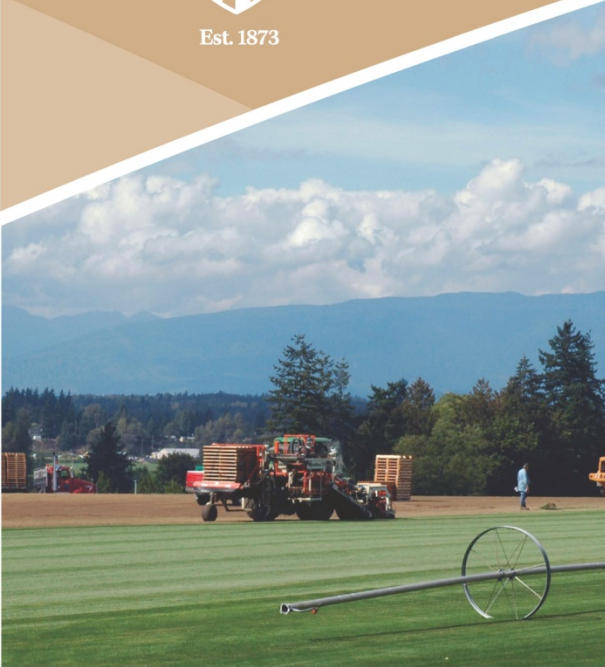


Township of
Langley



Est. 1873



Rural

Community Plan

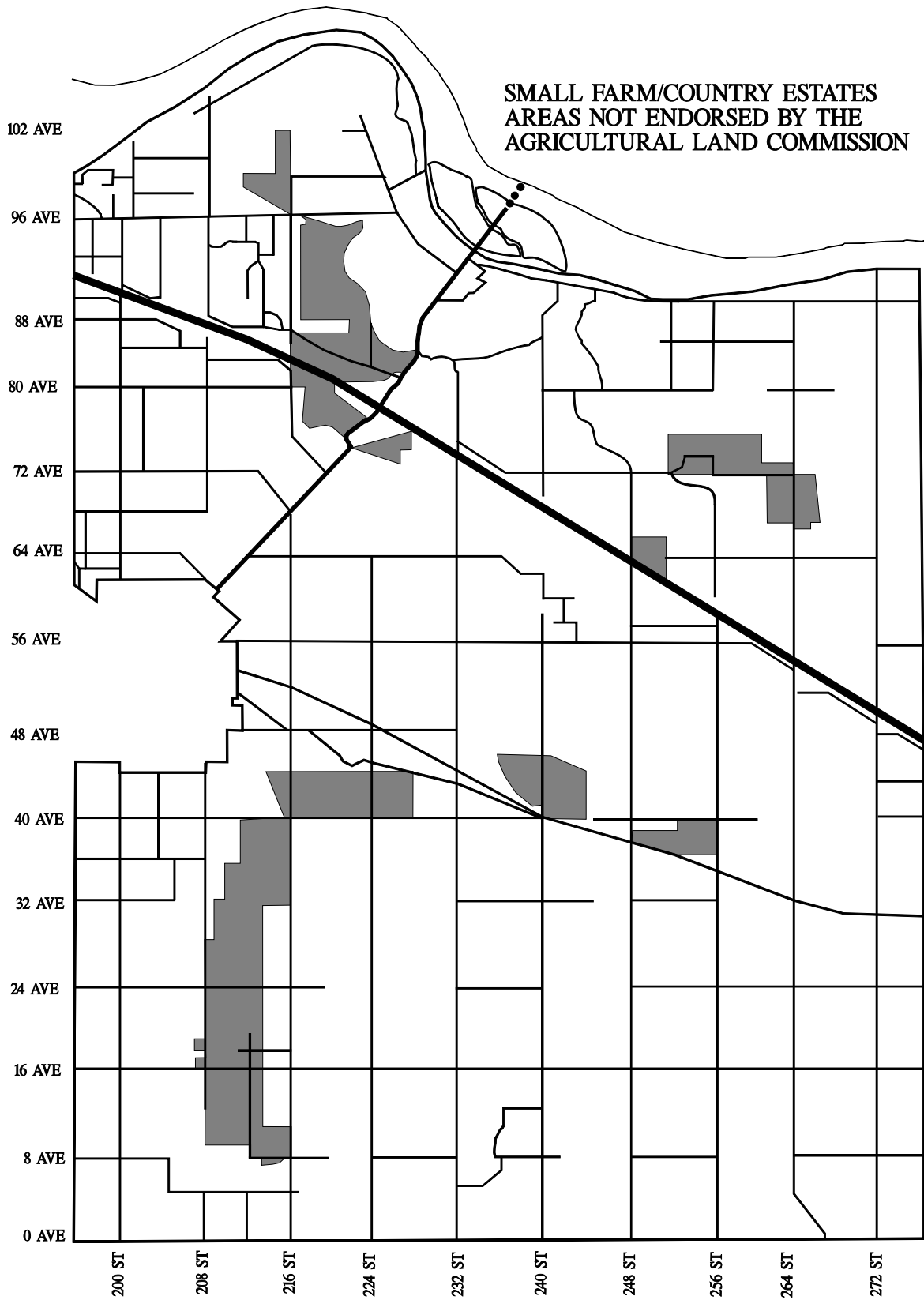


Adopted July 12, 1993



\$5.15

**SMALL FARM/COUNTRY ESTATES
AREAS NOT ENDORSED BY THE
AGRICULTURAL LAND COMMISSION**



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

Adopted by Council on July 12, 1993

AMENDMENTS

BYLAW NO./NAME	MAP/TEXT CHANGE	DATE OF ADOPTION
3177 (Langley Christian School)	Map	May 2, 1994
3428 (Canadian Forces Station - Aldergrove)	Map/Text	February 13, 1995
3438 (232 Street Area)	Map	March 13, 1995
3625 (Merk)	Map/Text	November 25, 1996
3645 (Grove Cedar)	DP Area	December 1, 1997
3895 (Merk)	Map/Text	November 1, 1999
4005 (Milner Church Relocation)	Map	February 18, 2002
4028 (Southridge Fellowship Baptist Church)	Map	November 4, 2002
4225 (Rollins Machinery Ltd)	DP Area	July 7, 2003
4085 (Interfor)	Map	March 6, 2006
4471 (Milner Development Permit Guidelines)	Map/Text	March 6, 2006
4375 (Langley Christian School Society)	Map	March 27, 2006
4485 (Streamside Protection)	Text	March 27, 2006
4321 (High Point)	Map/Text	May 1, 2006
4877 (Sandhill)	Map	November 7, 2011
4947 (University District)	Map/Text	June 10, 2013
4875 (Hendricks)	Map/Text	July 22, 2013

TOWNSHIP OF LANGLEY

SCHEDULE "A"

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1992 NO. 3250

RURAL PLAN
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RURAL PLAN

PART 1 - BACKGROUND

1.1 INTRODUCTION

One of the distinguishing features of the Township of Langley is the rural nature of much of the Municipality. The Township has historically been a rural agricultural area, but in recent decades parts of the municipality have become urban in character as the community has shared in the rapid growth of the Vancouver region. While the Township has accommodated this urban growth and can accommodate considerably more development in designated urban growth areas, the Official Community Plan designates approximately 75% of the municipality Rural Residential/Agricultural, most of which is in the Agricultural Land Reserve.

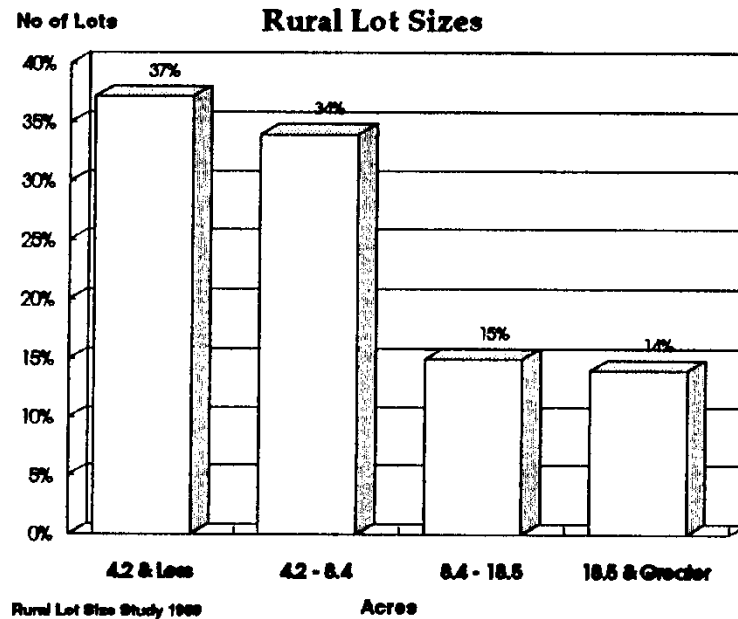
1.2 PRESENT SITUATION AND ISSUES

1.2.1 Present Land Use

The rural area of Langley consists of a wide variety of land uses, including agricultural operations, rural and estate residential development, commercial and industrial enterprises, institutional uses, recreational uses and natural areas.



Agricultural activities range from commercial farms, including intensive uses, to part-time or hobby farms. Rural residential development has increased dramatically due to the proximity of the Township to Metropolitan Vancouver and the demand for rural homesites. Commercial and industrial activities are scattered throughout the rural area, although most are located along the Fraser Highway with sawmills and a seaplane base along the Fraser River. Institutional uses include Trinity Western University and Canadian Forces Station Aldergrove as well as numerous churches and schools and some group homes throughout the rural area. Recreational and tourist uses consist of GVRD and municipal parks, golf courses, campgrounds and the Vancouver Game Farm. Watercourses, marshes and large areas of treed land provide natural amenities and wildlife habitat.



Lot sizes vary widely in the rural area as a result of subdivision activity prior to the adoption of the Agricultural Land Commission Act. The largest proportion of the lots (48.7%) are in the 1.7 to 7.5 ha (4.2 to 18.5 acre) range with 37% less than 1.7 ha (4.2 acre). However, approximately 40% of the rural area is still held in parcels greater than 20.0 acres (8.1 ha) in size. There is little pattern to the lot size distribution, with lots in all size categories found in all parts of the rural area.

Most of the land in the rural area is in the Agricultural Land Reserve (ALR), a provincial regulation administered by the Agricultural Land Commission. The Commission's objects are primarily to preserve agricultural land and to encourage the establishment and maintenance of farms and the use of land in the ALR compatible with agricultural purposes. Subdivision and most non-farm use of land are prohibited without the approval of the Commission. Specifically, the Agricultural Land Commission Act states that "no person shall use agricultural land for any purpose other than farm use", except as permitted by the Act, regulations or the Commission.

The Township has a very long urban/rural interface or boundary between existing or future urban development and land that will remain rural. This interface is approximately 77 km (48 miles) in length and its treatment will require careful consideration to minimize conflicts between potentially incompatible uses. Various means of dealing with this interface will have to be utilized as different conditions exist along this boundary with respect to land uses, lot sizes and physical characteristics.

Conflicts exist between the ALR boundary and areas designated for urban growth in the Official Community Plan. The most serious conflicts occur in the Aldergrove and Salmon River Uplands areas where some of the land designated for urban growth is in the ALR and has good agricultural potential and existing operating farming enterprises. These inconsistencies should be reviewed.

