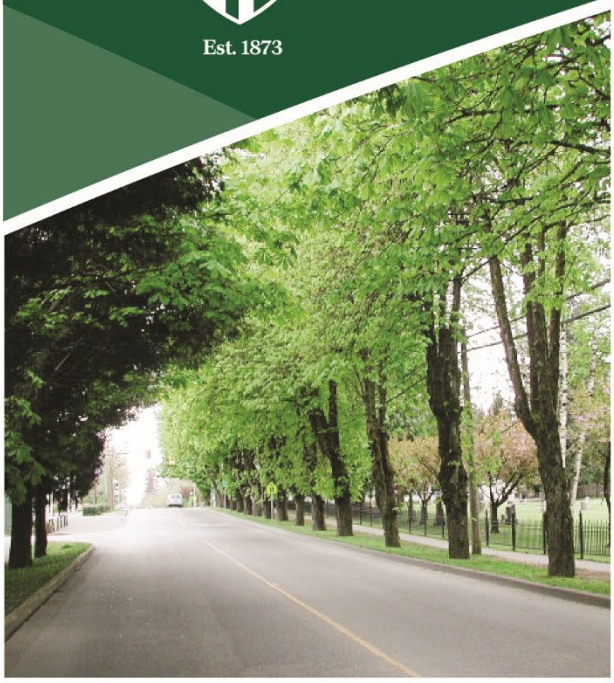
SCHEDULE "3" BYLAW NO. 6200

Township of Langley

Est. 1873





Fort Langley

Community Plan



Adopted October 26, 1987





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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (FORT LANGLEY COMMUNITY PLAN)
BYLAW 1987 NO. 2527

Adopted by Council on October 26, 1987

CONSOLIDATED FOR CONVENIENCE ONLY

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AMENDMENTS

BYLAW NO./NAME	MAP/TEXT CHANGE	DATE OF ADOPTION
3204 (Development Permit Area)	Map/Text	May 3, 1993
3710 (Heritage Conservation Area)	Text	October 27, 1997
3757 (Derby Reach Holdings)	Map	March 23, 1998
3826 (Langley Lions Seniors Housing)	Map	November 2, 1998
3809 (Larry & Julie Willoughby)	Map	July 19, 1999
4308 (Fort Langley Fire Hall)	Map	August 23, 2004
4372 (Simpson Hospital)	Map/Text	March 14, 2005
4085 (Interfor)	Map	March 6, 2006
5001 (McBride Station)	Map	September 30, 2013
5063 (Fort Langley Design Guidelines Intent)	Text	April 28, 2014
5761 (Township of Langley / Vicini Homes (Fort Langley) LP)	Map/Text	July 25, 2022
6200 (2025 OCP Update)	Map/Text	December 1, 2025

SCHEDULE "A"

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT (FORT LANGLEY COMMUNITY PLAN) BYLAW 1987 NO. 2527

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1. INTRODUCTION

The Fort Langley Community Plan provides a statement of the Township of Langley's policies for the community. It conforms with the goals and objectives of the Langley Official Community Plan and provides more detailed land use policies.

Fort Langley is a place with a significant historical role which has retained much of the scale and character of a small town in the midst of the urbanization of the Fraser Valley. Its character and ambiance are prized by the area's residents. Fort Langley's beauty and small-town atmosphere also attract visitors from out-of-town. This attractiveness to tourists is the strength of Fort Langley's commercial area and its hope for future expansion and growth.

The Community Plan seeks to retain the features of the community, which make it such a desirable place to live. The Plan strives to keep the character of the community as improvements to the commercial area, to tourist services, and to recreational amenities of Fort Langley are made.

This Plan results from a Downtown Revitalization Study of the community's commercial core area, completed in 1984, and from a community planning process undertaken in 1986. This planning process involved background research and preparation of a range of feasible future development options for the community. This information was presented to Langley Council in a Report on Options for Fort Langley (October 29, 1986) and to the public in an Open House display (November 1, 1986). The results of the Open House and the questionnaire were then used to guide the preparation of this Plan.

