

Township of
Langley



Est. 1873

COMMUNITY PLAN

GLOUCESTER

\$5.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK)
BYLAW 1988 NO. 2556

Adopted by Council on October 28, 1988

AMENDMENTS

BYLAW NO./NAME	MAP/TEXT CHANGE	DATE OF ADOPTION
2812 (Gloucester)	Map/Text	June 25, 1990
2895 (Gloucester)	Map	June 25, 1990
3850 (Gloucester)	Map/Text	July 7, 1999
4306 (Leaf House)	Map/Text	August 23, 2004

OFFICIAL COMMUNITY PLAN – SCHEDULE “A”
to Bylaw 2556

TOWNSHIP OF LANGLEY

GLOUCESTER INDUSTRIAL PARK

1.0 INTRODUCTION

Notwithstanding the Official Community Plan, the Township Of Langley is willing to expand the time frame of the Official Community Plan and to amend the lands designated Special Reserve to “ Designated Industrial Growth” based on the proposal by Gloucester Properties Ltd., that Gloucester will be responsible for servicing the planned industrial area.

2.0 LAND USE CONCEPT

The development concept for the subject area is Map No. One (attached). The land use concept details service and general industrial areas, service commercial areas, conservation areas and buffer areas, storm detention areas and major roads. The development concept involves approximately 286 hectares. The industrial development will be phased.

#3850
19/07/99

The type of industrial uses envisaged for the service and general industrial areas include warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods. The service commercial areas will permit vehicle service uses, cafes and restaurants limited personal service and a hotel. On property located adjacent to the 264 Street interchange and legally described as Lot 1 Section 6 Township 14 NWD Plan NWP87488, the service commercial designation shall also permit limited retail uses (including financial institutions) to serve the needs of Gloucester Industrial Park.

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Areas designated Service Commercial / Service & General Industrial may be developed for either designation.

#4306
23/08/04

The Leaf House located on Lot 3 Except Part in Plan LMP44280 Section 5 Township 14 New Westminster District Plan NWP87490, PID: 016-833-309 (attached to and forming part of this Bylaw as Schedule “A”) has significant heritage value. It may be used for residential use, retail sales, office use and a restaurant, subject to a heritage revitalization agreement that provides for restoration of the exterior of the building.

Notwithstanding the development concept, all those lands within the Agricultural Land Reserve are designated Agricultural. If the lands are removed from the Agricultural Land Reserve the Development Concept Map 1 (one) becomes valid and identifies the potential land use.

2.1 CONSERVATION AREAS

The park, conservation and buffer areas of the concept plan are designated development permit areas under the provisions of the Municipal act, Section 945 (4) (a), (b) and (e).

Development Permit Guidelines

Creek and gully areas should be retained in private ownership and developed to ensure definition and protection of sensitive areas. These creek and gully areas are undevelopable and should be protected to serve as drainage courses, fish and wildlife habitats and to ensure development does not occur in areas of unstable soil conditions. Creek and Gully areas should not be cleared and development should be setback from top of gully. Site specific study is required to determine the setback.

The Technical Report No. 807 entitled "Guidelines for Land Development and Protection of the Aquatic Environment", the Department of Fisheries and Oceans Canada, July 1978, will be used as guidelines for determining setbacks for development adjacent to fish bearing streams. The Township may require the property owner to have prepared a report certified by a professional geotechnical or Civil Engineer to assist in determining what conditions of development are required to protect development from hazardous conditions.

Buffer areas will also be required. The buffer areas will be created by utilizing industrial and commercial site and building design to reduce the impacts of industrial and commercial development on surrounding land use. Landscaping, berming, creation of deep lots, low profile building designs and other site planning techniques are needed to visually separate the uses. Industrial and commercial uses adjacent to residential, agricultural and major transportation roadways will be required to develop buffer areas and consider building design and siting.

Those lands designated Park, Conservation and Buffer by Map 1 cannot be developed or vegetation removed by the property owner until a Development Permit is obtained from the Township Of Langley.

2.2 PARK

A neighbourhood park is identified on the concept plan. This park is intended to serve the area and also to provide a site for other Municipal uses.

2.3 TRANSPORTATION

The major arterial roads are identified on the concept map. Access to the arterial roads shall be from collector roads, where possible. The location of the 56th Avenue connector shown on the development concept is preliminary.

2.4 SERVICES

The development of a water system, sanitary sewage system, roads and drainage will be phased. The sewage waste treatment site is planned in the area south and adjacent to the storm detention site planned for the south-east corner of 272nd and 56th Avenue intersection.

3.0 DEVELOPMENT STRATEGY

There is no need for the Township Of Langley to consider expansion of services to the subject area to permit industrial development. Development of services to the areas and consideration of zoning of properties in the area to industrial and commercial uses will only be considered on the basis of a comprehensive development for the subject lands. The Township Of Langley will not be developing capital expenditure programs for the subject area and considers the area unsuitable for industrial and commercial uses until municipal water and sewage systems are developed and a program to upgrade the drainage system, roadways and park requirements is proposed and adopted. Development of services will only proceed on the property owners request and agreement to pay the cost of developing services.