1.2.2 Environment

Rural areas serve an important role in preserving ecological and environmental values, providing fish and wildlife habitat and serving as areas for recharging groundwater and reducing runoff. In addition, rural areas provide aesthetic landscapes, open space and greenery.

Langley lies in the Fraser Lowlands, a physiographic area which extends from Georgia Strait to Chilliwack. This area consists of extensive upland areas separated by wide, flat-bottomed valleys, including the Fraser, Nicomekl, Salmon and Campbell Creek valleys in Langley. The complex geological history of the area has resulted in a variety of deposits, landforms and soil types. Topography in the Township varies from level areas to gently rolling hillsides to ravines along major watercourses and steeply sloping bluffs. The major bluff area consists of the ridge above the Glen Valley in northeast Langley that winds westward around the Salmon River floodplain area south and west of Fort Langley. The Township is drained by a number of river systems, including Yorkson Creek, Salmon River, West Creek and Nathan Creek flowing into the Fraser River, Nicomekl River and Campbell River flowing into Mud Bay and Semiahmoo Bay respectively and Bertrand Creek draining into the Nooksack River.



In terms of vegetation, Langley is in the Coast Forest Region where the dominant natural tree species are coast Douglas fir, western hemlock and western red cedar. However, most of the Township has been logged or cleared, and treed areas now consist of a mixture of second growth coniferous and deciduous trees.

Biologically important natural assets include water and vegetation features, both of which support wildlife resources. The major watercourses in the Township are important fish bearing streams. Vegetation cover in areas adjacent to these watercourses provides a wide range of wildlife habitat. The vegetation in the Glen Valley Bluffs area and on Brae and McMillan Islands is representative of major forest types and provides habitat for wildlife. Portions of northwest Langley near the Fraser River have unique and sensitive vegetation and provide areas for wildlife breeding and nesting and waterfowl production.

A unique set of conditions exist in the Fraser Valley with mild temperatures and heavy precipitation in the winter months combined with the highest animal density in the country and urban/rural interface conflicts. These circumstances result in problems with waste disposal, especially manure. Nitrogen from wastes can result in lower quality of groundwater and eutrophication of surface water. Use of fertilizers and spraying of pesticides are also concerns in the rural area because of potential adverse impacts on ground and surface water and proximity of residential development.

Soil conservation is also an issue in some areas. In upland areas there has been an increase in agricultural uses such as vegetables and berry crops that leave much of the soil exposed during the heavy rainfall winter season. This results in soil erosion where proper soil management practices are not followed. Erosion causes loss of agricultural potential, degradation of fish habitat and water quality and increased road and drainage maintenance costs due to sedimentation and erosion.

1.2.3 Economy

The rural economy is composed of numerous farm operations, as well as support services and processing facilities, some of which are located in industrial areas. The rural economy also includes tourism activities, institutional, commercial and industrial enterprises and wood lot potential.

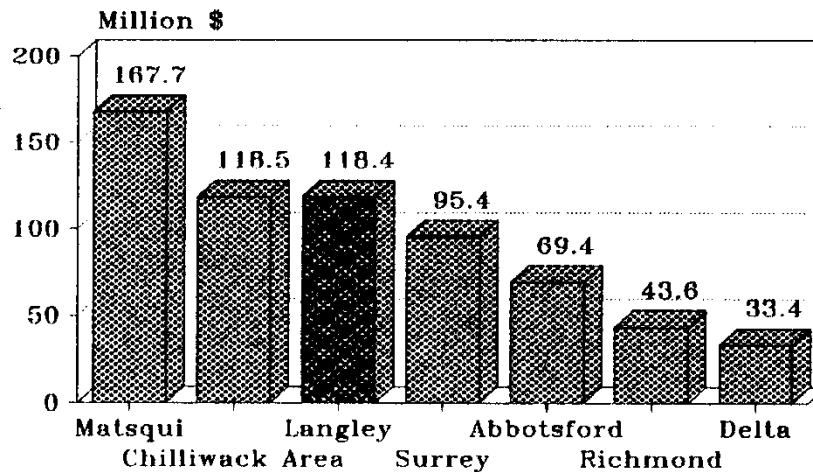
Agricultural capability in Langley is generally high, with most land being rated as Class 4 (unimproved) or better. Some areas along watercourses or on steeply sloping bluffs and some floodplain areas are rated as Class 5 (unimproved). In many cases, soil capability can be improved through proper development of land such as drainage or irrigation.

Langley's diversity in soil types, long growing season and proximity to the Vancouver market result in production of a large variety of agricultural products. These include:

- livestock - dairy, swine, sheep, beef, veal and rabbits
- poultry - broilers, turkeys, eggs
- small fruits - strawberries, raspberries, blueberries and cranberries
- mushrooms
- vegetables and cole crops (broccoli, cauliflower)
- flowers and nursery stock
- fur bearing animals (mink)
- turf
- organic produce
- grapes
- nuts

In addition, several freshwater aquaculture operations produce rainbow trout.

Total Farm Sales 1991 CENSUS



According to the 1991 Census of Agriculture, Langley had 1,408 farms, more farms than any other municipality in B.C. The number of farms has varied between 1,150 and 1,408 since 1971. Total area in farms in 1991 was 13,760 ha (34,000 acres) and has remained fairly constant since 1971. Average farm size in 1991 was 9.8 ha (24.2 acres).

The agricultural industry is the largest component of the rural economy. According to the 1991 Census the Township had \$118.4 million in total gross farm receipts, ranking third in the Province after Matsqui and the Chilliwack area.

In addition to employing Township residents, the agricultural industry also supports related businesses such as veterinarians, feed suppliers, farm equipment dealers and food processing plants.

Agricultural industry trends are towards intensification, with increased levels of production attained through higher technology or mechanization requiring greater capital investment. These higher value uses increase agricultural viability within the local economy. This trend is evident in Langley, particularly in the greenhouse and broiler industries, and is expected to continue. With intensification of agriculture, conflicts with adjacent non-farm uses will become more common, requiring better planning and management in rural areas.

Many agricultural commodities have experienced a locational shift in the region over time, moving eastward as urban pressures made continuation of agriculture difficult in municipalities in the western portion of the region. Without taking steps to avoid urban/rural conflicts, this trend will probably continue.

The horse industry in Langley has grown rapidly over the past decade. In addition to people keeping horses for their own recreational purposes, the Township has numerous farms devoted to breeding, boarding and training of horses as well as several equestrian centres. A 1990 Horse Industry Profile estimated the economic impact of the horse industry in Langley to be \$40 million annually in terms of expenditures and employment. This is in addition to the farm receipts reported in the census.

Langley - Horse Capital of B.C.
6,500 horses
Total direct expenditures \$21.3 M

Employment:
Working with horses - 320 full time
equivalent jobs.
Support Services - 190 full time and
140 part time jobs.

Estimated annual economic impact: \$40 M

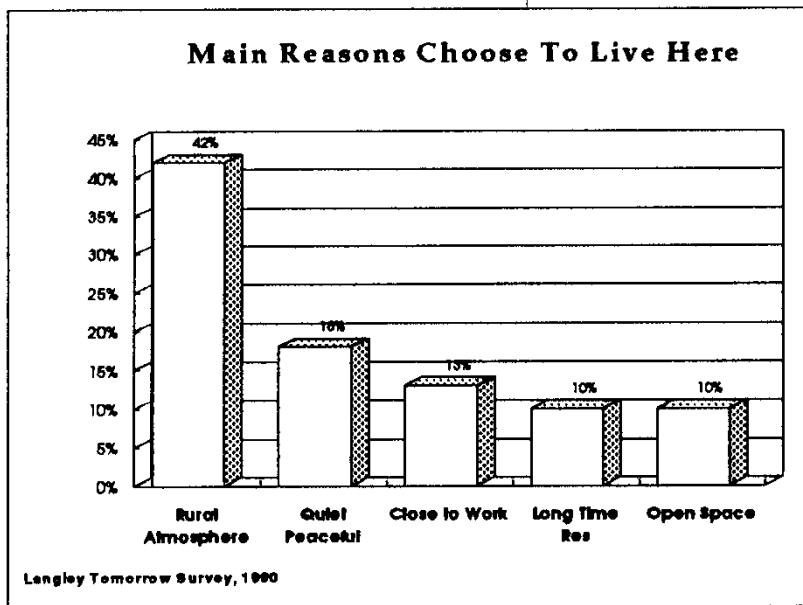
**Source: B.C. Ministry of Agriculture and Fisheries,
1990 Horse Industry Profile**

While its economic value is not easily measured, rural Langley also contributes to tourism. The Vancouver Game Farm, regional parks, golf courses and campgrounds attract many visitors. Regional parks record about 600,000 visitors annually while the Game Farm has 95,000 visitors. Residents and visitors also enjoy cycling or driving through the rural countryside and picking berries or buying fresh farm produce. The Fort Langley Tourism Strategy identified ways to improve the tourist potential of Fort Langley, some of which also relate to the rural area. The strategy recommended development of bicycle trails and scenic/historic drives as well as a trail along the Fraser River from Derby Reach Park to Fort Langley.

The Township's Economic Development Strategy, adopted in 1989, recognizes the rural nature of the Municipality. The mission statement of the economic development strategy is "to increase investment in Langley that harmonizes development with our rural environment". The strategy targets five economic areas for future development, including agriculture and tourism. Opportunities identified in the agricultural sector include expanding the equestrian industry, intensifying horticultural production in greenhouses and expanding advanced technology agriculture. Agricultural demonstration tours were one of the suggested tourism initiatives.

1.2.4 Lifestyles and Values

As part of the Langley Tomorrow Program, designed to formulate a corporate mission statement and community goals, the Township conducted a survey of residents' opinions. This survey found that residents place a high value on the rural nature of the Township, the heritage of the community and protection of lifestyles and environment.



When asked why they chose Langley as a place to live 42% of all residents and 50% of rural residents referred to the country atmosphere. Other responses such as open space and quiet/peaceful nature also relate to the rural character. When questioned about what would cause them to consider moving from Langley, the primary reason, cited by 44% of all residents and 48% of rural residents, was loss of the rural nature of the area. Responses referred to conditions which would result from over-population and over-development of the community. Both urban and rural residents indicated strong agreement on the following:

- the development process should protect the quality of groundwater, streams and rivers
- environmentally sensitive areas should be designated and protected through restrictive zoning or purchase
- development should be concentrated in the existing communities leaving green, rural spaces in between the developed areas to maintain the rural character
- mountain views and rural landscapes should be preserved even if it is at the cost of potential development
- unique, narrow and winding country roads add to the character of the rural area and should be kept.

Residents disagreed with the statement that it is unpleasant to live in an area where there is so much agriculture.

The rural area supports a number of different lifestyles. In general terms there are four dominant lifestyles:

- farm lifestyle - families who derive their principal income from farming
- part-time or hobby farming lifestyle - families who derive their main income from off-farm work, but operate a small farm for enjoyment or additional income. This would include people who have moved from full-time to part-time farming as well as people moving to a rural area to begin a farm operation
- rural residential lifestyle - families who want to reside in a rural environment, but do not undertake any farming activity

- rural business - families who operate a home based business in the rural area because they want to work from their home or because the business could not sustain operation in a commercial or industrial area.

