

Township of  
Langley



Est. 1873

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# COMMUNITY PLAN

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## WALNUT GROVE

\$5.00

# THE CORPORATION OF THE TOWNSHIP OF LANGLEY

## WALNUT GROVE COMMUNITY PLAN

Adopted by Council on November 26, 1979

### AMENDMENTS

<b>BYLAW NO./NAME</b>	<b>MAP/TEXT CHANGE</b>	<b>DATE OF ADOPTION</b>
1953 (Walnut Grove)	Map	June 30, 1980
1987 (Walnut Grove)	Map	December 22, 1980
2378 (Genstar)	Map	July 14, 1986
2634 (Dev. Permit Provisions)	Map/Text	November 7, 1988
2572 (W.G. Core)	Map/Text	April 18, 1988
2818 (Polygon)	Map	June 18, 1990
2944 (Phase 5 School Site)	Map	October 22, 1990
2945 (Dayton Holdings)	Map	March 4, 1991
3109 (Stage 5 Control Plan)	Text	April 27, 1992
3106 (Stage 6 Control Plan)	Text	January 10, 1994
3273 (Parklane Stage 5 Townhouses)	Map	February 28, 1994
3302 (Treeline Properties)	Map	March 28, 1994
3364 (Stage 9 Control Plan)	Map/Text	September 12, 1994
3417 (Adera Properties Ltd.)	Map	October 24, 1994
3400 (Stage 1 Control Plan)	Map/Text	December 5, 1994
3536 (Stage 1 – Taylor Ventures)	Map/Text	May 6, 1996
3652 (Stage 9 – Redwoods)	Map/Text	May 26, 1997
3806 (Rieding Projects Ltd)	Map/Text	December 21, 1998
3860 (Northwest Langley Business Centre Ltd/411722 BC Ltd)	Map	May 7, 2001
3909 (569054 BC Ltd)	Text	March 22, 2004
4485 (Streamside Protection)	Text	March 27, 2006
4417 (Sivia Construction Ltd.)	Map	May 1, 2006

**WALNUT GROVE COMMUNITY PLAN**

**BY-LAW NO. 1836**

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**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**SCHEDULE "A" TO BY-LAW NO. 1836**

**WALNUT GROVE COMMUNITY PLAN**

**CONSOLIDATED FOR CONVENIENCE ONLY**

**Part 1 – Plan Basis**

**1.0 INTRODUCTION**

This Plan shall be cited as the "Walnut Grove Community Plan".

**2.0 ENABLING LEGISLATION**

This Community Plan is prepared in accordance with the requirements of Part XXI Sections 695-700 of the Municipal Act R.S.B.C. 1960 Chapter 255 and amendments thereto.

**3.0 DESCRIPTION OF THE PLAN**

This Community Plan is a declaration of the goals, objectives and policies which will guide the future development of the Walnut Grove Urban Area. This Community Plan consists of a written text and accompanying maps designated Map 1 titled Walnut Grove Community Plan and Map 2 titled Neighbourhoods Comprising the Urban Area of Walnut Grove.

**4.0 PURPOSE OF THE PLAN**

The purpose of this Community Plan is to provide:

- a. for long-range orderly development in accordance with stated objectives;
- b. a guide for day-to-day decision-making in the development process of the area;
- c. the basis for the preparation and adoption of capital works program based on need;
- d. the basis for the preparation and adoption of land use regulating by-laws and amendments to them.

**5.0 FUTURE PROVISIONS**

This plan shall be subject to periodic review in order that it will remain current with major changes that may significantly affect land use, municipal servicing, and the pattern of living.

**6.0 PLAN COMPONENTS**

This Community Plan shall provide for the allocation of residential uses, commercial uses, open space and recreation, green belts and a vehicular and pedestrian circulation system.

## **7.0 GOALS AND OBJECTIVES**

The goals and objectives in this plan convey the general intent and purpose of the policies and standards stated in this plan.

### **7.1 LAND USE PATTERNS**

#### **Goal**

The orderly development of a variety of land use types each compatible and complimentary to the other and which will promote efficient transportation and servicing systems.

#### **Objectives - Community Format**

- a. That the Walnut Grove Area becomes a major growth within the Municipality providing for a balanced self-contained community.
- b. That the basis for development be of a moderate density development pattern.
- c. The identification of neighbourhoods having due regard for those existing developed areas, which are large enough to be incorporated as neighbourhoods, which will provide individuality and preserve the basic amenities of that area.
- d. That the community provides a predominantly residential base as well as commercial facilities suited to the needs of the community.
- e. The establishment and development of an interconnected open space system for active and passive recreation activities.
- f. The preservation of significant natural features within the community development area.

#### **Objective - Land Use Relationships**

- a. The location and distribution of land uses in such a manner so as to separate uses which are physically and functionally incompatible.
- b. The separation of commercial oriented traffic from traffic associated with residential areas.
- c. The separation of through municipal traffic from traffic associated with the community.
- d. The integration of land uses and circulation systems with existing and future adjacent development patterns.