4.0 DEVELOPMENT PERMIT GUIDELINES

#2812
25/06/9

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

Form and Character

- Building design, materials and exterior finish and landscaping shall support the creation of an attractive, high quality estate industrial environment and shall conform to the provisions of Gloucester's Statutory Building Scheme;
- Low profile building designs are encouraged, particularly adjacent to residential and rural areas as well as the No. 1 Highway;
- Commercial buildings are encouraged to incorporate "pitched" roofs or other similar roof treatment into the building design;
- The use of smooth surfaced, light coloured building materials, finished, painted "tilt-up" concrete panels, acrylic stucco, brick, baked enamel finished metal siding, or metal panels is encouraged;
- The use of untreated or unfinished concrete, metal or aluminum as a final building finish will not be permitted;
- Building design, layout, siting, landscaping, screening and buffering shall reflect the need to reduce noise impacts from the No. 1 Highway and between industrial development and adjacent uses;
- Buildings on corner sites or on lots backing onto roads shall be designed to recognize the building's visibility from more than one street with continuity of design, materials, exterior finish, signage and landscaping;
- Roof top mechanical equipment shall be hidden behind screens designed as an integral part of a building, or parapets may be extended to conceal such equipment;

- Underground utilities shall be provided;
- Building plans submitted in support of a Development Permit shall:
 - Be of sufficient detail to convey the intent of the design in terms of the building's appearance, exterior finish, materials and colour treatments;
 - Be prepared by an architect registered in B.C.;
 - Include a coloured rendering or perspective drawing and typical building elevations;
 - Include a coloured site plan indicating the siting of all buildings and structures, property lines, dimensions, easements, rights of way, roads, areas, phasing and significant physical features;
 - Include a detailed statement of land and building uses, lot sizes, coverage, building height, staging and the location and dimensions of landscape and buffer areas.

Landscape Areas and Buffers

Landscape plans submitted in support of a Development Permit shall:

- Be of sufficient detail to convey the intent of the landscape design;
- Complement the objective of creating an attractive, high quality industrial environment;
- Comply with the Landscape Design Guidelines attached as Appendix "A" to the developer's Statutory Building Scheme;
- Be prepared by a landscape architect registered in B.C.;
- Include a detailed plant list, quantity and sizing of plant material;
- Include fencing design, material and specifications;
- Include a cost estimate of the value of the landscape works including fencing and installation (of both the landscape works and fencing);
- Include boulevard treatment and street tree plantings in accordance with the Township's Boulevard Treatment and Street Tree Policy;
- At the building permit stage, be secured by a letter of credit;
- In buffer and building setback areas on-site natural vegetation shall be encouraged to be retained wherever practical;

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- No site development works involving the removal of natural vegetation in the buffer or setback areas shall take place until after the Development Permit has been issued;
- Natural vegetation or berming adjacent to the No. 1 Highway shall not be removed unless specifically authorized by the Development Permit;
- The width of the undisturbed natural vegetation area adjacent to the No. 1 Highway shall be a minimum of 15m except where lands are designated for Service Commercial purposes the width of the required landscaping adjacent to the No. 1 Highway shall be a minimum of 7.5m;
- Adjacent to the No. 1 Highway, where no natural vegetation exists or where natural vegetation is specifically authorized to be removed by the Development Permit, it shall be replaced by a combination of landscape works and berming;
- Berms, where required, shall be a minimum of 1.8m height and be landscaped with evergreen shrubs/hedges and other plantings forming a continuous opaque screen;
- Adjacent to the street (other than the No. 1 Highway) a minimum 5m wide landscape area is required;
- Adjacent to residential or rural areas, a minimum 10m wide landscape area/buffer is required, plus a 1.8m high (minimum) fence designed to reduce the visual and noise impacts of the industrial use on adjacent lands;
- Parking areas are to be landscaped and shall not occupy more than 25% of the front yard of a building;
- Outside storage areas are to be screened; and
- Refuse collection areas shall be enclosed within a building or screened by a combination of walls, fencing and landscaping.

Signs

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

- Be in accordance with the developer's Statutory Building Scheme and the Township's Sign Control Bylaw;
- Be prepared by a professional graphic designer showing the location, type, size, colour and height of all signs, logos, graphics, symbols and colours to be located on all buildings and on free-standing signs;
- Complement the building's design scheme;
- Involve only one free-standing sign containing only the corporate names and street numbers on its face;

- No illuminated sign creating a glare or reflection on any building or street shall be permitted;
- Signs shall only identify those businesses located within the building itself.

Conservation Areas

Creek and gully areas should be retained in private ownership and developed to ensure definition and protection of sensitive areas. These creek and gully areas are undevelopable and should be protected to serve as drainage courses, fish and wildlife habitats and to ensure development does not occur in areas of unstable soil conditions. Creek and gully areas should not be cleared and development should be set back from the top of the bank. Site specific study is required to determine the setback.

Technical Report No. 807 entitled "Guidelines for Land Development and Protection of the Aquatic Environment" prepared by the Department of Fisheries and Oceans Canada, July 1978, is to be used as a guideline for determining setbacks for development adjacent to fish bearing streams. The Township may require the property owner to have prepared a report certified by a professional geotechnical or Civil Engineer to assist in determining what conditions of development are required to protect development from hazardous conditions.

SCHEDULE 'A' BYLAW NO 4306