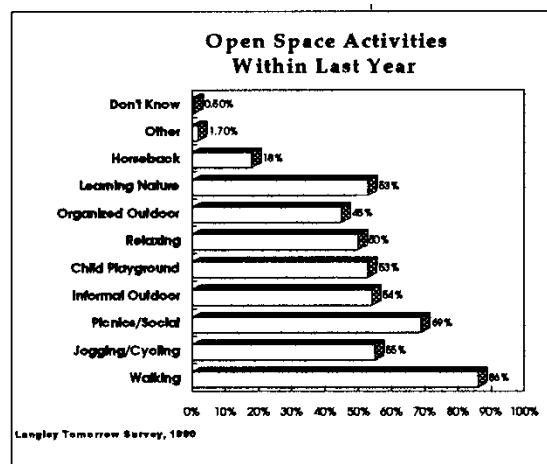
In addition to the different lifestyles of rural residents, the area attracts visitors who want to enjoy the scenic values of rural landscapes and country roads and use the recreational amenities of the rural area such as parks and golf courses.

Unfortunately, these different lifestyles can conflict with each other. Rural non-farm residents often do not appreciate increased truck traffic or some of the practices that have to be carried out to operate a farm, such as spreading manure or spraying pesticides. Farmers often have to contend with problems caused by adjacent non-farm neighbours, such as trespassing, throwing garbage on farm property, harassment of livestock by dogs, damage to crops and equipment, uncontrolled weed growth and increased traffic that makes it difficult to move farm equipment. Recreational activities in rural areas cause some of the same conflicts, such as trespassing, damage to crops and littering. In some circumstances, even conflicts between different agricultural uses can occur.

Increasing non-farm development, which is in direct conflict with the purpose of the ALR, results in the problems discussed above and in some cases rising land values that tend to destabilize an agricultural area. Farmers can become discouraged about long term agricultural viability, invest less in their operations and think about abandoning agriculture and subdividing their land. Given the unique quality of agricultural land in the Fraser Valley and the importance of retaining knowledgeable farm operators, value must be placed on recognizing the special nature of Langley's agricultural community.

1.2.5 Recreational Opportunities

Rural areas provide recreational opportunities and open space. The major recreational uses in rural Langley are the three parks operated by the Greater Vancouver Regional District - Derby Reach, Campbell Valley and Aldergrove Lake. In 1989 these parks attracted 600,000 visitors. Other recreational uses in the rural area include the Vancouver Game Farm, golf courses and municipal parks, including Williams and Ponder Parks. Rural areas are also extensively used for recreational activities such as horseback riding, cycling, fishing (including fee-fishing), birdwatching and quarter midget racing.



Further opportunities exist in the rural area to develop other recreational facilities such as equestrian, cycling and hiking trails, natural, scenic or view parks and golf courses. Fort Langley could be a major focus for trail systems through the rural area, enhancing the tourist aspect of this community.

A recent GVRD sponsored study of demand for outdoor recreation in the Lower Mainland found strong interest in participating in outdoor recreation and preserving natural settings both for recreation purposes and to enhance the quality of a community. Use of parks, especially for walking, is growing with the need for parks and recreation trails ranking higher than any other community leisure activity. While only limited studies on recreational access to the waterfront have been carried out, there is evidence that existing facilities in the region are not meeting many citizen's needs.

Development of recreational activities in the rural area does increase traffic along rural roads and creates demand for road improvements. Fortunately, many of these users are in off-peak hours or weekends.

1.2.6 Landscape, Scenic and Heritage Resources

Langley's rural landscape and environment are integral to its character. The landscape is diverse in terms of physical features and vegetation, ranging from level cleared fields to sloped wooded areas to watercourses winding through the countryside. Corridors throughout the rural area provide attractive vistas of the countryside. Views of landmark mountains (Mount Baker and Golden Ears) are visible from many areas. The Fraser River provides opportunities for improved access to water and boating.

Heritage buildings contribute an important man-made element to the environment and landscape of rural Langley. The Rowlett Farmstead in Campbell Valley Regional Park, the Houston House and Karr Mercer Barn located in Derby Reach Regional Park and Milner Church have been designated as heritage sites. Telegraph Trail between 72nd and 80th Avenues, an example of a historical winding rural road, has also been designated a heritage site, as have the redwood trees along 96th Avenue east of 216th Street. Numerous farm homesteads, agricultural outbuildings and pioneer churches have been identified as having historical interest. There is also interest in preserving winding rural roads and rural landscapes.



While a rural landscape is often seen as picturesque open space, it is necessary to remember that it is also a working landscape that must accommodate agricultural, recreational and other uses. New developments in the agricultural industry will result in some changes to the characteristic pastoral landscape. For example, some woodlots or unimproved farmland will be converted to greenhouses or other agricultural structures over time, offering different perspectives of the rural landscape.

PART 2 - GOALS AND OBJECTIVES

2.1 GOALS

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.

The plan is also intended to retain and/or enhance the countryside character of those areas of the Township designated Rural Residential/Agricultural in the Official Community Plan. Retention of the countryside character consists of maintaining the economy, lifestyles, landscape and environmental features associated with rural Langley. Some limitations to development are required to reduce conflicts between uses and maintain the special attributes of the rural area.

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

Objectives define the steps required to achieve the goal, providing direction for decisions on the future of the rural area. The objectives of the rural plan are:

2.2 OBJECTIVES

- 2.2.1 To protect the quality of the environment in rural areas.
- 2.2.2 To support the agricultural use of land and the agricultural industry in the rural area.
- 2.2.3 To provide direction to economic development in the rural area that is compatible with the agricultural community.
- 2.2.4 To provide a land use pattern that supports the rural economy, preserves a land base for agricultural production and is compatible with the agricultural industry.
- 2.2.5 To offer recreational opportunities in the rural area.
- 2.2.6 To preserve buildings of heritage value and landscapes, roads and sites of scenic or historic significance.
- 2.2.7 To provide an adequate level of transportation and services to the rural area.

2.3 AGRICULTURAL OPERATION

To appreciate what agricultural activities are meant to be in the ALR, the recent Agricultural Protection Act has an excellent definition of an agricultural operation. An agricultural operation within the Township of Langley and the context of this Plan:

"means any agricultural operation or activity carried on at a farm located within an agricultural land reserve established under the Agricultural Land Commission Act and, without limiting the generality of the foregoing, includes,

- (a) an operation on the farm devoted to the production of
 - (i) livestock, poultry, farmed game, furbearing animals, crops, grain, vegetables, milk, eggs, honey, fungi, and
 - (ii) horticultural and aquacultural products, and
- (b) all activities on a farm associated with the production described in paragraph (a) such as land cultivation, operation of machinery and equipment, application of pesticides, fertilizers and conditioners and the use of noise scare devices.

An aquacultural operation not within an agricultural land reserve established under the Agricultural Land Commission Act, including activities referred to in subsection (b) in relation to an aquacultural operation."

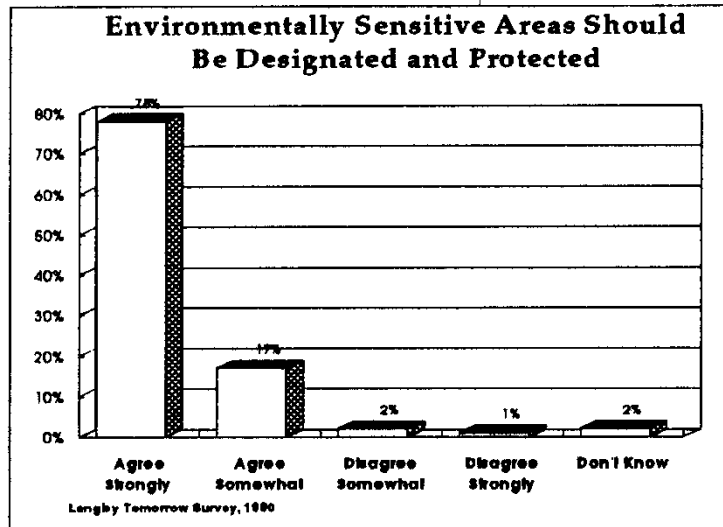
PART 3 - ENVIRONMENTAL CONSIDERATIONS

3.1 DISCUSSION

The environment of rural Langley is important to residents as it provides habitat for fish and wildlife as well as scenic greenspace. The policies of this section seek to protect the natural environment of the rural area and provide general direction on waste management issues in the rural area. While municipalities have limited responsibilities in environmental management, they can encourage developments to be environmentally responsible and can require appropriate studies to determine potential impacts and mitigating measures.

3.2 INVENTORY AND STRATEGY

- 3.2.1 The Township shall prepare an environmental strategy aimed at retaining existing environmental features and improving environmental conditions to a previous target.
- 3.2.2 Township Council shall support the creation of an inventory to identify environmentally sensitive areas. The inventory shall reflect historical environmental features as well as present conditions. This inventory shall be used to review development applications.
- 3.2.3 The Township will encourage development proposals which take into account the value of environmental, cultural and historical concepts in the costing of new projects.



3.3 ENVIRONMENTAL PROTECTION

- 3.3.1. Watercourses, the banks of the Fraser River, ravines and steeply sloping bluff areas shall be retained in a natural state.
- 3.3.2. Development in floodplain areas shall conform to floodplain protection policies and regulations.
- 3.3.3. The Township encourages physical barriers, including fencing and appropriate vegetation, to restrict access by farm animals to watercourses.
- 3.3.4. The Township encourages soil conservation practices that will minimize soil erosion and the resulting loss of agricultural potential, degradation of fish habitat, reduced water quality and increase in road maintenance costs. The Township endorses the Canada - British Columbia Soil Conservation Program for the Matsqui/Langley uplands area which will encourage management practices that minimize soil and water degradation.
- 3.3.5. The Township shall require environmental studies and monitoring to the satisfaction of appropriate agencies prior to permitting major developments in the rural area. These may include hydrogeological reports, stormwater management plans and fertilizer and pesticide management plans as well as studies of environmental impacts on water, soil, wildlife and fisheries. Mitigation measures must be determined where a proposed development may adversely affect the environment.
- 3.3.6. The Township recognizes the importance of maintaining tree cover and shall encourage retention of significant tree cover and planting of new trees in reviewing development applications.
- 3.3.7. The Township shall review the need for weed control.
- 3.3.8. The Township in conjunction with the Agricultural Land Commission, shall regulate placement and removal of fill to protect the natural environment, including significant waterfowl habitat, and preserve, maintain and enhance, where possible, soil for agricultural purposes.
- 3.3.9. The Township shall require appropriate environmental studies prior to soil removal from designated soil removal areas. Such studies could include hydrogeological, geotechnical and traffic impact reports and groundwater monitoring programs.
- 3.3.10. The Township shall reclaim municipal gravel pits once the aggregate resource is exhausted. The Township shall require reclamation plans for all soil removal sites.

3.4 WASTE MANAGEMENT

- 3.4.1. The Township shall assist in educating the public on waste management practices and encourage programs that enhance the environment, ranging from provincially funded programs to school based projects.
- 3.4.2. The Township encourages all farming operations to use agricultural practices that will minimize impacts on adjacent properties and the environment. The provincial government is encouraged to institute and enforce appropriate regulations concerning agricultural practices.
- 3.4.3. The Township shall support recycling of agricultural wastes and development of demonstration facilities for new agricultural waste management technology.
- 3.4.4. The Township will promote waste management technology which reduces or eliminates burning and returns the bio-mass to the soil rather than the air.