### **7.2 SOCIAL - ECONOMIC**

#### **Goal**

To provide the opportunity for social and cultural interaction and involvement in public affairs as well as the opportunity for individuals to realize their social and economic potential.

### **Objectives - Social**

- a. The provision of a variety of housing types in order to ensure choice of accommodation for all income and age groups and household types.
- b. The provision of education, recreation and related social facilities necessary to satisfy the needs and preferences of the Community.
- c. The provision of conveniently located commercial facilities suited to the needs of the community.

### **Objectives - Economic**

- a. The encouragement of orderly and efficient use of land having due regard for the efficient and economic provision of municipal services.
- b. Development and progressive development shall be based on the servicing principle and an overall policy and master plan for servicing shall be prepared and adopted.
- c. The establishment of a staging program for development that enables the provision of physical and social services to an acceptable standard.

## **7.3 ENVIRONMENTAL**

### **Goal**

The establishment of a development pattern that incorporates the natural environment, preserves the existing aesthetic quality and provides for aesthetically attractive development of the community.

### **Objectives - Environmental**

- a. The provision of land uses in such a manner so as to control the pollution of air, land and water.
- b. The development of land use patterns which will reduce and ensure the safety of residents from natural hazards and to control drainage.

### **Objectives - Aesthetics**

- a. The preservation of the beauty of the ravines, trees and general topography.
- b. The development, conservation and rehabilitation of structures and sites of good architectural quality.

**1.0 LAND USE DESIGNATIONS**

For the purpose of this Community Plan the Walnut Grove Urban Area is divided into the following land use designations:

Low Density Residential		Recreation and Cultural Centres
Medium Density Residential		Open Space and Conservation Area
High Density Residential		Future Study Area
Community Commercial Centre		Neighbourhood Mixed Use Centre
Neighbourhood Commercial Centres	#3860 28/06/99	Business/Office Park
Service Recreation Area		

The location of such land use designations are shown upon the plan document attached hereto and incorporated with and made part of this Community Plan By-law.

**2.0 AREA BOUNDARIES**

The area covered by this plan includes all that land and water adjacent to the land within the area described.

**3.0 INTERPRETATION**

- 3.1 Deviations from the policies and plans of this document will require an amendment to the Community Plan.
- 3.2 It is intended that all figures, numbers and quantities within the Plan be considered approximate only.
- 3.3 Minor changes will be permitted to this Plan, policies and staging without amendments, provided they do not affect the intent of the Plan.
- 3.4 The Plan Map is intended to show general locations and distribution of major land uses and is designed to transmit the relationship between various land uses.
- 3.5 This Plan does not commit The Corporation of the Township of Langley or other administrative bodies to undertake any of the projects herein outlined or suggested.

**4.0 GENERAL PROVISIONS**

The following apply to all land use categories.

**4.1 ENVIRONMENTAL PROTECTION**

- a. No buildings, placement of fill or removal of soil shall be permitted within 7.0 m (22.96 feet) of the top of ravines or natural watercourses.
- b. The natural flow regime and water quality of watercourses shall be maintained in accordance with an approved storm water management program.

- c. The crossing of ravines and watercourses shall be kept to a minimum and used only where it is part of the major collector or secondary road system.

#### 4.2 DEVELOPMENT PERMITS (Adopted by Bylaw 2572 - 1988.04.18)

The development permit provisions of the Municipal Act will be used to implement the provisions of this community plan and specifically implement the objectives and guidelines stated in this section.

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##### a. Conservation Area

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##### b. Community Commercial (CC), Educational (E), Neighbourhood Commercial (NC) Neighbourhood Mixed Use Centre (NMUC), Service Recreation Use (CS) and Business/Office Park (BOP)

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28/06/99

The lands designated community commercial (CC), educational (E), neighbourhood commercial (NC), neighbourhood mixed use centre (NMUC), service recreation use (CS) and business/office park (BOP) are hereby designated as development permit areas under Section 945 (4) (e) of the Municipal Act.

The objective will be to ensure that the character of development, siting and landscaping is coordinated and attractive and to encourage the development of a compact commercial area. The reduction of residential and commercial conflicts is also an objective.

The development permit guidelines are:

1. Buildings will be required to be sited with the front of the building oriented towards the road. The desire is to coordinate development to create a downtown commercial area. Integration of buildings will be a prime consideration.
2. Access to and from Walnut Grove Drive and 88th Avenue will be limited.
3. Consideration should be given to the provision of a covered walkway along the building frontage. Continuous weather protected walkways shall be encouraged between public streets, buildings and parking areas.
4. Signs should be applied to buildings so that they appear as part of the building design.
5. Building elevations which are visible from adjoining or nearby streets or pedestrian ways should be treated as a "front" elevation. These elevation treatments do not have to be extensive as the building's "true" front, but can be improved by painting, architectural details, screening and landscaping.
6. The use of "untreated" concrete or the use of "unfinished" metal/aluminum as a final building finish shall not be permitted. Building materials and building massing shall support the creation of a pedestrian oriented and attractive environment. Pitched roofs shall be encouraged.
7. Landscaping of the site shall be required to enhance the appearance of the building(s), and screen the parking, loading and utility areas from residential uses, other uses and adjacent roadways. Landscaping plans are to be submitted as part of the Development Permit application. Consideration shall be given to retaining trees.
8. Buildings should be designed and sited to maximize sun penetration to adjacent roads, sidewalks and properties.

