

Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

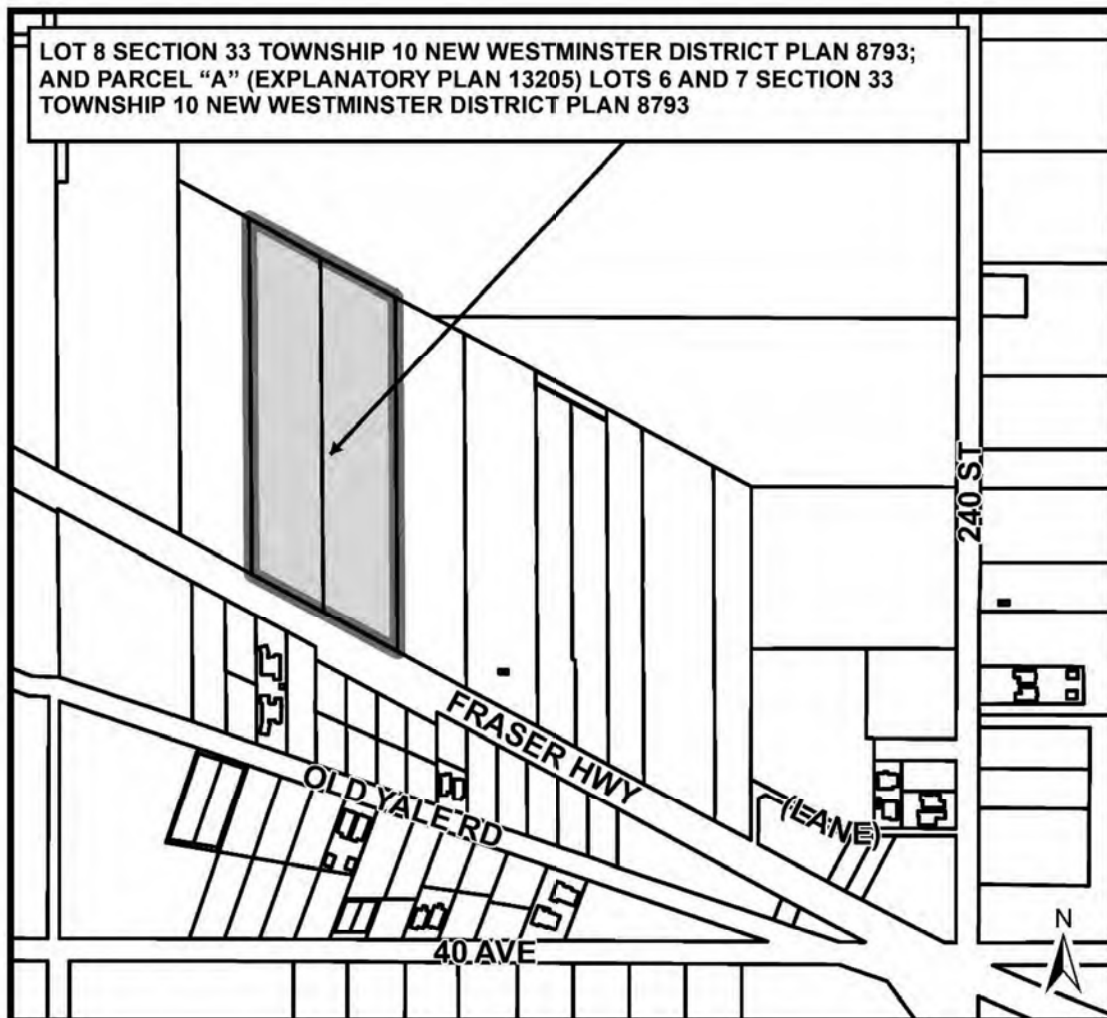
As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Service Industrial Zone M-1B.