PART 4 - ECONOMIC DEVELOPMENT IN THE RURAL AREA

4.1 DISCUSSION

To provide direction to western portion of the economic development in the rural area, this plan provides a number of recommended actions that the municipality or Economic Development Commission can undertake to strengthen the agricultural economy, support tourism and promote educational development.

4.2 GENERAL

- 4.2.1 The Municipality shall work to maintain and strengthen the rural economy in a manner that preserves the rural character.

4.3 AGRICULTURAL INDUSTRY

- 4.3.1 The Council of the Township of Langley recognizes agriculture, including aquaculture, to be a priority and a continuing economic activity and land use in the Municipality and shall support the continued development of this industry in conformity with the provisions of this plan.
- 4.3.2 The Economic Development Commission of the Township shall monitor trends in the agricultural industry and shall advise Council on future development of this industry in the Township.



- 4.3.3 The Municipality and the Economic Development Commission shall support the development of the agricultural industry by increasing public awareness of the economic value of agriculture through such means as:
- a) posting signs advising of agricultural activities in the area, including signs along trails providing information on adjacent farm operations;
 - b) developing a brochure highlighting operations offering farm gate sales;
 - c) encouraging and assisting in the development of farm tours and visits for the general public, tourists and students;

- d) publishing a brochure of relevant information for rural property owners, especially new rural residents;
 - e) developing an award system for innovative agricultural products, businesses and management to recognize outstanding performance in the agricultural industry in the Township; and
 - f) publishing a newsletter dealing with rural issues and concerns of rural residents to facilitate better communication between the Township and its residents.
- 4.3.4 The Economic Development Commission shall encourage development of the agricultural industry in Langley by:
- a) promoting small scale agriculture with high value products;
 - b) marketing the horticultural industry in the Township;
 - c) promoting a land lease program with other relevant agencies and organizations to encourage leasing of land for agricultural purposes to better utilize the land base;
 - d) development of appropriate promotional material; and
 - e) maintaining reference material on new market opportunities.
- 4.3.5 The Township and the Economic Development Commission shall encourage the development of facilities and events that support the agricultural industry by:
- a) investigating the feasibility of an agricultural demonstration centre to present appropriate agricultural practices and opportunities, including soil conservation and waste management practices, and to make agricultural reference material available;
 - b) supporting the location or relocation of an agricultural fair in the Township; and
 - c) investigating the feasibility of developing a farmers' market in the Township.
- 4.3.6 The Municipality and the Economic Development Commission shall prepare a horse industry strategy. The strategy should address marketing of the horse industry, development of facilities and provision of equine educational programs.
- 4.3.7 The Township shall encourage the development of an agro-service centre at 248 Street and the Fraser Highway to accommodate commercial and light industrial uses that are directly related to agriculture.
- 4.3.8 Policies and regulations shall be developed to permit posting of directional signs in the rural area for farm gate sales, equestrian operations and tourism attractions and accommodations.



- 4.3.9 The Township shall encourage development of businesses which promote environmentally safe practices, provide products and services which benefit protection of the environment and consider both economic and environmental circumstances together.

4.4 TOURISM INDUSTRY

- 4.4.1 Township Council shall support the continued development of a tourism industry in the rural area in a manner that preserves the rural character.
- 4.4.2 Township Council shall support development of a resort hotel in an appropriate location that provides an aesthetically attractive site and minimizes impacts on adjacent rural and agricultural uses.
- 4.4.3 Bed and breakfast and farm vacation operations shall be supported in the rural area.
- 4.4.4 Scenic and heritage drives for automobiles and bicycles shall be identified in cooperation with the Langley Heritage Society, Alder Grove Heritage Society and the Heritage Advisory Committee and in conjunction with planning for bicycle routes. These routes shall be signed in an appropriate manner. The Township shall assist in developing a touring guide that highlights these routes and buildings with heritage significance.
- 4.4.5 Council and the Economic Development Commission shall develop a marketing program to promote the tourism potential of rural Langley, including the equestrian industry (riding trails, stables, horse shows, etc.), golf courses, hiking and cycling trails, scenic and heritage drives, hot air ballooning, agricultural fairs, agriculture produce, crafts and rural accommodation.

4.5 EDUCATION

- 4.5.1 Township Council shall support further development of Trinity Western University and the establishment of a university in the municipality in an appropriate location subject to land use policies in this plan.
- 4.5.2 The Township shall support the location or relocation of an agricultural faculty in the Township, possibly as part of a new university.
- 4.5.3 The Township shall encourage development of agricultural courses through Langley School District, Kwantlen College or other institutions, to educate people interested in starting a farm operation or learning more about agriculture.
- 4.5.4 The Township shall encourage agricultural extension and education programs that promote better farm management practices including waste management, soil conservation and environmental protection.
- 4.5.5 The Township shall support and encourage educational agricultural exchanges.

4.6 WOODLOTS/SMALL-SCALE FORESTRY

- 4.6.1 In recognition of the significant forest cover and number of private and public woodlots in Langley, the Township shall encourage property owners to undertake small-scale forestry management programs and to take advantage of the assistance offered through the Canada-British Columbia Partnership Agreement in Forest Resource Development.
- 4.6.2 The Township shall consider undertaking managed woodlot practices on publicly held lands or enter into lease agreements for their management.

PART 5 - LAND USE POLICIES

5.1 LAND USE CONCEPT

The land use component of this plan is directed towards supporting the rural economy, preserving land for agricultural use, providing lifestyle alternatives and minimizing use conflicts.

Most of the land in the rural area is designated “Agriculture/Countryside” with a minimum lot size of 8 ha (19.8 ac.), larger than existing permitted minimum lot sizes. This designation is designed to preserve the present nature of the Langley countryside and encourage maintenance of the agricultural industry.



To support agricultural uses, a variety of lot sizes are desirable to provide for all types and scales of farming operations. However, larger lots provide farmers with more options for farm management in the long run, especially as waste management concerns are becoming more important. Development of smaller lots and non-farm uses is incompatible with agriculture and in the long term will hinder farming activities. Continued non-farm development in an agricultural area will make farmers reluctant to invest in their operations and will encourage them to consider subdivision of their own property.

With the existing large number of relatively small lots in the rural area, as discussed in Section 1.2.1, an increase in the minimum lot size will limit further subdivision, serving to better maintain the current variety of parcel sizes and preserve existing larger lots. The larger lot size more accurately reflects the fact that most of the land is in the ALR and neither Council nor the Agricultural Land Commission have been endorsing subdivision of land in this area.

The land use plan does provide for some additional smaller parcels in areas designated as Small Farms/Country Estates. Development in this area will mainly be in the form of infill in existing areas of smaller lots.

An important issue in Langley is treatment of the urban/rural interface. The interface varies in terms of adjacent land uses, lot sizes and physical characteristics throughout the Township. The plan provides a number of approaches that can be used along this interface to reduce conflicts. Policies are also provided to deal with golf courses, commercial and tourist related development and other specific land uses.

5.2 GENERAL POLICIES

- 5.2.1 For the purposes of this plan, land is divided into the following land use designations as shown on Map 1:
- Agriculture/Countryside
 - Small Farms/Country Estates
 - Salmon River Uplands
 - Special Study Area
 - Agro-Service Centre
 - Rural Commercial Centre
- 5.2.2 Notwithstanding the provisions of this plan, lands in the Agricultural Land Reserve (ALR) are subject to the provisions of the B.C. Agricultural Land Commission Act and Regulations and Orders of the Commission. Subdivision of that land in the ALR and establishment of non-farm uses is subject to the approval of the Agricultural Land Commission.

5.3 AGRICULTURAL LAND RESERVE POLICY

- 5.3.1 Council may recommend approval of development applications in the ALR to the Agricultural Land Commission where such developments conform to the policies of this plan and would not adversely impact existing or adjacent agricultural operations.
- 5.3.2 Where applications under the Agricultural Land Commission Act do not conform to the policies of this plan, Township Council may refuse to authorize them. In these cases, land owners may not apply to the Commission.

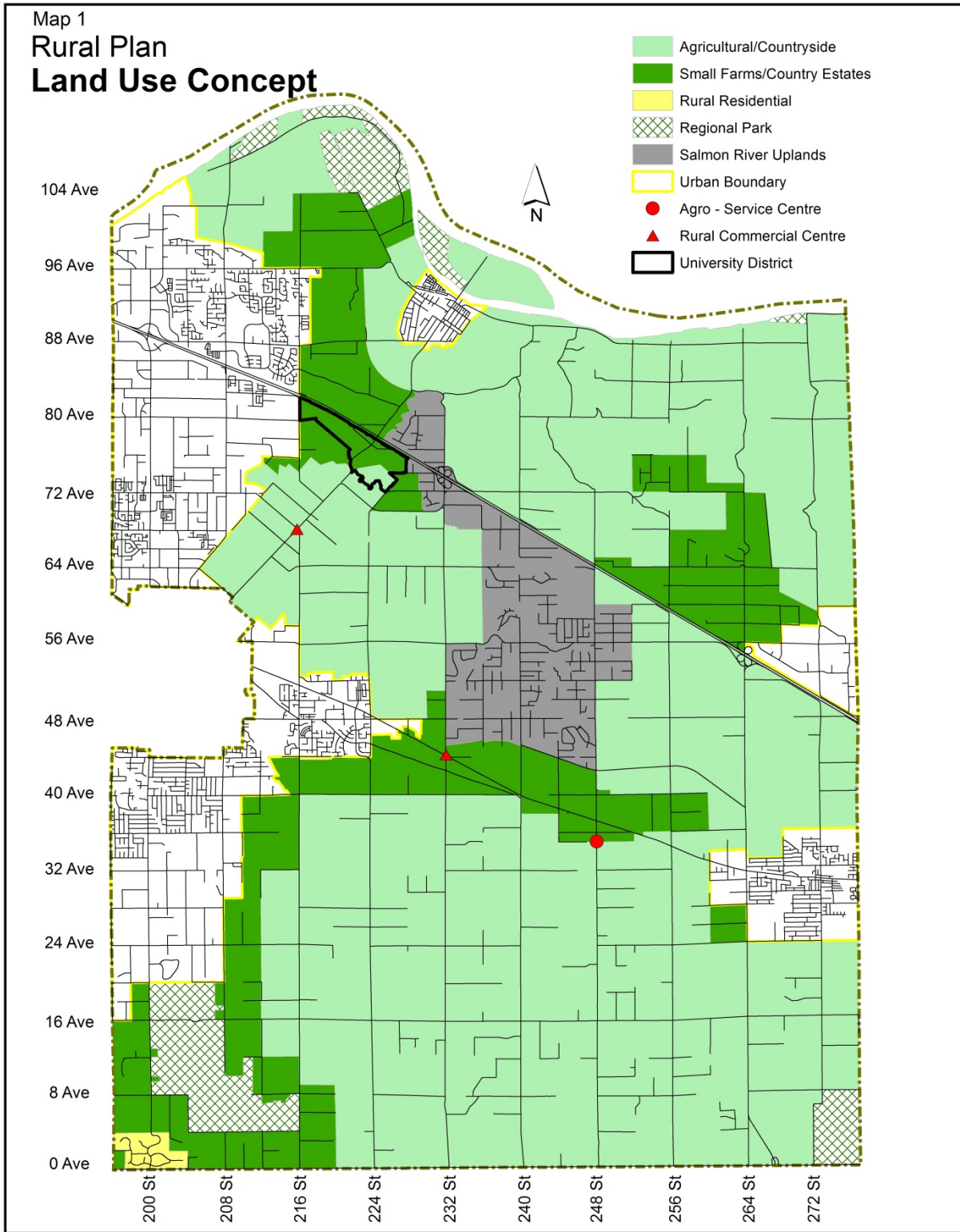
5.4 ALR AND URBAN DESIGNATION BOUNDARY CONFLICTS

- 5.4.1 The ALR boundary and boundaries of areas designated for urban growth in the Official Community Plan for the Aldergrove and Salmon River Uplands areas are not compatible at present as some urban growth areas are in the ALR. The boundaries in the Aldergrove area shall be reviewed by the Township and the Agricultural Land Commission as part of the Aldergrove Community Plan Update. The urban boundary in the Salmon River Uplands area should be reconsidered and discussions held with the B.C. Agricultural Land Commission to review potential for reallocating urban growth to other areas of the Township.