**c. Medium Density Residential (RM) and High Density Residential (RH)**

The lands designated medium density residential (RM) and high density residential (RH) are hereby designated as development permit areas under Section 945 (4) (e) of the Municipal Act.

The objective will be to promote development of safe, attractive, identifiable multiple family neighbourhoods that have excellent pedestrian access to surrounding commercial and recreational land use.

The medium density residential (RM) and high density residential (RH) development guidelines are:

1. Development should be designed to integrate with and be compatible with adjacent development with respect to siting of buildings, exterior finish and design, landscaping and design of parking areas.

2. Building materials, design and massing shall support the creation of an attractive residential environment. The use of "untreated" concrete or "unfinished" metal or aluminum as a final building finish shall not be permitted.
3. Landscaping of the site shall be required to enhance the appearance of the development. Buildings and parking, loading and storage areas should be screened from adjacent roads and single family residential development. Garbage receptacles and other service areas should be screened. A landscaping plan shall be submitted as part of a development permit application.
4. Walkways should be developed to ensure convenient access to and from adjacent residential, commercial, educational, recreational and institutional uses. Walkways should be lighted and allow for overview from adjacent dwellings for safety and security reasons.
5. Signs should be designed so that they are compatible with the buildings and appear to be part of the building design."

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**d. Comprehensive Development**

The Stage 6 area is designated a development permit area under Section 945 (4) (e) of the Municipal Act for the establishment of objectives and the provision of guidelines for the form and character of development.

The objective of the development permit area is to promote innovative housing designs that are compatible with nearby developments and provide for a variety of housing types to encourage a broad social mix.

Development under the comprehensive development provisions in Stage 6 shall conform to the guidelines in Section 6 of the Walnut Grove Stage 6 Neighbourhood Control Plan.

#3536  
06/05/96

Comprehensive residential development in Neighbourhood 1 shall conform to the guidelines in PART 2 Section 4.2, Subsection c.

**4.3 SPECIAL CONDITIONS**

- a. Impact assessments may be requested by the Approving Authority where it is considered that the proposed development may be against the public interest as provided for under Section 96 of the Land Registry Act.
- b. The impact assessment shall consider the potential impact of the proposed development on the immediate site, the neighbourhood, the Walnut Grove Community and on Municipal policies and shall include, but not be limited to, the following:
  - i) soil cover
  - ii) slope
  - iii) natural vegetation
  - iv) drainage
  - v) economics and provision of servicing
  - vi) need in relation to municipal growth
  - vii) social and recreation services

**4.4 REGULATORY BY-LAWS**

The regulatory by-laws required to implement this Community Plan may contain provisions that are more restrictive than the development criteria contained within the plan.

## Part 3 – Land Use Policies

### 1.0 RESIDENTIAL

#### Definition

The residential land use designations on the plan map indicate areas in which residential dwellings will be the predominant use, subject to the policies of the plan the following uses may be permitted:

education, community public servicing uses, which by nature scale and design are compatible with residential uses, and open space and recreation uses.

Preferred general locations for schools open space and recreation areas are indicated on the plan map.

#### Community Pattern

- a. Control plans shall be formulated by neighbourhood for undeveloped residential areas and shall indicate:
  - i) type and density of land block
  - ii) general location of schools, parks, open space
  - iii) the general alignment of roads and utility services
- b. Density of overall residential development shall not exceed seven dwelling units per acre of gross residential area.
- c. The minimum size parcel that may be created without all community services shall not be less than 2.5 acres.
- d. The following housing densities and types shall be permitted in those areas designated for residential use as low density, medium density and high density on the plan map as follows:

<u>Unit Type</u>	<u>Net Density in Units per Acre</u>	<u>General Location Policy</u>
<b>Low Density</b>		
Conventional single family Conventional cluster Duplex Cluster Semi Detached Zero Lot Line Mobile/Modular Home Attached Single Family	up to 8	Generally located in the interior of new residential neighbourhoods on local or residential roads
<b>Medium Density</b>		
Four Plex Mobile/Modular Home Attached single family Patio or Court Housing Senior Citizen Housing	6 to 18	Generally located on the periphery of residential neighbourhoods adjacent to arterial roads

<u>Unit Type</u>	<u>Net Density in Units per Acre</u>	<u>General Location Policy</u>
<b>High Density</b>		
Low Profile Apartments Walk up apartments Garden apartments Senior Citizen Housing	Up to 30	Generally located within and at the periphery of the Commercial Centre and should be physically well related to commercial land uses and existing stable residential areas. Located to or in close proximity to arterial roads.

e. The Corporation of the Township of Langley shall require the dedication of open space, in accordance with Sections 702AA of the Municipal Act, R.S.B.C. 1960 Chapter 255 and amendments thereto as part of residential development.