READ A FIRST TIME the	day of	, 2022.
READ A SECOND TIME the	day of	, 2022.
PUBLIC HEARING HELD the	day of	, 2022.
READ A THIRD TIME the	day of	, 2022.
ADOPTED the	day of	, 2022.

_____	Mayor	_____	Township Clerk
-------	-------	-------	----------------

Bylaw No. 5794
Page 2

SCHEDULE 'A' BYLAW NO. 5794



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW
2019 NO. 5382**

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5803

EXPLANATORY NOTE

Bylaw No. 5803 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at 23699 and 23737 Fraser Highway to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW
2019 NO. 5382

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5803

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 “Subdivision and Development Servicing Bylaw 2019 No. 5808 Amendment (Bath Investments Ltd.) Bylaw No. 5803”.
3. The “Subdivision and Development Servicing Bylaw 2019 No. 5803” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 – Urban” with respect to lands described as:

Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

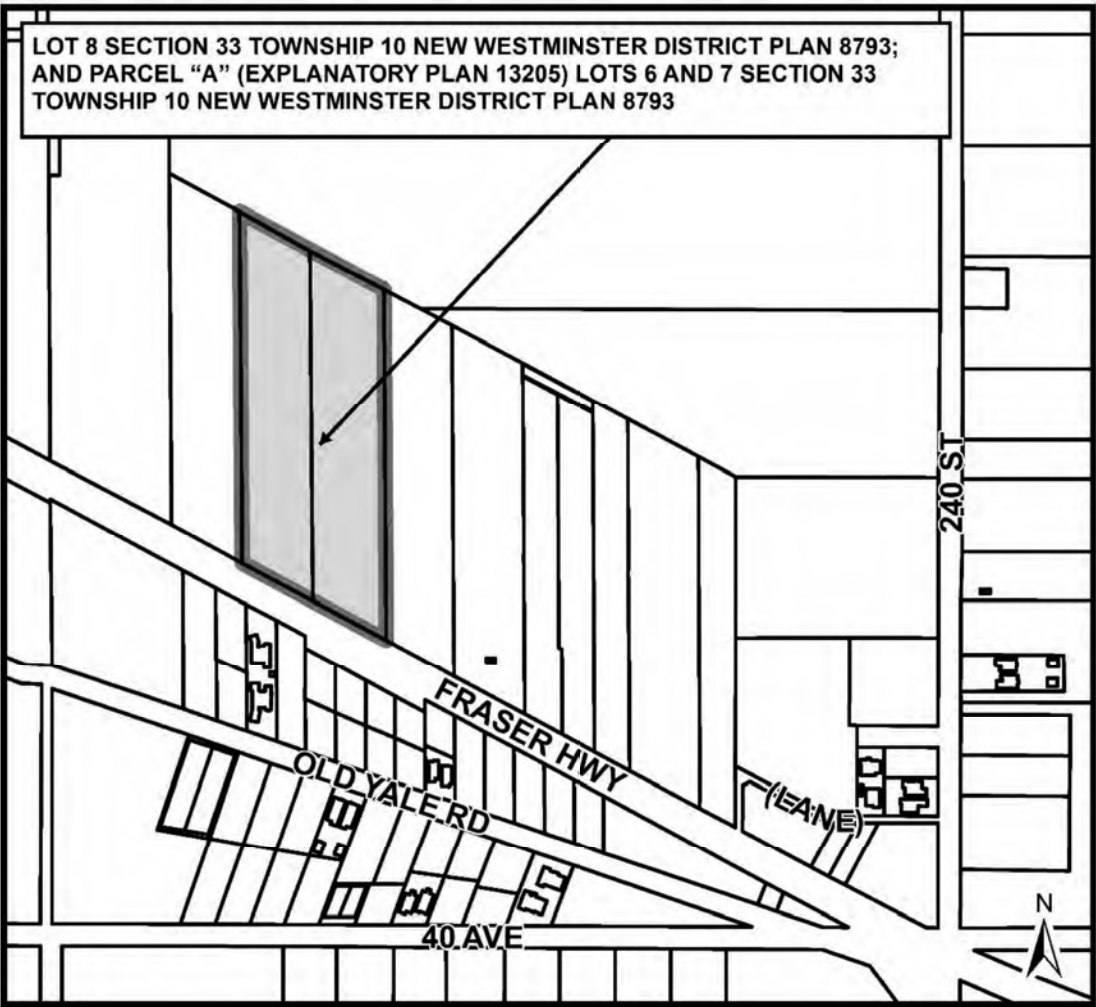
Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

As shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2022.
READ A SECOND TIME the	day of	, 2022.
READ A THIRD TIME the	day of	, 2022.
ADOPTED the	day of	, 2022.

_____	Mayor	_____	Township Clerk
-------	-------	-------	----------------

SCHEDULE 'A' BYLAW NO. 5803



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793**

EXPLANATORY NOTE

Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the "Small Farms / Country Estates" designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793

A Bylaw to amend the Rural Plan 1993 No. 3250

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Rural” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Rural” to “Industrial” with respect to the lands described as:

Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793
3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by:
 - a) adding the following Section 5.5.7 after Section 5.5.6

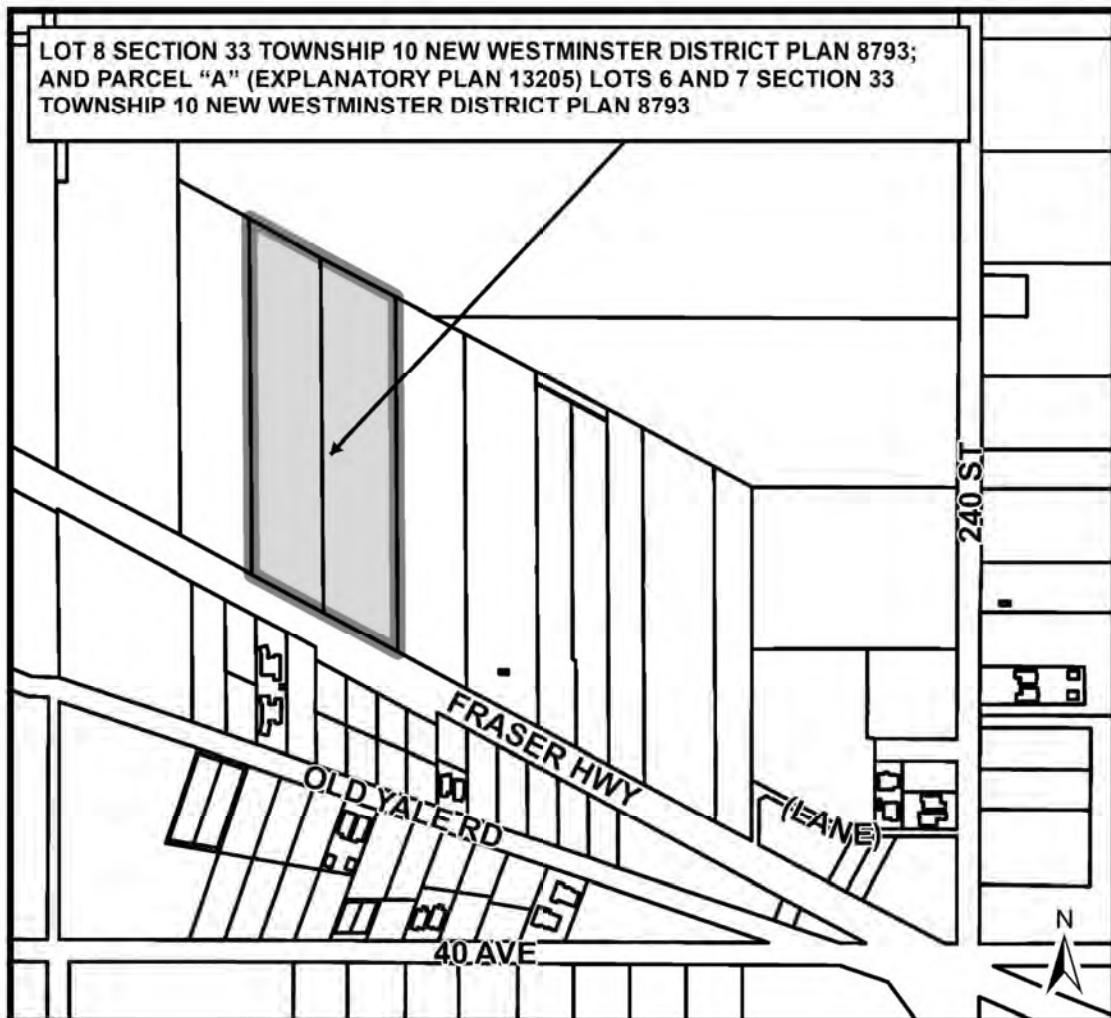
5.5.7 Industrial uses are permitted on a site specific basis on lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793
 - b) by amending “Map 2 Development Permit Area B – Fraser Highway” to include the lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 to Development Permit Area “B”