In December 2023, the Province of British Columbia amended the Local Government Act (LGA) to require municipalities to permit small-scale multi-unit housing (SSMUH) options that are ground-oriented and compatible in scale and form with traditional single-family neighbourhoods. In early 2024, Council directed staff to revise Community Plans to align with the new provincial legislation. This Community Plan was revised as part of the effort to meet the requirements of the LGA.

2. LAND USE

2.1 REGIONAL ROLE

Fort Langley is a distinct community within the Township of Langley. It was one of the Province's earliest towns, with the community established next to the Hudson's Bay Company fort. The Fort itself was built at its present site in 1839 - and the Crown Colony of British Columbia was proclaimed there in 1858. The town prospered in its early years as a supply point for the Fraser River gold rush.

Fort Langley has retained much of its historical land use pattern. The entire community is situated on a rise of land surrounded by the Salmon River and by farms on the good soils of its floodplain within the Agricultural Land Reserve. The Fort, now a National Historic Site, overlooks the Fraser River from this escarpment. Nearby, the commercial area is focused on the "main street", Glover Road, and surrounded by the community's residential area comprised almost entirely of single-family homes.

This historic land use pattern ensures a distinct community identity for Fort Langley. Approaching the community from any direction, there is a clear sense of arrival. Entering town from the north involves use of a bridge across the Bedford Channel; from any other direction one arrives in Fort Langley's residential area from rural farmland.

Fort Langley also retains a distinct character by virtue of its scale of development. Homes of one and two storeys are sited on large lots. The commercial area is generally comprised of small stores, with individual structures and identities, and primarily up to three storeys in height.

There is also a significant stock of heritage buildings in Fort Langley, including houses, stores, churches, and the Community Hall. The restored C.N.R. Station is an important visual focus and tourist resource in the commercial core. The community benefits as well from having a heritage resource of the stature of the Fort Langley National Historic Site within it.

As a result of its distinctive scale and character and of its heritage structures, Fort Langley is in a special position to take advantage of its assets and attract tourists and tourist-related development. The best opportunity for economic growth is tourism, particularly the attraction of visitors for day trips from throughout the Lower Mainland. Significant improvements to the commercial, recreational, and tourism amenities of Fort Langley can be compatible with retention of the existing, and highly valued, character of the community.

2.2 LAND USE CONCEPT

The land use concept for Fort Langley's future reinforces its regional role. The intent of this Plan is to foster the improvements within the commercial core area and to the recreational and tourist amenities while protecting the community's scale and character.

The existing single family residential area, which comprises the majority of Fort Langley, will continue to develop at the permitted minimum lot size of 930 square metres where vacant and subdividable land is available. Densities should not increase since residential lot size is a factor of land area required for wastewater disposal tile fields.

Current population figures are estimated at 3,435 as of 2021. Fort Langley's growth has been considerably slower than that of other parts of the Township of Langley where new subdivisions have been created.

Under the Community Plan, residential growth will continue to be limited. Nevertheless, there are locations within Fort Langley which could be developed or redeveloped to permit additional people to move into the community. For example, residential units could be located on vacant lots and introduced over stores within the commercial core. Additionally, small-scale multi-unit housing on lots meeting all conditions may add population in Fort Langley through infill development.

2.3 COMMERCIAL

The Fort Langley commercial core focuses on Glover Road between St. Andrews Street and Jacob Haldi Bridge. It is intended that this commercial core be a compact, pedestrian-oriented area.

Policy: The objective of the commercial core is twofold: to provide retail commercial, personal services, and offices to serve the residents of Fort Langley and its surrounding service area and to offer retail commercial and food services oriented to out-of-town visitors.

Key to the continual commercial development is the heritage building theme for buildings fronting on Glover Road and Mavis Avenue. These theme guidelines call for the restoration of heritage buildings and older buildings with potential heritage interest and for treatment of contemporary and new buildings with elements to complement the heritage theme.