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f. Comprehensive development at a density of 10 units per acre (or 12 units per acre in the case of social housing), consisting of zero lot line, cluster, semi-detached and town housing, shall be considered in the Stage 6 area provided such development addresses some of the following objectives:

enhanced housing affordability;

the need to provide for a broad social mix;

encouragement of social housing that meets the funding criteria of senior governments;

housing for persons with special needs;

innovative design concepts compatible with nearby developments;

potential for increased use of public transit; and

provision of amenities such as additional parkland, wider buffer strips, additional setbacks from conservation areas and major roads and provision of recreation facilities.

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#3536  
06/05/96

Comprehensive development at a density of 10 residential units per acre shall be considered in the Stage 1 area in accordance with the Stage 1 Neighbourhood Control Plan.

### **Land Use Relationship**

- a. Where residential uses are to be developed adjacent to designated institutional uses, commercial uses, or major roads, consideration shall be given to requiring such building siting and design to include the provision of buffer devices as part of the residential development necessary to improve audio, visual and pollution effects.
- b. In the overall design and development of residential areas there shall be a gradual physical transition between housing types having significantly dissimilar physical design characteristics.

### **Functional Design**

- a. Elementary schools and neighbourhood size facilities shall be located central to their service areas.
- b. Consideration shall be given to the requirement of pedestrian walkways and bicycle paths as part of residential developments.
- c. Direct access from residential uses to major collector roads shall be restricted.

### **Social**

The detailed planning of residential areas shall make available a range of housing types in order to provide accommodation for households of varying social and economic characteristics.

### **Economic**

The establishment of a staging program for development that enables the provision of physical and social services to an acceptable standard.

### **Environmental**

The protection of the ravines, trees and general topography and the control of drainage shall be encouraged in all residential land use development.

## **2.0 COMMERCIAL**

### **2.1 COMMUNITY COMMERCIAL CENTER**

#### **Definition**

The community commercial center land use designation shall consist of a concentrated and efficient integration of retail service and cultural and recreation uses within a central core providing for the basic needs of the Walnut Grove Urban Community.

#### **Community Pattern**

- a. The community commercial centre shall be the focal of the Walnut Grove Urban Community and should be located conveniently to serve the majority of the people of the Community.
- b. The community commercial centre shall be located adjacent to major collector and/or secondary collector roads.
- c. Priority shall be given to the development of the community commercial centre as a viable retail and service center.

#### **Land Use Relationship**

- a. Where the community commercial centre is adjacent to residential areas consideration shall be given to the following:
  - i) The buffering of buildings, traffic, parking or service areas;
  - ii) The orientation of traffic parking and service area flows away from the adjacent residential uses.
- b. Consideration shall be given to the integration of pedestrian and vehicular movements between the community commercial centre and cultural/recreational land uses.
- c. Consideration shall be given to visual aesthetics where the community commercial centre is adjacent to a major collector or secondary collector road.

#### **Functional Design**

- a. The number, location, spacing and design of vehicular access and egress points shall be regulated in order to avoid hazards to pedestrian and vehicular traffic.
- b. Adequate, well-designed off-street parking, loading and service areas shall be required in the community commercial centre area.

#### **Environmental**

The provision of adequate control of drainage shall be encouraged in all commercial land use development.

## **2.2 NEIGHBOURHOOD COMMERCIAL CENTRES**

### **Definition**

The Neighbourhood Commercial Centre shall provide commercial facilities in desirable locations for the convenience of local residents, the uses of which shall satisfy those limited basic needs which occur daily or frequently.

### **Community Pattern**

Neighbourhood Commercial Centres may in conjunction with other community uses be the focal point of a neighbourhood, but shall be conveniently located to serve that neighbourhood.

### **Land Use Relationship**

- a. Neighbourhood commercial centres shall be located at the intersection of major collector and secondary collector roads.
- b. Where a Neighbourhood Commercial Centre is adjacent to a residential land use, consideration shall be given to buffer planting or screening by the commercial land use development.

### **Functional Design**

- a. The Neighbourhood Commercial Centre shall not exceed a gross floor area of 4,000 square feet.
- b. Adequate well designed off-street parking, loading and service areas shall be required for lands being developed for Neighbourhood Commercial uses.
- c. The Neighbourhood Commercial Centre shall be so designed as to blend with the character of the neighbourhood it serves.

## **2.3 NEIGHBOURHOOD MIXED-USE CENTRES**

### **Definition**

The Neighbourhood Mixed Use Centre shall accommodate a comprehensively designed commercial/residential and institutional development, in desirable locations, for the convenience of local residents. The commercial use component shall satisfy those limited basic needs of neighbourhood residents, which occur daily or frequently.