READ A FIRST TIME the	27	day of	June	, 2022
READ A SECOND TIME the	27	day of	June	, 2022
PUBLIC HEARING HELD the	11	day of	July	, 2022
READ A THIRD TIME the	11	day of	July	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

Bylaw No. 5793
Page 2

SCHEDULE 'A' BYLAW NO. 5793



July 11, 2022

Regular Meeting for Public Hearing and Development Permits Minutes

- 6 -

C. PUBLIC HEARING

- 3. Official Community Plan Amendment and
Rezoning Application No. 100201
(Bath Investments Ltd. / 23699 and 23737 Fraser Highway)
Bylaw No. 5793
Bylaw No. 5794
Report 22-70
File CD 10-33-0104**

**“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.)
Bylaw No. 5793”; and**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Bath Investments Ltd.) Bylaw No. 5794”**

Explanation – Bylaw No. 5793

S. Richardson explained that Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the “Small Farms / Country Estates” designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area. 59 Public Notices were mailed out.

Explanation – Bylaw No. 5794

S. Richardson explained that Bylaw No. 5794 rezones 4.12 ha (10.19 ac) of land at 23699 and 23737 Fraser Highway from Rural Zone RU-1 to Service Industrial Zone M-1B.

Submissions from the public:

The following written submission was received from the public:

1. A. Vander eyk, a Langley resident, expressing concerns about size of buffer zones between the properties and the adjacent farmland, and the need for water and storm sewer to be installed down Fraser Highway to control the runoff.

Explanation by the proponent:

P. Giesbrecht, Giesbrecht & Company, was in attendance and commented that the landscaping is in compliance with the industrial provisions.

MOTION

Moved by Councillor Ferguson,
Seconded by Councillor Richter,

That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793”; and

July 11, 2022

Regular Meeting for Public Hearing and Development Permits Minutes

- 7 -

C. PUBLIC HEARING

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Bath Investments Ltd.) Bylaw No. 5794”.

CARRIED

Councillor Arnason opposed

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Woodward,

That Council grant third reading of “Langley Official Community Plan Bylaw
1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment
(Bath Investments Ltd.) Bylaw No. 5793”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Bath Investments Ltd.) Bylaw No. 5794”.

CARRIED

D. TERMINATE

Moved by Councillor Davis,

Seconded by Councillor Kunst,

That the meeting terminate at 7:21pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1365, 2023
A bylaw to amend “Metro Vancouver Regional District Regional Growth Strategy
Bylaw No. 1339, 2022”

WHEREAS:

- A. The Metro Vancouver Regional District Board (the “Board”) adopted the *Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022* on February 24, 2023;

NOW THEREFORE the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1365, 2023”.

Schedules

2. The following Schedules are attached to and form part of the bylaw:
- Schedule “A”, Subject Properties; and
 - Schedule “B”, Official Regional Land Use Designation Maps.