5.5 AGRICULTURE/COUNTRYSIDE

- 5.5.1 In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted.

MAP 1 LAND USE CONCEPT



Amendment Bylaw No. 4875 - July 22, 2013

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5.5.2 Non-agricultural uses that comply with other provisions of this plan shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses.

5.5.3 The minimum lot size in the Agriculture/Countryside area shall be 8.0 ha (19.8 acres), subject to the approval of the Agricultural Land Commission. Notwithstanding the minimum lot size, the Land Commission will review each application based on agricultural considerations. The minimum lot size requirements may be varied for fish hatcheries where they will be carried out on a non-profit basis and will support environmental enhancement. Notwithstanding this Section the minimum lot size for the Canadian Forces Station - Aldergrove site shall be 100 ha (247 acres).



5.5.4 Fur farms and dog kennels shall be permitted in certain parts of the Agriculture/Countryside area, specifically in southeast Langley and in an area of north Langley between Fort Langley and the Glen Valley.

5.5.5 Recreational uses such as trails and parks shall be encouraged, but designed to minimize any negative impact on adjacent farm properties.

5.6 SMALL FARMS/COUNTRY ESTATE

5.6.1 The Small Farms/Country Estates designation shall provide for agricultural uses. Some limitations on intensive agricultural uses may be considered.

5.6.2 The minimum lot size in the Small Farms/Country Estates area shall be 1.7 ha (4.2 acres), subject to the approval of the Agricultural Land Commission. Notwithstanding the minimum lot size, the Land Commission will review each application based on agricultural considerations.

5.6.3 In the design of new subdivisions, attention shall be given to ensuring a usable land area on each lot and preventing creation of long narrow lots.

5.6.4 Development of an equestrian service centre to provide for a variety of services for the equestrian industry and recreational horse owners (eg. farrier, tack store) may be considered in the Small Farms/Country Estates area in southwest Langley in an appropriate location that has access from a major road. This development shall be very limited in scale. A special zone shall be developed for such use.

5.7 SALMON RIVER UPLANDS

5.7.1 The Salmon River Uplands shall be maintained for rural residential and agricultural uses. A more detailed plan will be prepared setting out policies for future growth, subdivision and agriculture in this area.

5.8 RURAL RESIDENTIAL

5.8.1 Lands designated Rural Residential shall adhere to the following principles and objectives:

1. Lands are to be developed in a high quality manner sympathetic to Langley’s rural character.
2. Where development sites are located adjacent to ALR lands, the Rural Residential lands are to be developed in a manner compatible with the ALR utilizing one or more of the following techniques:
 - (a) implementation of Agricultural Land Commission (ALC) buffer requirements;
 - (b) location of larger lot sizes adjacent to ALR boundaries;
 - (c) provision of greater residential building setbacks from the ALR boundary; and
 - (d) preservation of natural features, open space and environmental areas adjacent to ALR boundaries.
3. Cluster housing techniques are encouraged for Rural Residential developments which:
 - (a) protect and preserve natural vegetation;
 - (b) take advantage of topography and natural features;
 - (c) minimize environmental impact;
 - (d) protect wetlands and riparian zones; and/or
 - (e) minimize impact on watercourses and fish habitat.
4. High environmental quality shall be maintained by providing full urban services (such as sanitary sewer, community water, storm sewer, community detention ponds, underground utilities). Exceptions may be considered on a site specific basis.
5. Rural Residential developments shall provide substantial community amenities such as passive parks, environmental reserves, trail systems and other public amenities.
6. Exterior design controls registered as restrictive covenants are required to maintain a high quality rural residential environment.
7. Rural Residential lands shall comply with the following provisions:

Site (Zoning Bylaw #)	Maximum Density	Minimum Lot Size
200 Street at 0 Avenue (Bylaw #4322)	Overall gross density of 0.65 units per acre	0.20 ha (0.5 acres)
216 Street at 44 Avenue (Bylaw # 4876)	-	1,765 m ² (0.44 acres)

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5.9 RURAL COMMERCIAL CENTRES

- 5.9.1 Commercial uses to serve the local rural area and the travelling public shall be encouraged through infilling in Milner and limited expansion at 232 Street and the Fraser Highway.
- 5.9.2 Rural Commercial Centres shall provide for retail and service commercial uses.
- 5.9.3 Development in Rural Commercial Centres shall conform to the following criteria:
 - (a) development shall be limited in scale to reflect a rural character;
 - (b) safe access shall be provided to and from adjacent roads;
 - (c) development shall be confined to a small area as determined in rural area plans; and
 - (d) commercial areas shall be designated as a development permit area.

5.10 AGRO-SERVICE CENTRE

- 5.10.1 The Agro-Service Centre designation recognizes existing uses in the area of 248 Street and the Fraser Highway. Infilling with retail and service commercial uses as in rural commercial centres and commercial and industrial operations directly related to agricultural activities (e.g. feed supply, farm equipment sales and services, seed packaging, veterinarian) will be considered, subject to adoption of a rural neighbourhood plan.
- 5.10.2 Development in the Agro-Service Centre shall conform to the following criteria:
 - (a) uses shall be limited in type and scale to those that can be serviced by means of septic sewage disposal systems;
 - (b) safe access shall be provided to and from adjacent roads;
 - (c) development shall be confined to a limited area determined in a rural neighbourhood plan in consultation with the Agricultural Land Commission;
 - (d) commercial and industrial areas shall be designated as a development permit area; and
 - (e) industrial uses that are not directly related to agricultural activities shall not be permitted.

5.11 URBAN/RURAL INTERFACE POLICIES

- 5.11.1 Development along the urban/rural interface shall be designed to minimize potential conflicts between incompatible uses. The following methods serve as examples of potential buffer treatments along the urban/rural interface:
 - (a) natural physical features such as watercourses, changes in topography, tree cover, drainage ditches;
 - (b) man-made features such as arterial roads or provincial highways, railroads or hydro rights-of-way;
 - (c) location of open space, park areas or private recreational uses along the interface, including golf courses and open space common areas in strata developments;
 - (d) location of institutional or resort uses along the interface, that have low site coverage and a large open space component adjacent to the rural area;
 - (e) provision of a density transition between urban and rural uses (i.e. increasing the lot size with distance from the urban boundary); and
 - (f) provision of larger and deeper lots on the urban side of the interface and fencing or landscape screening along the interface.
- 5.11.2 Man-made barriers along the urban/rural interface, such as drainage ditches, detention facilities, berming and planting of vegetation buffers shall be encouraged.

5.12 GOLF COURSES

- 5.12.1 Golf course developments may be considered in the following areas:
 - (a) adjacent to an urban boundary; and
 - (b) adjacent to Fraser Highway, Glover Road, Highway 10, Highway 13, and 264 Street between the Trans Canada Highway and Glen Valley Bluffs; subject to review of impacts on surrounding lands and uses.
- 5.12.2 In the case of a golf course located on the urban boundary, ancillary facilities such as clubhouses, pro shops, lounges, banquet facilities and access shall be located toward the urban boundary.
- 5.12.3 Residential uses in conjunction with golf courses shall not be considered unless such development is in an urban designated area and is fully serviced (community water, sanitary sewer and storm sewer systems).
- 5.12.4 Proponents of golf course developments shall be required to carry out appropriate studies where such development may adversely affect the natural environment.
- 5.12.5 Golf courses shall be designated development permit areas to establish objectives and guidelines for form and character of development.

5.13 TOURIST RELATED DEVELOPMENTS

- 5.13.1 Improvements to the Vancouver Game Farm on 264 Street shall be supported.
- 5.13.2 A “quality” resort development, consisting of a hotel with associated recreational and/or conference facilities, may be a viable enterprise in the rural area. Council may consider such a high quality resort development where a site is physically and aesthetically appropriate for such use and subject to review of impacts on surrounding land uses.
- 5.13.3 Proponents of tourist related developments shall be required to carry out appropriate studies where such development may adversely affect the natural environment.
- 5.13.4 Land designated for tourist related development shall be designated as a development permit area at the time of rezoning to establish objectives and guidelines for form and character of development.
- 5.13.5 Bed and breakfast shall be permitted in the rural area with guidelines developed for the Zoning Bylaw.

5.14 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

- 5.14.1 Strip commercial development shall not be permitted in the rural area. Additional commercial development will be permitted in the Agro-Service Centre and Rural Commercial Centres only, subject to the provisions of rural area plans.
- 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.
- 5.14.3 Rural commercial and industrial uses shall be designated development permit areas to establish objectives and guidelines for the form and character of development.

5.15 INSTITUTIONAL USES

- 5.15.1 Institutional uses such as churches and community halls serving the rural population shall be encouraged to locate in the Agro-Service Centre and Rural Commercial Centres in locations with good access.
- 5.15.2 Community care facilities that are related to rural activities and uses may be located in the rural area subject to review of impacts on surrounding land and uses.
- 5.15.3 Day care facilities will be encouraged to locate in association with schools in the rural area.

5.16 UNIVERSITY DEVELOPMENT

- 5.16.1 Township Council encourages further development of Trinity Western University to its full potential on its present site and adjacent properties.
- 5.16.2 Township Council encourages the location of another university in the Township. Council may consider university development in the rural area provided impacts on surrounding land and uses, including agriculture, are minimized and good access is available.
- 5.16.3 University uses shall be connected to full urban services.
- 5.16.4 In the case of a university located on an urban boundary, buildings and access shall be located toward the urban boundary.
- 5.16.5 Student residences shall be permitted in conjunction with universities.
- 5.16.6 Appropriate studies shall be carried out where university development may adversely affect the natural environment.