### **Community Pattern**

Neighbourhood Mixed-Use Centres shall be conveniently located to serve the neighbourhood they are located in.

### **Land Use Relationship**

- a. Neighbourhood Mixed-Use Centres shall be located at the intersection of major roads:

- b. Where a Neighbourhood Mixed-Use Centre is adjacent to a low density residential land use, consideration shall be given to buffer planting or screening.
- c. the mix of adult and family oriented residential units shall be related to the availability of school enrolment capacity.

### **Functional Design**

#3909  
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- a. The Neighbourhood Mixed-Use Centre shall:
  - not exceed a net site area of 1.2 ha (3 acres) for commercial and office use, and be located north of the BC Hydro right-of-way;
  - not exceed a maximum of 2,323 m<sup>2</sup> (25,000 ft<sup>2</sup>) of commercial retail floor space, with no one commercial retail use exceeding 450 m<sup>2</sup> (4,844 ft<sup>2</sup>) in gross floor area;
  - not exceed a maximum of 4,181 m<sup>2</sup> (45,000 ft<sup>2</sup>) of office floor space;
  - all buildings shall be one storey in height except for office buildings which shall not exceed a maximum of 4 stories in height;
  - may also accommodate institutional uses that are compatible with a residential neighbourhood.
- b. Adequate well designed off-street parking, loading and service areas shall be required for lands being developed for Neighbourhood Mixed-Use Centre uses.
- c. The Neighbourhood Mixed-Use Centre shall be designed so as to complement the character of the neighbourhood it serves.
- d. Development proposals in the Neighbourhood Mixed Use Centre shall be accompanied by a development permit application, detailing form, character and landscaping matters.

## **2.4 SERVICE RECREATION AREAS**

### **Definition**

Service Recreation Areas shall provide for development oriented to the provision of tourist accommodation and service.

### **Community Pattern**

- a. Service Recreation Areas shall be located adjacent to major collector roads.
- b. Service Recreation Areas shall be located on the periphery of the Community and have a convenient access to a major provincial highway.

### **Land Use Relationship**

- a. Where the Service Recreation Area is adjacent to residential areas, consideration shall be given to the following:
  - i) The buffering of buildings, traffic, parking or service areas;

- ii) The orientation of traffic flow, parking, and service area traffic flows shall be away from the adjacent residential uses.
- b. Consideration shall be given to visual aesthetics of the Service Recreation Area adjacent to a major collector road.

### **Functional Design**

- a. The number, location, spacing and design of vehicular access and egress points shall be regulated in order to avoid hazards to pedestrian and vehicular traffic.
- b. Adequate, well-designed off-street parking, loading and service areas shall be required in the Service Recreation Area.

### **Environmental**

The provision of adequate control of drainage shall be encouraged in all service recreation land use development.

## **2.5 BUSINESS/OFFICE PARK**

#3860  
28/06/99

### **Definition**

The Business/Office Park designation shall accommodate comprehensively designed developments providing for mix of office uses, service industrial and service commercial uses. No outside storage shall be permitted.

### **Community Pattern**

- a. Business/Office Park areas shall be located adjacent to major collector or arterial roads.

### **Land Use Relationship**

- a. Where a Business/Office Park area is adjacent to residential areas, consideration shall be given to the following:
  - i) The buffering of buildings, traffic, parking or service areas;
  - ii) The orientation of traffic flow, parking and service area traffic flows shall be away from the adjacent residential uses.
- b. Consideration shall be given to visual aesthetics of the Business/Office Park adjacent to a major collector road.

### **Functional Design**

- a. Adequate well designed off-street parking, loading and service areas shall be required by lands being developed for Business/Office Park uses.
- b. The number, location, spacing and design of vehicular access and egress points shall be regulated in order to avoid hazards to pedestrian and vehicular traffic.

- c. Development proposals in the Business/Office Park designation shall be accompanied by a development permit application, detailing form, character and landscaping matters.

**Environmental**

The provision of adequate control of drainage shall be encouraged in all Business/Office Park land use development.

**3.0 OPEN SPACE AND CONSERVATION AREAS**

**Definition**

The open space and conservation land use designation indicates areas which provide lands for outdoor recreation, and areas along natural watercourses and ravines which require sound conservation practices. Open space and conservation areas shall provide for natural areas, passive parks, active recreation areas and trail systems.