Amendment of Bylaw

3. “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” is amended as follows:
- a) re-designating the subject properties, as listed in the table below:

PID	Legal Description
001-900-706	Lot 8 Section 33 Township 10 New Westminster District Plan 8793
002-430-070	Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

from ‘Rural’ to ‘Industrial’ as shown in Schedule “A” of this bylaw; and

- b) replacing the official regional land use designation maps numbered 2, 6, 7, and 12 in Schedule “A” of “Metro Vancouver Regional District Regional Growth Strategy Bylaw No. 1339, 2022” with the maps numbered 2, 6, 7, and 12 in Schedule “B” of this bylaw.

Read a first, second and third time this _____ day of _____, _____.

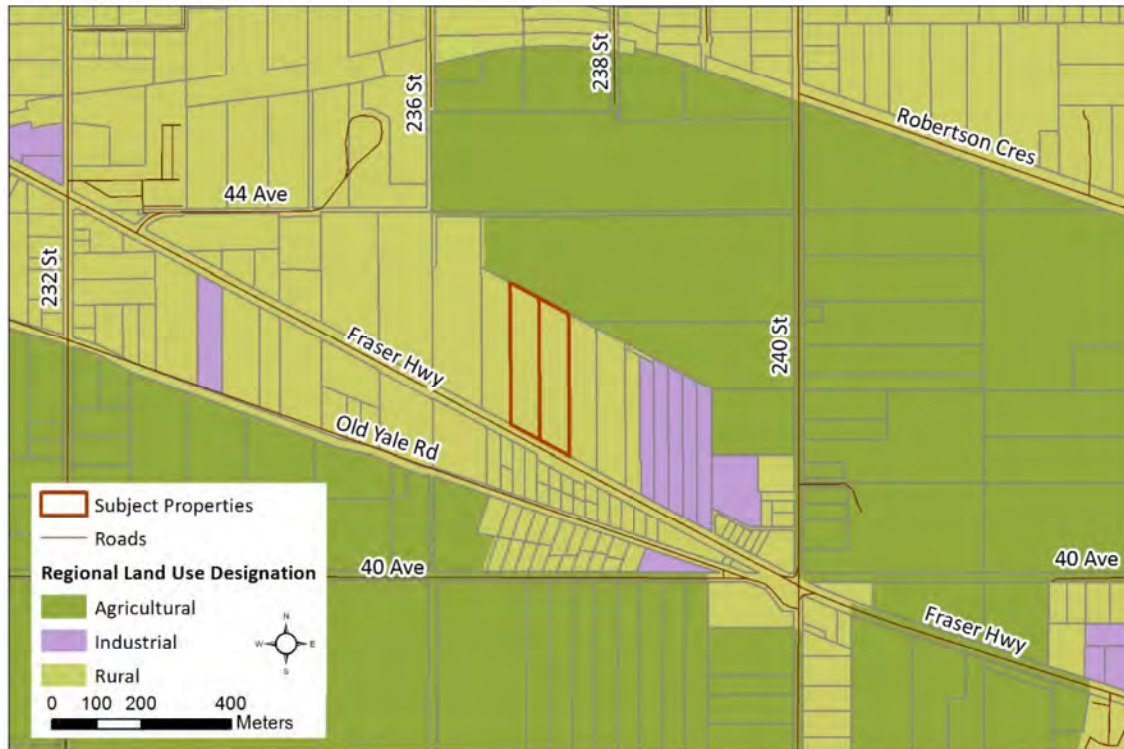
Passed and finally adopted this _____ day of _____, _____.