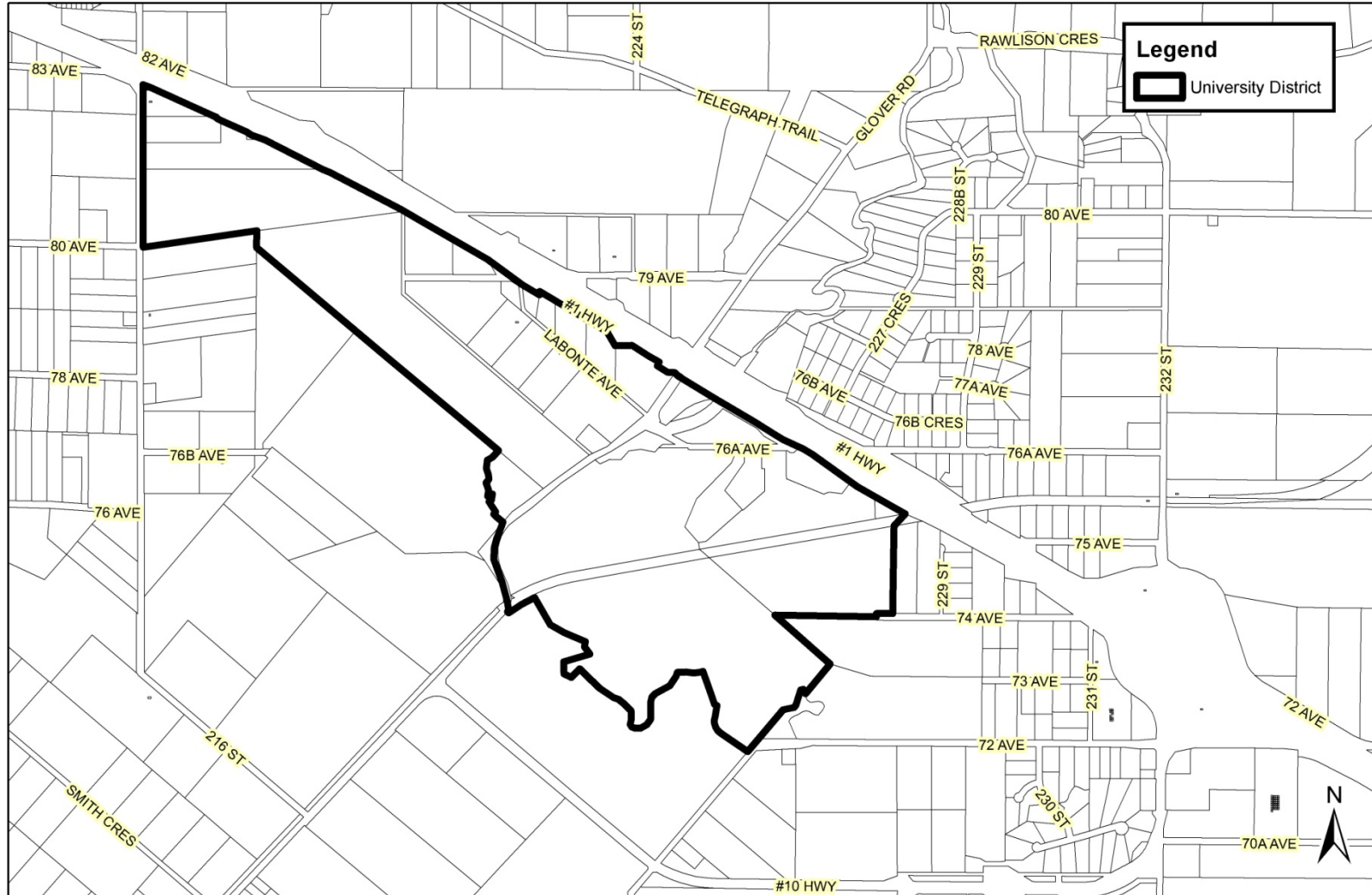
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5.17 UNIVERSITY DISTRICT

- 5.17.1 Encourage the development of a high quality, integrated University District containing a diversity of learning, cultural, employment, recreational and housing opportunities in the University District as shown on Maps 1 and 1.1.
- 5.17.2 Allow the following uses where permitted by the Agricultural Land Commission:
 - a) Residential uses within the context of a University District with links between the academic and residential areas for the mutual benefit of both areas and to reduce the need to travel to and from Trinity Western University, and
 - b) Commercial uses subject to identification of appropriate location and design guidelines in order to provide convenient day to day services for the existing and future academic and residential population.
- 5.17.3 Coordinate development with adjacent landowners to create strong links between a university campus and adjacent development.
- 5.17.4 Support university and college initiatives through the development of research, high tech, and related uses.
- 5.17.5 Expand and preserve key wildlife habitats and connectivity and aquatic environments and natural amenities, retain hydrological function, and incorporate sustainability principles into new construction.
- 5.17.6 Except where otherwise permitted by the Provincial Agricultural Land Commission:
 - a) protect or buffer agricultural land that is adjacent to the University District; and
 - b) encourage agricultural and related uses for the purpose of enhancing agriculture within the University District.
- 5.17.7 Support a trail system throughout the University District.
- 5.17.8 Land designations and uses must be directly or indirectly related to university, college or other Assembly uses.

- 5.17.9 The University District is designated a mandatory development permit area to establish objectives and guidelines for form and character of development. The following development permit guidelines apply in the University District.
- a) Building design, materials and exterior finish, and landscaping shall support the creation of an attractive institutional Assembly development compatible with a rural environment.
 - b) New development should be designed to integrate with and be compatible with adjacent existing development with respect to building siting, design and exterior finish, landscaping, and design of parking areas.
 - c) Additions to existing buildings should take into account an upgrading of the general appearance of the development with particular attention to landscape improvements.
 - d) The use of untreated or unfinished concrete, metal, or aluminum as a final building finish will not be permitted.
 - e) Building elevations fronting and visible to the road are encouraged to include offices, showrooms, pitched roofs and decorative design elements, and shall not include overhead bay doors. Building elevations that are visible from adjacent roads should be finished and treated similarly to the front. Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building or parapets extended to conceal such equipment.
 - f) Buildings shall be designed and sited to screen unsightly elements such as storage, shipping and loading areas, transformers and meters, bay doors, and garbage receptacles from public view. Where this is not possible, landscaping shall be used to screen such elements.
 - g) Landscaping shall be required to enhance the appearance of the development and screen buildings, parking, loading and storage areas, and garbage receptacles from abutting non-commercial or non-industrial uses. A landscaping plan shall be submitted as part of a development permit application.
 - h) Parking areas shall be screened with building, landscaping, or low walls.
 - i) Signs should be designed so that they are compatible with building design and materials. Individual signs should be consolidated where possible.
 - j) Access and egress points should be clearly visible. Shared accesses and linked parking areas are encouraged.

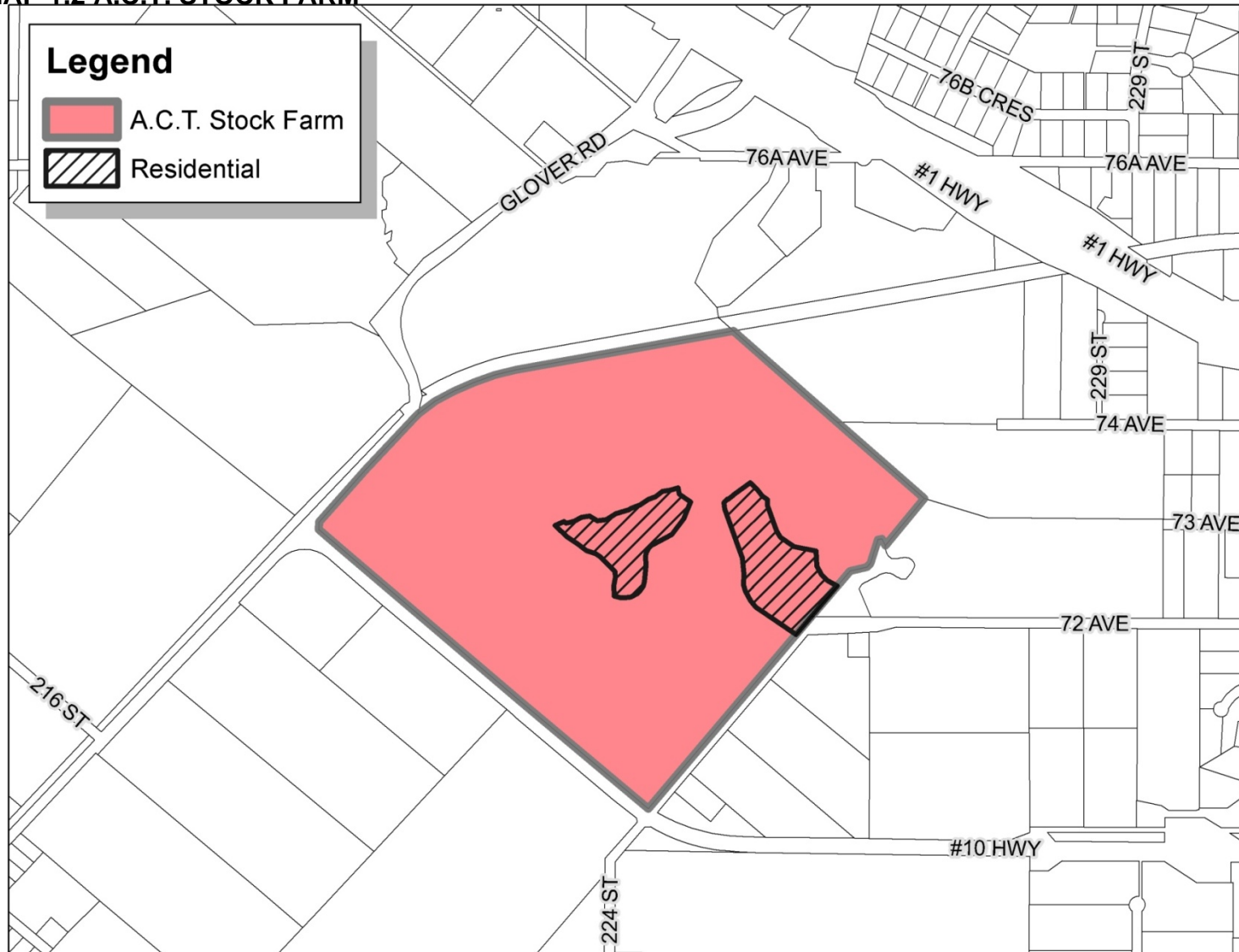
MAP 1.1 UNIVERSITY DISTRICT



5.18 A.C.T. STOCK FARM

- 5.18.1 The A.C.T. Stock Farm area designated on Map 1.2 is located in the area designated Agriculture/Countryside. The Agricultural Land Commission has approved non-farm uses for the area designated in Map 1.2. The approved non-farm uses, subject to the conditions established by the Agricultural Land Commission, will not have adverse impact on agriculture in the Agriculture/Countryside area. Without limiting section 5.17.2 a), residential development is allowed in the two residential areas designated on Map 1.2.
- 5.18.2 The residential non-agricultural uses shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses.
- 5.18.3 The minimum lot size in the two residential areas designated on Map 1.2 shall be 266 m².
- 5.18.4 A trail system between the two areas designated on Map 1.2 and the academic campus of the University District shall be provided for enhanced pedestrian and cyclist connectivity between the areas, given their close proximity.
- 5.18.5 Carriage homes (being secondary suites developed as part of a detached garage) are allowed as uses accessory to principal residential uses and are intended to provide rental housing opportunities for university students and university or college students and staff who study or work at a university or college located in the University District.

MAP 1.2 A.C.T. STOCK FARM



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5.19 OTHER USES

- 5.19.1 Extraction uses may take place in designated soil removal areas and shall conform to the environmental protection policies of this plan.
- 5.19.2 Expansion of existing mobile home parks and establishment of new mobile home parks in the rural area shall not be permitted. Mobile home parks are a form of urban development requiring urban services so they shall be located accordingly.
- 5.19.3 Development of the seaplane base between the railroad right-of-way and the Fraser River for current and related uses shall be supported.
- 5.19.4 Township Council encourages the retention of Canadian Forces Station - Aldergrove on its present site north of Aldergrove.