**Community Pattern**

- a. The provision of conservation areas adjacent to the natural boundary of all natural watercourses or ravine areas.
- b. The provision of a central community recreational facility which is easily accessible to all residents of the Walnut Grove Urban Area.
- c. The integration of educational and recreational facilities to provide for efficient and economical usage of these facilities shall be encouraged.
- d. The linking of educational areas, active park areas, and conservation areas through the provision of pedestrian trail systems.
- e. Open space and recreation areas shall be provided in accordance with the following:

Type	Space Requirement Rations	Minimum Site Size	Radius of Area Served
Local on Sub-Neighbourhood	0.5 acres/1000 pop.	1 acre	0.5 miles
Neighbourhood	2.0 acres/1000 pop.	5 acres	0.5 miles
Community	3.0 acres/1000 pop.	10 acres	1.5 miles

**Land Use Relationship**

- a. In the overall design of open space facilities, consideration shall be given to locating these central to the service area.
- b. Consideration shall be given to pedestrian walkways as part of open space facilities with the objective of providing safe and convenient access to residential recreational and educational land uses.

## **Land Acquisition**

- a. Where land designated Open Space and Conservation Areas is under private ownership, this plan does not indicate that this land will necessarily remain open space and recreation indefinitely, nor shall it be construed as implying that Open Space and Recreation areas are open to the general public, or will be purchased by the Municipality or any other public agency.
- b. Where lands designated Open Space and Conservation Areas are in private ownership and application is made requesting a change in land use other than open space due regard shall be given by Council to the following before amending the Official Community Plan:
  - i) that the lands do not form part of the protection area for natural watercourses and ravines having due regard for topography, soil stability and vegetation cover;
  - ii) the recreational service that is provided shall be evaluated and its benefit to the general public determined;
  - iii) Council shall give consideration to the costs and benefits accruing to the area by the public acquisition of the property.
  - iv) a comprehensive study shall be made of the property to determine the most desirable and practical function and use of the particular land.

## **Functional Design**

- a. The provisions of a conservation area measured a horizontal distance of 7.0 m (22.96 feet) from the top of the bank of ravines or from the natural boundary of all watercourses.
- b. In the development of recreation areas and facilities due regard shall be given to the provision of parking areas appropriate to the type and scale of such recreation development.
- c. The retention of natural vegetation and topography shall be given consideration in the design and development of recreation areas.
- d. Consideration shall be given to the provision of bicycles as well as pedestrian movement in the design of trail systems.

## **Environmental**

The protection of ravines, trees, general topography and the control of drainage shall be given consideration in all open space and conservation area consideration.

### **4.0 INSTITUTIONAL/COMPREHENSIVE DEVELOPMENT**

# 3806  
21/12/98

The Institutional/Comprehensive Development land use designation indicates areas where P-1 Civic Institutional uses including multi-level seniors' care facilities and related seniors' uses may be located. The land use designation also indicates areas where commercial, institutional or residential uses may be located subject to the provisions of a site specific comprehensive development rezoning bylaw being adopted for the site. All lands designated "Institutional/Comprehensive Development" shall be subject to issuance of a Development Permit either at the rezoning stage or prior to issuance of a building permit.

## Part 4 - Servicing Policies

### 1.0 PURPOSE

The purpose of this section is to describe the servicing required to accommodate future growth within the Walnut Grove Urban area.

### 1.1 WATER SUPPLY

#### General

The Walnut Grove Urban Area will be supplied by a Municipal Water system.

#### Operational Policies

- a. The Walnut Grove Urban Area shall be served with a community water system generally described in a report prepared by Willis, Cunliffe, Tait titled Walnut Grove Residential Water Supply as approved by the Municipal Engineering Department.
- b. Development shall be phased in accordance with the orderly and contiguous extension of the community water system.
- c. A water system shall be installed in all residential, commercial and related development prior to development approval.

### 1.2 SANITARY SEWER SERVICES

#### General

The Walnut Grove Urban Area will be served by a Municipal Sanitary Sewer System with effluent being directed to the Municipal Sewage Treatment Plant at 201st and the Fraser River.

#### Operational Policies

- a. The Walnut Grove Urban Area shall be served with a community sewer system generally described in a report by Willis, Cunliffe, Tait titled Walnut Grove Sewer Collection System as approved by the Municipal Engineering Department.
- b. Sanitary Sewers shall be installed in all residential, commercial and related developments prior to development approval.
- c. Development shall be phased in accordance with the orderly and contiguous extension of the Community Sanitary Sewer system.

### **1.3 STORM SEWER SERVICES**

#### **General**

The Walnut Grove Urban Area will be served by a Storm Water Management program and system with storm water eventually directed to the Fraser River.

#### **Operational Policies**

- a. The Walnut Grove Urban Area shall be developed to facilitate the dispersement of storm water in accordance with the storm water management program generally outlined in a report prepared by Willis, Cunliffe, Tait titled Walnut Grove Storm Water Management Study as approved by the Municipal Engineering Department.
- b. Curbs, gutters, swales and sewers as required shall be installed in all residential and commercial developments prior to final approval.
- c. Methods which temporarily impound and delay run-off into the storm sewer system or natural watercourse shall be incorporated to provide a "Zero run-off increase" due to urbanization.
- d. Improvements to the downstream facilities shall be incorporated to ensure minimal impact on the surrounding lands.