The heritage theme for the key streets in the commercial core was adopted to protect Fort Langley's advantage as a tourist destination within the Lower Mainland and to promote new development and streetscape improvements to increase its appeal to visitors.

#3710
97/12/01

The Heritage Conservation Area shown on Map 2 will serve two important objectives: it will ensure that new development will respond to the heritage theme, thereby enhancing the commercial core's attractiveness to tourists, and it will protect the area from the introduction of much larger new

buildings in a style which could potentially affect the scale and character of the core area. (Refer to section 5.1.)

2.4 RESIDENTIAL

Single family residential development is the predominant land use in Fort Langley. Most of the Plan area is designated as "Single Family Residential" on the Community Plan Map. The housing stock is unusually mixed, ranging in size from small cottages to homes with many bedrooms, and some buildings age over 100 years old.

Policy: Single family residential use should continue to be the dominant land use and residential housing type in Fort Langley.

Current zoning generally permits subdivision to lots of 930 square metres. However, exceptions may be made to allow lots with a minimum of 90% of the required lot area where the surrounding subdivision pattern has lots which are smaller than the permitted minimum. Under this subdivision requirement, there remain few opportunities to create new single family lots within Fort Langley. Nevertheless, lot sizes should be kept within the current size limits in order to ensure that tile fields have sufficient site area for effective operation.

Accessory residential uses are permitted above the first floor in commercial buildings within the commercially zoned area at the centre of the community.

#5761
22/07/25

Notwithstanding the land use designations described above, eligible existing lots in the Single Family designation may be entitled to small-scale multi-unit housing development (SSMUH), pursuant to *Local Government Act* B.C. Reg. 262/2023. Entitlement to three or four ground-oriented dwelling units is conditional on lot size and other eligibility criteria outlined in Zoning Bylaw No. 2500. Refer to *Development Permit Area: Form and Character Guidelines for Small-Scale Multi-Unit Housing (SSMUH)* for design expectations on these sites.

Secondary suites are exempted from unit counts for the purpose of calculating density as units per hectare or units per acre under this community plan.

Lands with a site area of 0.5 acre or larger that are designated for SSMUH may be considered for townhouse development if this provides an improved overall design, street front character, and compatibility with adjacent land uses. Rezoning would be subject to a Community Plan amendment or other Township requirements.

2.5 INSTITUTIONAL

Fort Langley is well served by a variety of institutional uses, both public and private. Institutional uses include educational, religious, community service, and other public-oriented facilities.

Any new institutional uses locating in Fort Langley could be accommodated within either the residential or commercial areas, provided that the buildings which house them are in scale and of complementary design to adjacent existing uses. Individual review of each case is required to determine its compatibility with adjacent uses.

Policy: New institutional land uses should be permitted within Fort Langley provided that each is demonstrated to be compatible with the uses in its immediate vicinity both in use and with respect to the buildings which house the use.

2.6 PARKS AND OPEN SPACE

The community of Fort Langley has two municipal park sites within its boundaries. Two local school grounds provide additional public recreation space and facilities. However, there are many other

open spaces within Fort Langley which are either public or accessible to the public and which greatly expand the passive recreational opportunities available in the community.

Furthermore, there are recreational opportunities afforded by roads and pedestrian routes both within Fort Langley and connecting to attractive walking and bicycling destinations in the surrounding areas. There are potentially more recreational routes in the area.

2.6.1 Community Park

The municipal park which meets this objective within Fort Langley is a community park/school at Langley Fine Arts School (3.89 ha) with playfields and school related play equipment combined with the adjacent Fort Langley Community Park (2.3 ha) with a variety of active and passive park facilities including a pool, dressing rooms, washrooms, concessions, playfields, and a fitness track.

Policy: The community park should provide for the active athletic and recreational requirements of the community.