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5.20 RURAL FARM MARKETS

Rural farm markets due to their intense use are directed to the edge of urban areas where their impact can be minimized and municipal services provided. Rural farm markets will not be allowed to contribute to commercial sprawl along major roads; will remain small in size and secondary to bona fide agricultural/produce farm operations; and will not be allowed to evolve into convenience type stores. Rural farm market sites shall be designated as mandatory development permit areas to ensure that they are developed in a quality/attractive manner consistent with community standards. The subdivision of land will not be allowed to facilitate a farm market development. Rural farm markets shall only be permitted subject to:

5.20.1 In the Agricultural Land Reserve

- i the growing and sale of produce grown on-site remaining the principal permitted use;
- ii the farm market site area being limited to a maximum size of 0.4 ha and not exceeding 5% of the total farm unit area;
- iii the size of the rural farm market building (including outside storage and display) used for the sale of produce grown off-site being limited to a maximum of 130 m². A restrictive covenant shall be registered guaranteeing that 75% of all produce sales be of B.C. origin with a maximum of 10% processed farm goods; that grocery and sundry items will not be sold from the farm market; and that the farm unit will have a minimum size of 8.0 ha.;
- iv municipal sanitary sewer and municipal water services shall be available to every farm market development. Access to a Provincial Highway from a farm market development shall be from a municipal road or right-of-way.

5.20.2 Rural Farm Markets not located in the Agricultural Land Reserve:

- i May sell produce grown on and off the farm unit, however the area used for the sale of grocery and sundry items shall not exceed 10% of the gross floor area of the farm market building.

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PART 6 - RECREATIONAL OPPORTUNITIES

6.1 DISCUSSION

This plan recognizes that there are a number of recreational opportunities in the rural area and proposes policies to direct municipal actions in addressing recreational planning for parks and trail systems in this area.

6.2 PARKS AND TRAILS

- 6.2.1 The Township encourages the Greater Vancouver Regional District to expand existing regional parks and develop new parks in consultation with the Township.



- 6.2.2 The Township shall support development of a trail/park system along the south bank of the Fraser River and improved access to the river.
- 6.2.3 The Township shall develop plans for provision of municipal linear links consisting of equestrian, cycle and pedestrian trails in the rural area, both on and off-road. Consideration of potential off-road trails will include the Glen Valley Bluffs area, dykes and major watercourses. Trails should link major parks, activity areas or communities where possible and should include areas of aesthetic landscapes and distinct and diverse topography and vegetation. The Township will consider potential conflicts among users in planning trails.
- 6.2.4 The Township shall post signs where necessary along park or trail systems adjacent to agricultural operations advising recreationalists to respect farm property and providing information on the agricultural activities on adjacent farms where appropriate.
- 6.2.5 Reclamation and rehabilitation plans for gravel pits shall consider potential recreational uses.

PART 7 - HERITAGE AND LANDSCAPE PROTECTION

7.1 DISCUSSION

There are a number of buildings of heritage value in the rural area, including original farmsteads, barns and churches. In addition, there are roads of historic and scenic significance as well as landscapes and view corridors that provide a characteristic visual impression of rural Langley. Policies of this plan encourage the maintenance of these elements of the rural landscape.

7.2 HERITAGE AND LANDSCAPE PROTECTION

- 7.2.1 The Township shall develop a heritage strategy to provide policy direction for preserving buildings, roads and landscapes of heritage and scenic value, including consideration of a signing program for buildings with heritage significance.
- 7.2.2 Council shall encourage owners of buildings of historical interest to maintain the historic style and character of the buildings. The character, scale and surrounding environment of these buildings shall be carefully considered during the review of development applications on the property or adjacent properties.



- 7.2.3 Scenic rural roads, landscapes and view corridors and significant viewpoints shall be preserved and enhanced where possible. The treed corridor of the Trans Canada Highway should be maintained throughout Langley.
- 7.2.4 Consideration shall be given to developing an inventory of archaeological sites in Langley.
- 7.2.5 Proposals for new non-agricultural development shall maintain the land form and physical features of a site in their natural state as much as possible to ensure that the natural rather than man-made character of the site predominates.

PART 8 - TRANSPORTATION AND SERVICING

8.1 DISCUSSION

This section of the plan provides policies to require adequate services for development in the rural area. The transportation policies provide for consideration of standards for roads of historical or scenic importance as well as provision of appropriate signage while the servicing policies set out basic requirements for water, sanitary sewer and storm drainage systems.

8.2 TRANSPORTATION

- 8.2.1 Impacts on the major road network as a result of this plan will not be significantly different from the existing situation. As no additional major road crossings are anticipated, continuity and spacing of network roads, intersection angles, signal spacing and progression will be maintained as at present. Need for future signals will be reviewed as necessary.
- 8.2.2 The impact of the major road network on agricultural activities shall be considered in the preparation of a new network plan or changes to the present network. New major corridors should be located adjacent to urban areas to function as effective boundaries between urban and agricultural areas.
- 8.2.3 Consideration shall be given to reviewing road standards for constructing bicycle paths and equestrian trails along some rural roads. Recreational designation of some rural roads shall be considered through appropriate road standards, speed limits and signage.
- 8.2.4 Development and maintenance standards for rural roads that have historical or scenic values shall be reviewed.
- 8.2.5 The Township shall review signage in the rural area to determine the need for lower speed limits and warning signs in horse riding and cycling areas and signs advising motorists of the possibility of slow moving farm vehicles.
- 8.2.6 Consideration shall be given to providing street lighting at major rural intersections.

8.3 SERVICES

- 8.3.1 All development in rural areas shall be provided with a domestic water supply, which may be a proven source of potable groundwater.
- 8.3.2 All development in rural areas shall be served by sewage disposal systems subject to the approval of the Medical Health Officer as required by the Health Act unless connection to a community sewer system is possible.
- 8.3.3 Development in rural areas shall not normally be required to construct a piped storm sewer system.

PART 9 - DEVELOPMENT PERMIT AREAS

9.1 DISCUSSION

Development permit areas may be designated in certain circumstances as set out in the Municipal Act. This section designates development permit areas, describes their objectives and provides guidelines to achieve those objectives.

Where an area is designated a development permit area, subdivision of land or construction of, addition to or alteration of a building can only take place after a development permit has been issued by Council.

9.2 DEVELOPMENT PERMIT AREA "A" – WATERCOURSES

9.2.1 Watercourses in the rural area, shown on Map 1, are designated development permit areas under Sections 919.1 (1) (a) and (b) of the Local Government Act for protection of the natural environment and protection of development from hazardous conditions. Development permit areas shall include land within 30 m of the natural boundary of the Fraser, Nicomekl, Salmon or Campbell Rivers, within 20 m of the natural boundary of Murray Creek and within 15 m of the natural boundary of any other watercourse.

(a) Notwithstanding the provisions of this Section, watercourses and adjacent riparian lands not located in the ALR are subject to the provisions of the Township of Langley Official Community Plan Bylaw 1979, No. 1842 Amendment (Streamside Protection) Bylaw 2006 No. 4485.

9.2.2 The objectives of this development permit area designation are to preserve drainage courses, protect fish and wildlife habitat, protect water quality and prevent development on land that may be subject to hazards.

9.2.3 This development permit area designation shall not apply where:

- (a) the proposed new lot(s) or development involves land that does not affect a watercourse on it;
- (b) the proposed new lots(s) or development can be subdivided or developed under standard guidelines and requirements without impact on the watercourse;
- (c) conditions or approvals required by the Ministry of Environment and Fisheries and Oceans Canada are secured by a covenant or other legal mechanisms; and
- (d) required approval from the Ministry of Environment and Fisheries and Oceans Canada for public works has been obtained.

9.2.4 The development permit guidelines for this area are:

- (a) Watercourses, ravines and steep bluff areas shall be retained in a natural state and kept free of development, other than roads, walkways, trails or other public facilities. They shall be protected by restrictive covenant or dedicated for conservation use. The area to be protected or dedicated shall be defined by the Township in consultation with the Ministry of Environment and the Department of Fisheries and Oceans. Where it is not practicable to preserve all important natural features on a site, compensation should be provided by the developer through dedicating or restoring a natural area nearby.
- (b) Development shall be designed to provide leave strips adjacent to watercourses and minimize their disturbance.

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- (c) Existing vegetation along watercourses, ravines and bluff areas shall be retained. Where additional plantings are required to control erosion or protect fish or wildlife habitat, a landscaping plan will be required showing the location of the vegetation or trees to be retained or planted and the type and size of materials to be used.
- (d) Development should not unduly increase storm water runoff and should not alter the natural drainage patterns of adjacent properties. Design and construction practices should minimize erosion and sedimentation.
- (e) Areas subject to hazard shall be kept free of development, except in accordance with conditions recommended in an engineering evaluation.
- (f) Development shall be required to be set back from watercourses or the top of ravines or bluffs to protect the development and the ecological value of the area. Potentially polluting activities should be set back and buffered from watercourses.
- (g) The Township may require environmental studies and monitoring as described in Section 3.3.5.

9.3 DEVELOPMENT PERMIT AREA 'B' – RURAL COMMERCIAL/INDUSTRIAL

- 9.3.1 Commercial and industrial uses in the rural area are designated Development Permit areas under Section 919.1 (1) (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of commercial and industrial development. These areas are shown as Development Permit Area B on Map 2 and Map 3.
- 9.3.2 The objectives of Development Permit Area B are to enhance the appearance of commercial and industrial development, ensure that such development is compatible with the rural setting and reduce conflicts with adjacent uses.
- 9.3.3 The guidelines for Development Permit Area B are:
 - (a) Building design, materials and exterior finish and landscaping shall support the creation of an attractive commercial/industrial development compatible with a rural environment.
 - (b) New development should be designed to integrate with and be compatible with adjacent existing development with respect to building siting, design and exterior finish, landscaping and design of parking areas. Buildings of heritage value should be restored where possible to their original character. Buildings adjacent to heritage buildings should be designed in a manner that will complement the heritage character of the area.
 - (c) Additions to existing buildings should take into account an upgrading of the general appearance of the development with particular attention to landscape improvements.
 - (d) The use of smooth surfaced, light coloured building materials, finished and painted "tilt-up" concrete panels, acrylic stucco, cedar siding, glazing, brick, or baked enamel finished metal siding or panels is encouraged. The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted.
 - (e) Building elevations fronting and visible to the road are encouraged to include offices, showrooms, pitched roofs and decorative design elements, and shall not include overhead bay doors. Building elevations that are visible from adjacent roads should be finished and treated similarly to the front. Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building or parapets extended to conceal such equipment.

- (f) Buildings shall be designed and sited to screen unsightly elements such as storage, shipping and loading areas, transformers and meters, bay doors and garbage receptacles from public view. Where this is not possible, landscaping shall be used to screen such elements.
- (g) Landscaping shall be required to enhance the appearance of the development and screen buildings, parking, loading and storage areas and garbage receptacles from abutting non-commercial or non-industrial uses. A landscaping plan shall be submitted as part of a development permit application.
- (h) Parking areas shall be screened with buildings, landscaping or low walls.
- (i) Signs should be designed so that they are compatible with building design and materials. Individual signs should be consolidated where possible.
- (j) Access and egress points should be clearly visible. Shared accesses and linked parking areas are encouraged.
- (k) Consideration shall be given to maintaining the character of heritage buildings and areas.