George V. Harvie, Chair

Dorothy Shermer, Corporate Officer

Schedule A Subject Properties

Prior to Amendment

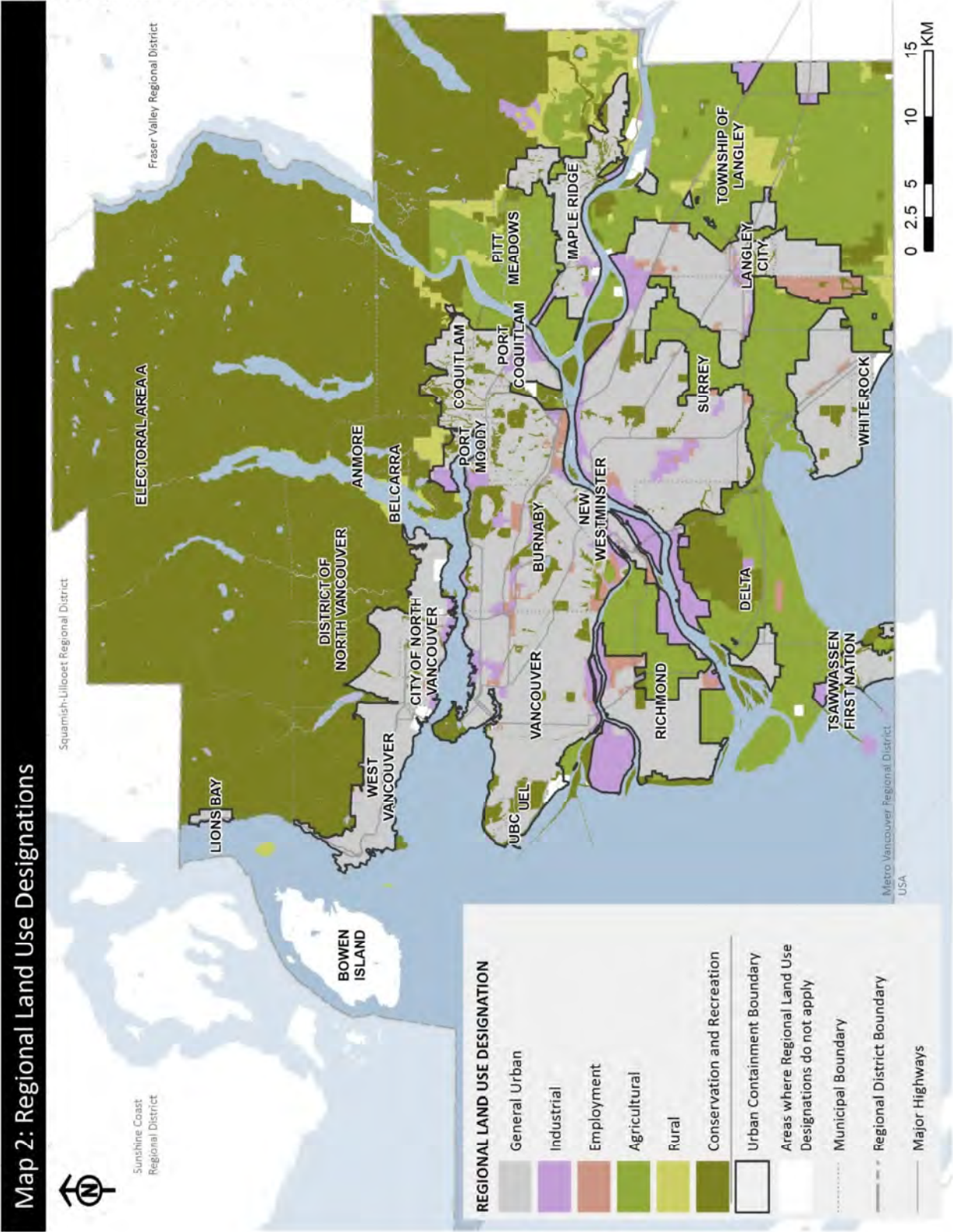