2.6.2 Community Open Space

In addition to the public parks, Fort Langley enjoys several other public open spaces which contribute to the recreational opportunities available to its residents. These open spaces include the Fort Langley National Historic Site with its landscaped setting and picnic area, the green space in front of the Community Hall, and the Fraser River waterfront.

The important role that these open space areas play in augmenting the character of the community should be recognized and protected. Additional opportunities to provide landscaping and open space amenities should be sought.

Policy: The role that public open space plays in providing additional passive recreational opportunities within Fort Langley should be recognized, protected, and enhanced.

2.7 HERITAGE RESOURCES

Fort Langley has retained a stock of heritage structures including Heritage Inventory buildings. These contribute to the character of the downtown area, even if they have undergone alterations over the years.

Policy: Upgrading and adaptive use of buildings on the Heritage Inventory is encouraged wherever possible over demolition and construction of new buildings.

2.8 HAZARDOUS LANDS

Fort Langley is surrounded by the floodplain of the Fraser and Salmon Rivers. Construction of structures on floodplain lands should follow requirements outlined in Township Bylaws, Provincial Guidelines and site-specific recommendations from a qualified professional (where applicable).

Policy: In order to prevent loss of life and damage to property and trauma associated with flooding, it is the objective of the Township of Langley to discourage the development of land which may be subject to flooding. Lands subject to a general liability to flood should, where possible, be used for parks, open space recreation, or agricultural uses.

Where there is no alternative land available, and floodable lands are required for development, the construction and siting of buildings and mobile homes to be used for habitation, business, or the storage of goods damageable by floodwaters shall be floodproofed, where relevant legislation exists, to those standards specified in the Township of Langley's Zoning Bylaw, Provincial Guidelines, and/or site-specific recommendations by a Qualified Professional.

Industrial uses of land subject to a general liability to flood shall be floodproofed to the Designated Flood Level as prescribed by the Ministry of Environment and Parks together with appropriate setbacks.

Floodproofing shall not be required for farm buildings other than dwelling units except for closed-sided livestock structures, which may be floodproofed to less than those standards specified by the Provincial Government.

Map 13 of the Township of Langley Official Community Plan identifies areas at risk of flooding within Fort Langley.

3. UTILITY SERVICING

Where no municipal water distribution or sewer collection system is fronting the property, sewer and water system expansion/extensions must follow the Local Area Services (LAS) Policy or Private Utility Extension Process. System expansion/extension of municipal water and sewer can only be considered when all the following conditions are met:

- there is sufficient capacity in the water and sewer systems;
- the applicable water and sewer systems to be extended are not identified for upsizing in the neighbourhood Engineering Servicing Plan(s) nor part of an active development application;
- the proposed expansion/extension does not result in operational or maintenance issues for the system or other Township of Langley infrastructure;
- and the cost of expansion/extensions is paid by the proponent (through private utility extension process with latecomer) or benefitting property owners (through LAS process).

3.1 WATER SUPPLY

Domestic water is currently supplied to Fort Langley from Metro Vancouver through a connection at 201 Street and 96 Avenue in Walnut Grove. Water enters Fort Langley through two pressure reducing valves, located off 96 Avenue at Billy Brown Road, and on 88 Avenue at Wright Street. Water is distributed through the community of Fort Langley by a series of water mains ranging in size from 150 mm to 300 mm in diameter. Water storage for fire protection is provided by a reservoir located near 212 Street and 85 Avenue. Water service is also provided to the Metro Vancouver campground on Brae Island and the Kwantlen First Nation on MacMillan Island.

3.2 WASTEWATER DISPOSAL

Residential properties north of the railroad tracks, and commercial and institutional properties, are serviced by municipal sanitary sewers. Sewage is pumped through two lift stations, on Billy Brown Road at Singh Street, and on Mavis Avenue east of Church Street, along 96 Avenue to Walnut Grove for treatment at the Northwest Langley wastewater treatment plant.