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9.4 DEVELOPMENT PERMIT AREA “C” – RURAL COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INTENSIVE RESIDENTIAL

- 9.4.1 The Milner core shown on Map 3 is designated a Development Permit area under Sections 919.1 (1) (e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive residential, commercial, industrial and multi-family development. New commercial, industrial, multi-family residential and intensive residential development in the area shown on Map 3 will require a Development Permit.
- 9.4.2 A Development Permit is not required for minor additions that are less than 50m² (528 sq. ft.) in floor area, do not front a road (other than a lane) and are in conformity with the “Fort Langley Building Façade Design Guidelines” or are constructed in a similar style and of similar materials as the existing building.
- 9.4.3 The objectives of the Development Permit Area “C” are to enhance the appearance of development, ensure that such development is compatible with a rural setting, reflect a “pioneer” settlement theme and reduce conflicts with adjacent uses.
- 9.4.4 For the purpose of these guidelines “for profit” uses such as congregate care, complex care, assisted living, etc. are considered to be a multi-family Development Permit.
- 9.4.5 Any residential development on a new parcel 930m² created after the adoption of this bylaw or less is considered intensive residential and requires a Development Permit.
- 9.4.6 ‘Front’ refers to the façade of a building created when a large building elevation is divided to create the appearance of multiple buildings.
- 9.4.7 Referral to the Township of Langley Community Heritage Commission’s Land Use and Planning Committee is required for design comment.
- 9.4.8 The guidelines for Development Permit Area “C” are:
 - (a) Building design, materials and exterior finish and landscaping shall support the creation of an attractive development compatible with a rural environment and reflecting an early 20th Century “pioneer” settlement theme.
 - (b) New development shall be designed to integrate and be compatible with the surrounding existing “pioneer” theme developments with respect to building siting, design and exterior finish, landscaping and design of parking areas. Buildings of heritage value shall be restored where possible to their original character. New buildings adjacent to heritage listed historic sites and heritage

- character sites should be designed in a manner that will complement the “pioneer” settlement theme heritage character of the area.
- (c) The maximum allowable height shall not exceed the lesser of 9 metres (29.5 feet) or 2 ½ storeys for all buildings. For the purpose of these guidelines, a basement is not included as a storey provided the surface of the first floor is less than 800 mm above the average grade around the building.
 - (d) Larger buildings (any building out of scale with the intended historic use it reflects) are discouraged. However, if permitted, larger buildings must incorporate additional exterior design elements that reflect a “pioneer” settlement theme. Such as:
 - i All elevations shall reflect a “pioneer” settlement theme;
 - ii Exterior treatment of the building must closely reflect the intended use (i.e. commercial buildings shall have a commercial appearance);
 - iii All elevations shall incorporate a variety of setbacks and building ‘fronts’ that reflect the scale and proportion of “pioneer” buildings. Therefore large walls will have a variety of setbacks and widths;
 - iv Articulation of setbacks between each building ‘front’ of a minimum of 6 feet;
 - v A mix of façade treatments, cornice and roof lines;
 - vi A mix of building surface treatments for each façade;
 - vii The maximum allowable height shall be averaged so as not exceed the lesser of 9 metres (29.5 feet) or 2 ½ storeys;
 - viii No building shall exceed 10.6 metres (35 feet) or 3 storeys; and
 - ix These restrictions apply to all buildings and all phases.
 - (e) Additions to existing buildings should take into account an upgrading of the general appearance of the development with particular attention to landscape improvements.
 - (f) For commercial and industrial development elevations fronting and visible to the road are encouraged to include offices, showrooms, pitched roofs and decorative design elements, and shall not include overhead bay doors. Building elevations that are visible from adjacent roads shall be finished and treated similarly to the front. Roof top mechanical equipment shall be hidden behind screens and designed as an integral part of a building or parapets extended to conceal such equipment.
 - (g) Buildings shall be designed and sited to screen unsightly elements (such as storage, shipping and loading areas, transformers and meters, bay doors and garbage receptacles) from public view. Where this is not possible, landscaping shall be used to screen such elements.
 - (h) Site and building specific design elements shall reference and be consistent with the “Fort Langley Building Façade Design Guidelines.” If in the case where there are conflicts in the text the Milner Development Permit Guidelines take precedence.
 - (i) Landscaping shall be required to enhance the appearance of the development and screen buildings, parking, loading and storage areas and garbage receptacles from abutting non-commercial or non-industrial uses. Design and plantings that reflect the traditional settlement are encouraged.
 - (j) New development abutting the Agricultural Land Reserve shall incorporate the principles of ALR edge planning in developing the site. Such as:
 - i Notification in the form of a restrictive covenant shall be placed on title of those lands with new development indicating the proximity to ALR lands

and the potential for sound, odour and airborne impact from normal farm activities.

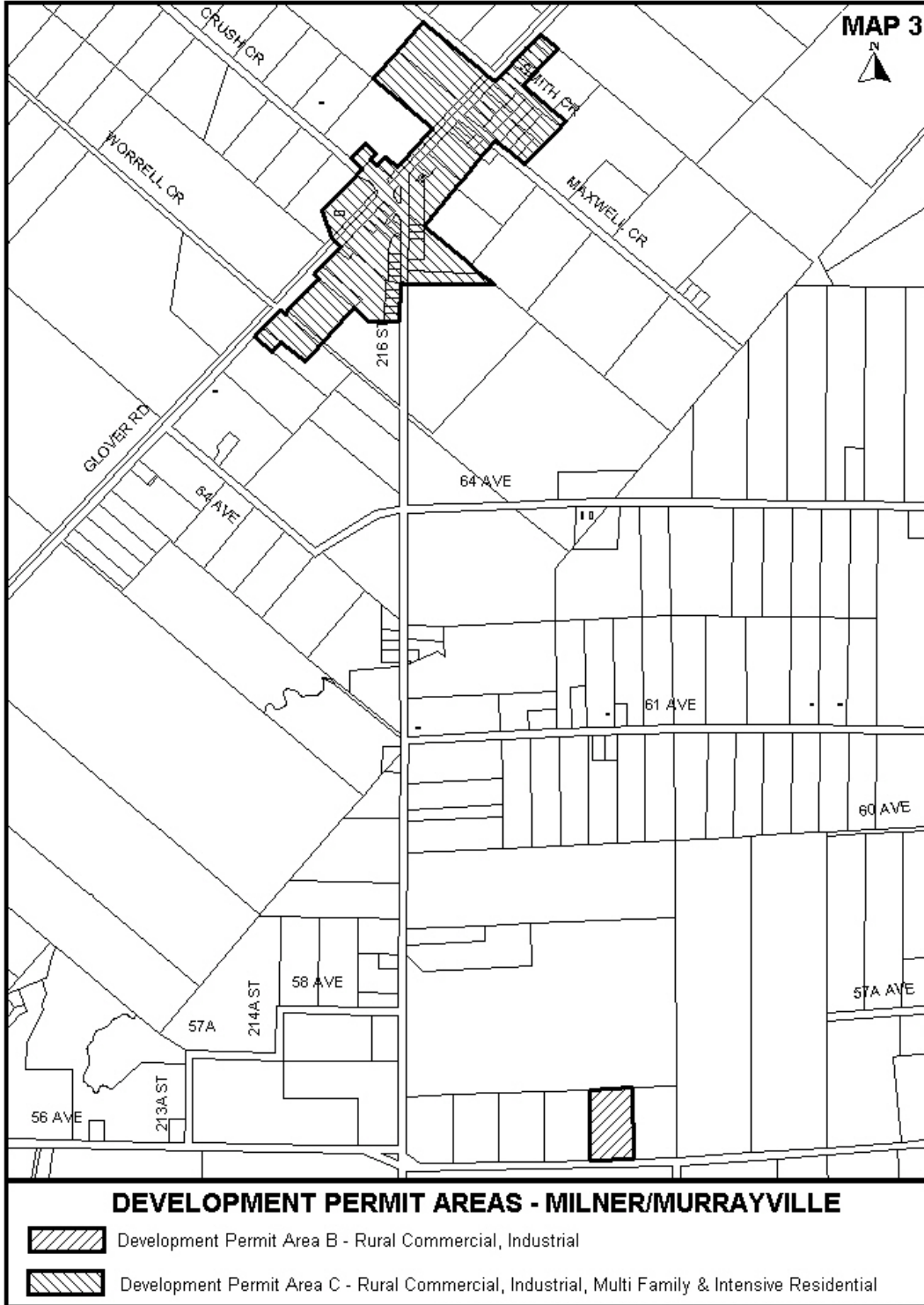
- ii Incorporation of the British Columbia Agricultural Land Commission's Landscaped Buffer Specifications regarding minimum vegetative screening as well as the techniques associated with the implementation of said buffer.
- (k) Minimal building front lot line setbacks and rear parking areas along 216th Street is encouraged. Greater building front lot line setbacks and front parking areas along Glover Road are permissible. Establishment of pedestrian linkages is encouraged. Parking areas shall be screened with buildings, landscaping and/or low walls.
- (l) Signs should be designed so that they are compatible with building design and materials. Individual signs shall be consolidated where possible.
- (m) Provision (or future provision) for shared accesses and linked parking areas is strongly encouraged when designing access and/or egress onto Crush Crescent, Glover Road and 216th Street.

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9.5 CONSIDERATION OF OTHER DEVELOPMENT PERMIT AREAS

- 9.5.1 Other commercial and industrial sites as well as natural features shall be considered for development permit area designation during the process of preparing rural neighbourhood plans.

MAP 3 DEVELOPMENT PERMIT AREAS – MILNER/MURRAYVILLE



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Bylaw 4471 - March 6, 2005

PART 10 - IMPLEMENTATION

10.1 TASKS REQUIRED TO IMPLEMENT THE RURAL PLAN

- 10.1.1 The Municipality shall undertake the necessary bylaw amendments to bring zoning requirements into conformity with the provisions of this plan. This will include increasing the minimum lot area requirements in areas designated Agriculture/Countryside. Consideration shall be given to limiting intensive agricultural uses in areas designated Small Farms/Country Estates.
- 10.1.2 The Municipality may refine this plan through the preparation of rural neighbourhood plans where appropriate to provide more detailed guidelines for smaller areas of the Township. These plans shall address:
 - (a) more detailed development policies along the urban/rural interface where applicable;
 - (b) provision of public recreation facilities, including park and trail systems;
 - (c) identification and protection of environmentally sensitive areas;
 - (d) future road patterns;
 - (e) more detailed planning for the agro-service centre and rural commercial centres;
 - (f) appropriate protection policies for scenic corridors and viewpoints;
 - (g) designation of development permit areas; and
 - (h) issues of local concern.
- 10.1.3 The Township shall provide for and encourage the participation of rural residents in the preparation of rural area plans.
- 10.1.4 Council and the Economic Development Commission shall undertake activities outlined in Part 4 to strengthen the economy of the rural area.
- 10.1.5 The Township shall prepare a heritage management plan to provide policies to protect buildings, sites and roads of historical significance.
- 10.1.6 The Township shall undertake further work on identifying landscapes and viewpoints of visual significance.
- 10.1.7 The Township shall prepare a trail plan for equestrian, bicycle and pedestrian trails.
- 10.1.8 The Township shall consider preparation of an environmental inventory and develop an environmental protection plan.
- 10.1.9 The Township shall revise its Major Road Network to recognize the priority given to the integrity of the agricultural areas and urban buffers.

**Township of
Langley**



Est. 1873

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