## 1.4 TRANSPORTATION

The Walnut Grove Urban Area shall provide a system of roads with the function, characteristics and associated criteria as follows:

<u>Designation</u>	<u>Right-of-Way Width</u>	<u>Function</u>
Arterial Streets	24 - 36 m	Primarily devoted to the streets movement of high speed; only rarely interrelated with adjacent land areas: vehicular access is restricted.
Collector	18 - 24 m	These carry traffic from minor streets to the major streets system of arterial streets and highways, including the principal entrance streets of residential development. They permit access to adjacent land areas, but generally do not permit long distance through traffic.
Minor Streets	15 - 18 m	These carry traffic from collector streets to the individual land parcels within any given area. The primary function of these streets is to provide access to abutting properties.
Cul-de-sac	153 m max.	Dead end street with proper turning radius at end. Provides quiet residential street with no through traffic. Also helps solve difficult site problems with restricted access.
Lanes	20 feet	These are minor ways that are used primarily for vehicular service access to the back or side of properties otherwise abutting a street. May be necessary in group, row houses or apartment developments. Not recommended in single family developments.

## **Operational Policies**

- a. Consideration shall be given to locating all transit routes within easy walking distance of all urban land uses. Consideration shall be given to the integration of transit stops with pedestrian walkways crosswalks and activity areas.
- b. Consideration shall be given to the provision of pedestrian walkways to facilitate access to schools, public facilities, convenience commercial uses, and transit stops.
- c. Consideration shall be given to providing pedestrian grade separations at points in the transportation system where the exposure of pedestrians to vehicles is considered to be hazardous.
- d. Intersections of local streets with arterial streets shall be discouraged in the design of new subdivisions.
- e. Consideration shall be given to reducing traffic hazards and disruptions by limiting the number and controlling the design of accessways to multiple dwelling unit housing sites from arterial roads.
- f. Provisions shall be made in all site plans and plans of subdivisions for the proper relationship of buildings to the ultimate physical characteristics of the street.
- g. The pattern and design of local and collector streets shall discourage medium and long distance trips from penetrating residential neighbourhoods.
- h. The design and construction of all components of the transportation system shall be undertaken with due consideration for the disruption and despoliation of the natural environment that might otherwise occur.
- i. Direct access to major collector roads of adjacent residential development shall be discouraged.
- j. The inclusion of a landscaped buffer area between the major collector roadway and adjacent land uses shall be included in the development process.
- k. Consideration at such time as is required shall be given to the provision of an overpass across Highway Number One to link the Walnut Grove Urban area to the overall Municipal road system.

## **Part 5 – Implementation of the Plan**

### **1.0 GENERAL**

- a. The purpose of the implementation part is to indicate the means available to achieve the goals, objectives and policies contained in the plan. This plan will be implemented by both public and private development subject to The Corporation of the Township of Langley in conformity with the plan.
- b. The Walnut Grove Community shall consists of 7 (seven) Residential Neighbourhoods and 1 (one) Community Service Neighbourhood.
- c. Development shall be by residential neighbourhoods and shall be determined by the availability of full servicing. No more than two residential neighbourhoods shall be allowed to develop simultaneously.
- d. Development of additional residential neighbourhoods shall not be initiated until at least 60% of the residential neighbourhood currently being developed has been implemented.
- e. All studies, either by staff or commissioned shall be oriented to the policies and objectives of this Plan.

### **2.0 NEIGHBOURHOOD PLANS**

- a. The Walnut Grove Community Plan shall be implemented by detailed neighbourhood plans and the appropriate amendments to the Zoning By-law of the Municipality.
- b. In the Neighbourhood Plans, the details shall be sufficiently flexible to permit adjustments in the process of the plan implementations, provided that the intent of the plan is adhered to.

### **3.0 DEVELOPMENT STAGING**

#### **3.1 PRINCIPLE**

- a. A basic objective of the staging program is to phase development contiguously, thereby bringing about an integral development patterns and a reduction of service costs.
- b. The staging program will provide a guide for various outside agencies such as the School District, B.C. Telephone, B.C. Hydro and the Ministry of Public Works (Highways) in planning and budgeting their activities in the Walnut Grove Area.

### **3.2 DEVELOPMENT SEQUENCE**

- a. The Residential Neighbourhood development sequence including their associated criteria shall generally be as follows:

- Neighbourhood 1
- Neighbourhood 2
- Neighbourhood 4
- Neighbourhood 3
- Neighbourhood 5
- Neighbourhood 6
- Neighbourhood 8
- Neighbourhood 9

- b. The Community Services provided for in Neighbourhood 7 shall be developed in conjunction with the residential neighbourhoods as and when these community services are required to serve the growth of the Walnut Grove Community.

### **4.0 CAPITAL PROGRAMMING**

- a. The capital expenditure program is a "continuing" program in that it must be revised annually.
- b. The capital expenditure program should be supported with project details through a capital construction program for an approximate period of not less than five years.
- c. The implementation of the Community Plan is dependent on the establishment of capital construction and capital expenditure programs which translates the Municipality's policy into specific projects.
- d. Project and financial conditions are not static and the capital expenditure program shall be revised annually.