Post Amendment

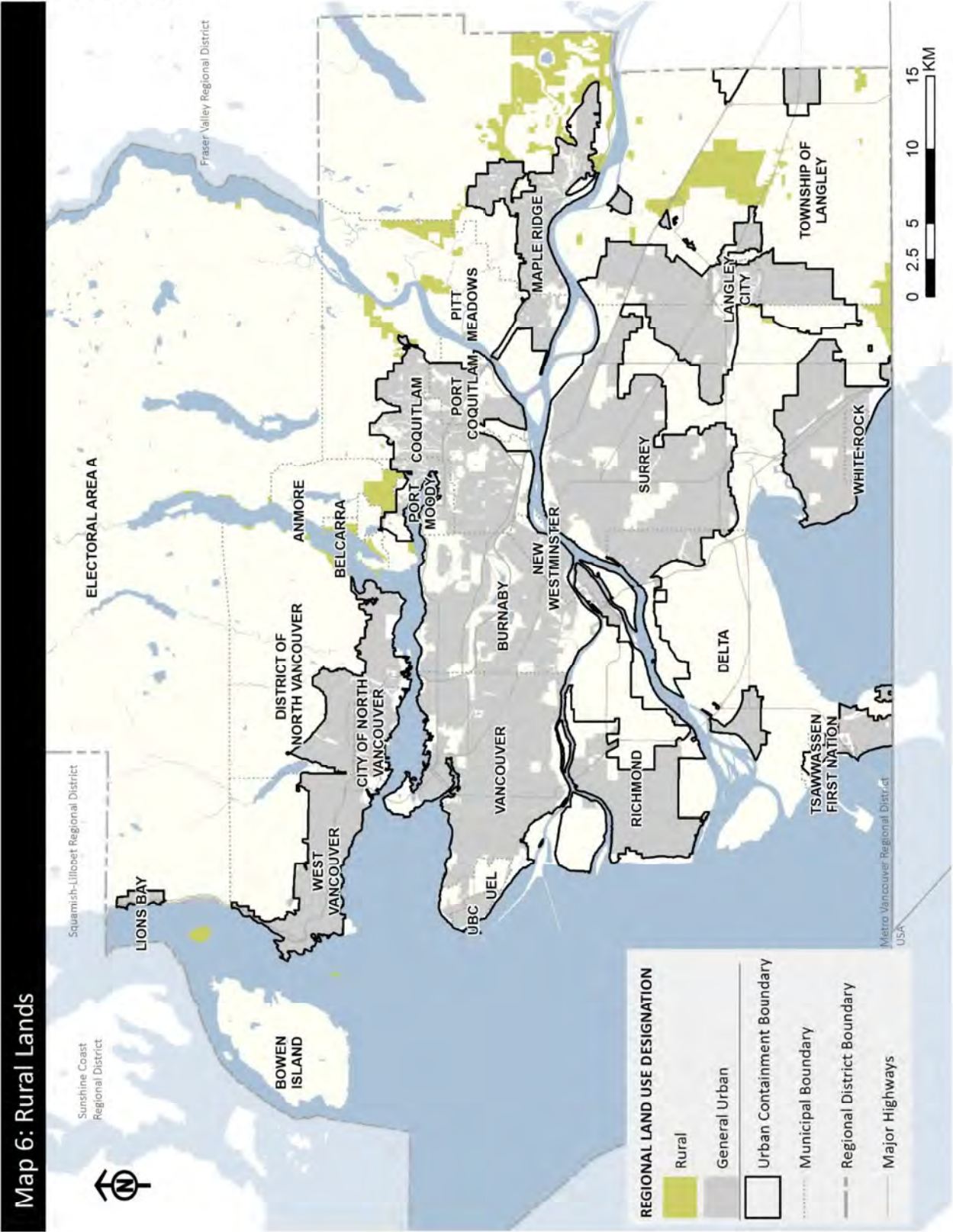


Schedule B
Official Regional Land Use Designation Maps

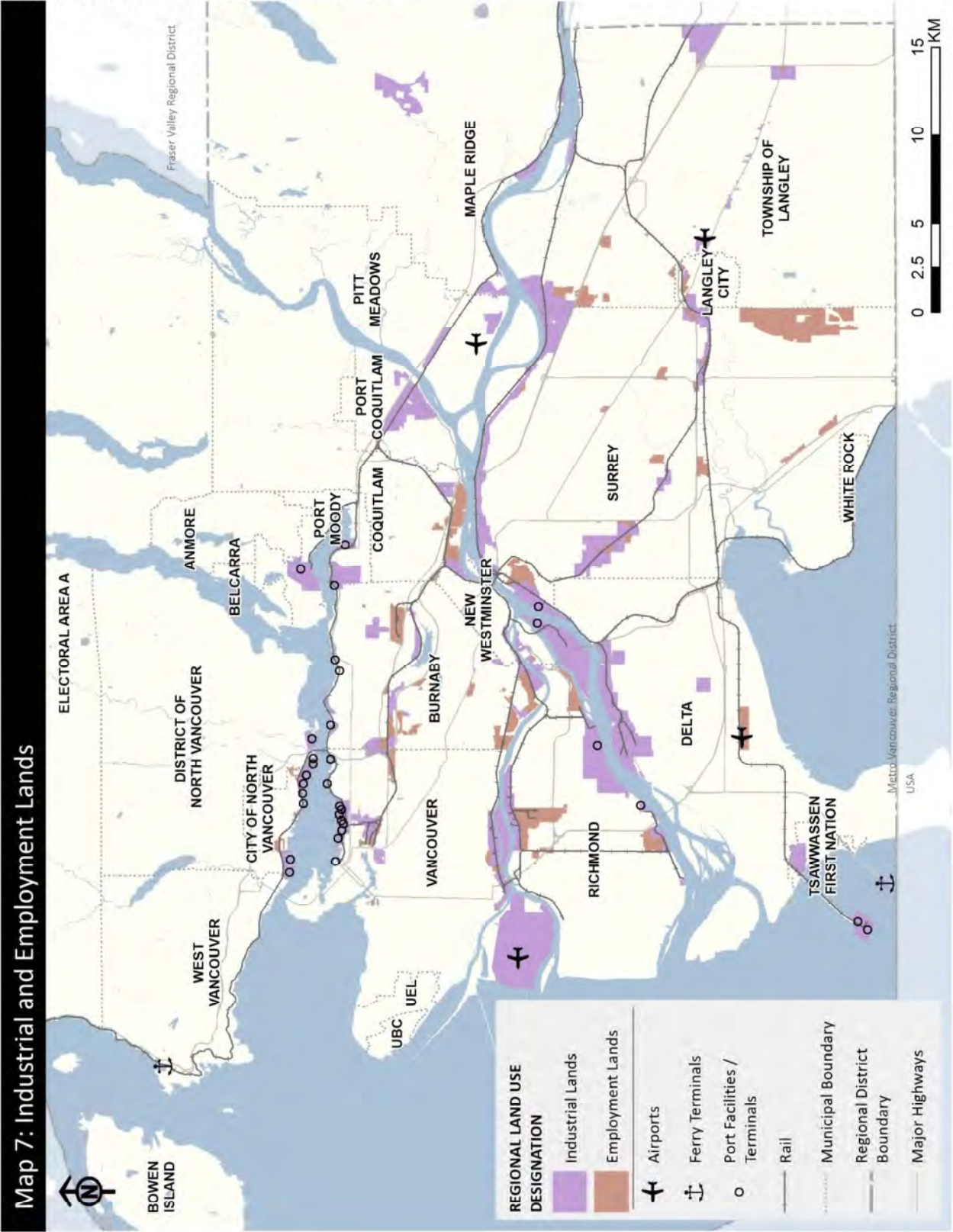
Map 2: Regional Land Use Designations



Map 6: Rural Lands



Map 7: Industrial and Employment Lands



Map 12: Special Study Areas and Sewerage Extension Areas