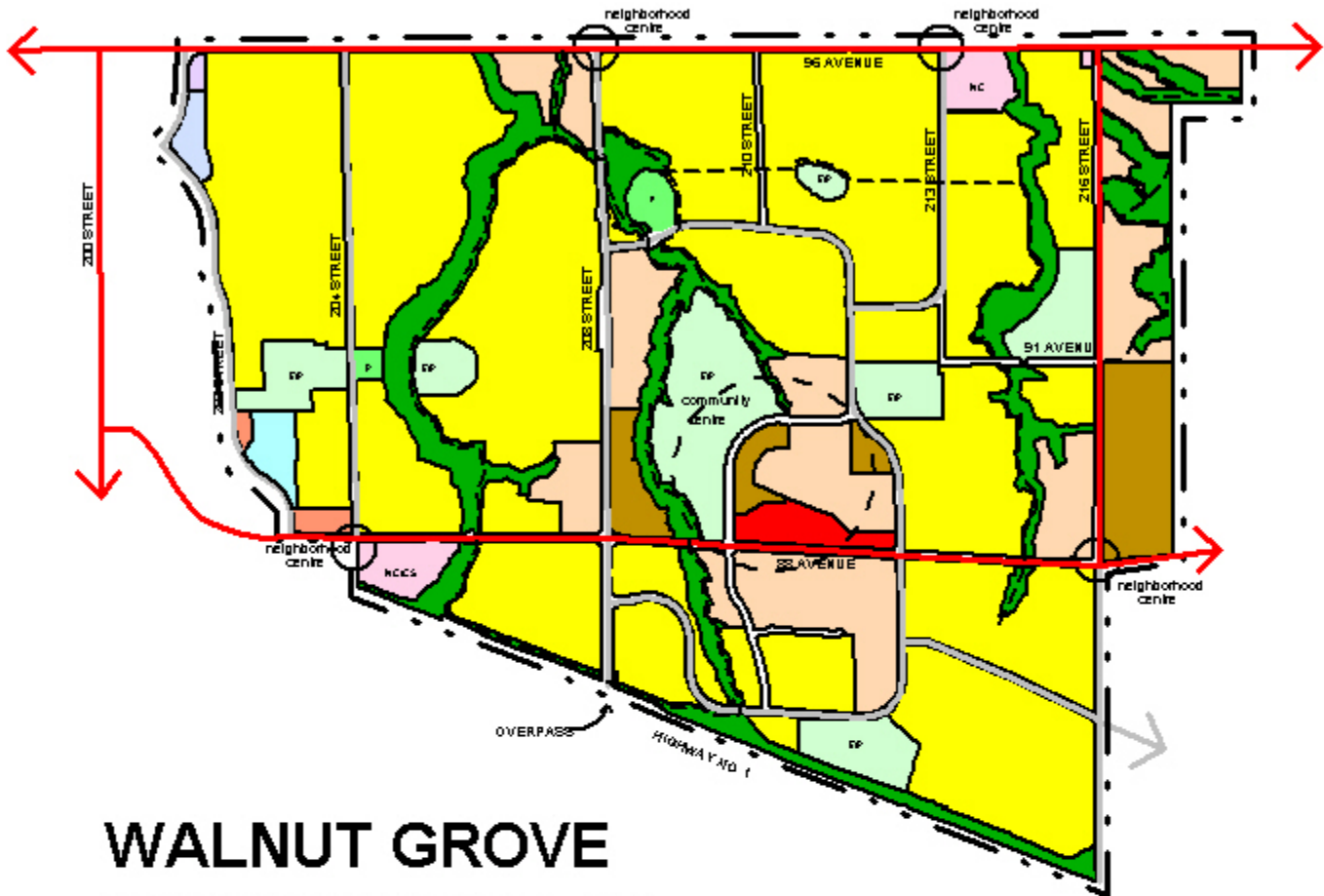
### **5.0 MUNICIPAL REGULATIONS**

#### **5.1 ZONING**

The use of land within the community shall be implemented by a Zoning By-law drafted in accordance with Sections 702 - 707 of the Municipal Act R.S.B.C. 1960 Chapter 255 and amendments thereto.

#### **5.2 SUBDIVISION**

The division of land within the Community Plan shall be implemented by a Subdivision and Development Control By-law drafted in accordance with Sections 711 - 713 of the Municipal Act R.S.B.C. 1960 and Chapter 255 and amendments thereto.



# WALNUT GROVE COMMUNITY PLAN

## LEGEND

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Neighborhood Mixed Use Centre
- Business/Office Park

- CS Service Recreation
- E Educational Use
- P Recreation / Cultural
- Service Commercial
- Conservation Area
- Institutional / Comprehensive Development

- Plan Boundary
- Major Collector Road
- Minor Collector Road
- Walkway System
- Neighborhood Centre
- Community Centre