Wastewater management for the remainder of the community is currently by on-site septic systems. Where private on-site sewerage systems are permitted, the type of system will be in accordance with Provincial regulations and may also require improved treatment for removal of nitrogen. For a development proposing the use of a septic sewerage system, the Owner shall be required to submit certification from a Qualified Professional (as defined by the Ministry of Health's Sewerage Systems Regulation) that the land proposed for development is suitable and capable of sustaining an onsite sewerage system for the proposed use in accordance with the Ministry of Health's Sewerage System Regulations. Registration of a Section 219 restrictive covenant securing the design, construction and maintenance of the septic system (including primary and reserved field locations) as required by the Qualified Professional shall also be required for each proposed development lot.

3.3 STORM WATER MANAGEMENT

The topography and underlying soil conditions of Fort Langley ensure that a system of natural drainage works extremely well. Much of the precipitation is dispersed by percolation into the underlying sand and gravel soils. At the boundaries of the community, the ground slopes in all directions to surrounding rivers and floodplains, which provide natural destinations for runoff from Fort Langley.

This natural drainage system works so well that the only piped storm sewers which have been installed are limited to very short lengths and culverts to avoid interruption to natural drainage patterns.

With the present level of development of the community, installation of an artificial drainage system cannot be considered appropriate. However, increased development of the community would likely bring with it increased areas of paved surface for roads and parking lots, coupled with drainage restraints such as curb and gutter. Should this occur, concentration of precipitation as runoff at localized points is likely, which could lead to overtaxing of the natural drainage system at these locations. Some form of piped drainage system may then be needed. Road reconstruction or building projects should therefore be required to include adequate drainage facilities.

4. ROADS

4.1 GLOVER ROAD

Relatively high volumes of traffic are presently carried on Glover Road. Previous road improvements have included the installation of curb and gutter and allocation of two lanes for traffic and two lanes for parallel parking.

On-going streetscape improvements should be considered for the key gateway area between the intersections at 96 and 88 Avenues. Tree retention and the introduction of new street trees will add to the sense of entry into Fort Langley created along Glover Road.

Policy: Glover Road is the most important road within Fort Langley. Any future roadworks or improvements should be designed to support the objective of an active, compact, and pedestrian-oriented shopping area focused on Glover Road.

4.2 MAVIS AVENUE

Policy: Mavis Avenue should be considered as the key vehicular and pedestrian link between the Fort and the community's commercial area. It plays an important role in encouraging visitors to the Fort to also spend time in the commercial area. Therefore, it should be upgraded with the objective of creating a safe and attractive pedestrian environment.

4.3 REGIONAL ROAD NETWORK

The regional road network includes those roads which carry through traffic as well as local traffic. Streets designated as part of the regional network within Fort Langley are Glover Road, 88 Avenue, 96 Avenue, and River Road.

Glover Road, 88 Avenue, and 96 Avenue are municipal arterials which are eligible for revenue sharing grants from TransLink.

5. IMPLEMENTATION

5.1 HERITAGE CONSERVATION AREA

#3204
93/03/05 The area shown on Map 2 is designated a heritage conservation area under the Local Government Act for the protection of municipal heritage sites.

Heritage is a very important element in the community. Fort Langley was the first settlement in the Township and one of the earliest towns in B.C. Fort Langley's heritage significance is enhanced by several buildings of heritage interest in the heritage conservation area, including two that have been designated as heritage sites.

The purpose of heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area.

General building design guidelines are as follows:

a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved;
b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape; and
c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided.

#3710
97/12/01 New signs that are not covered by a heritage alteration permit require a permit under the Sign Bylaw and must conform to the general building design guidelines.

#5063
14/04/28 A heritage alteration permit is not required for:

a) façade improvements (any reconstruction or improvements including new siding, doors, windows, cornices or awnings or canopies to an elevation of an existing building) or signage that is in conformity with the general building design guidelines;
b) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are in conformity with the general building design guidelines; or
c) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are constructed in a similar style and of similar materials as the existing building.

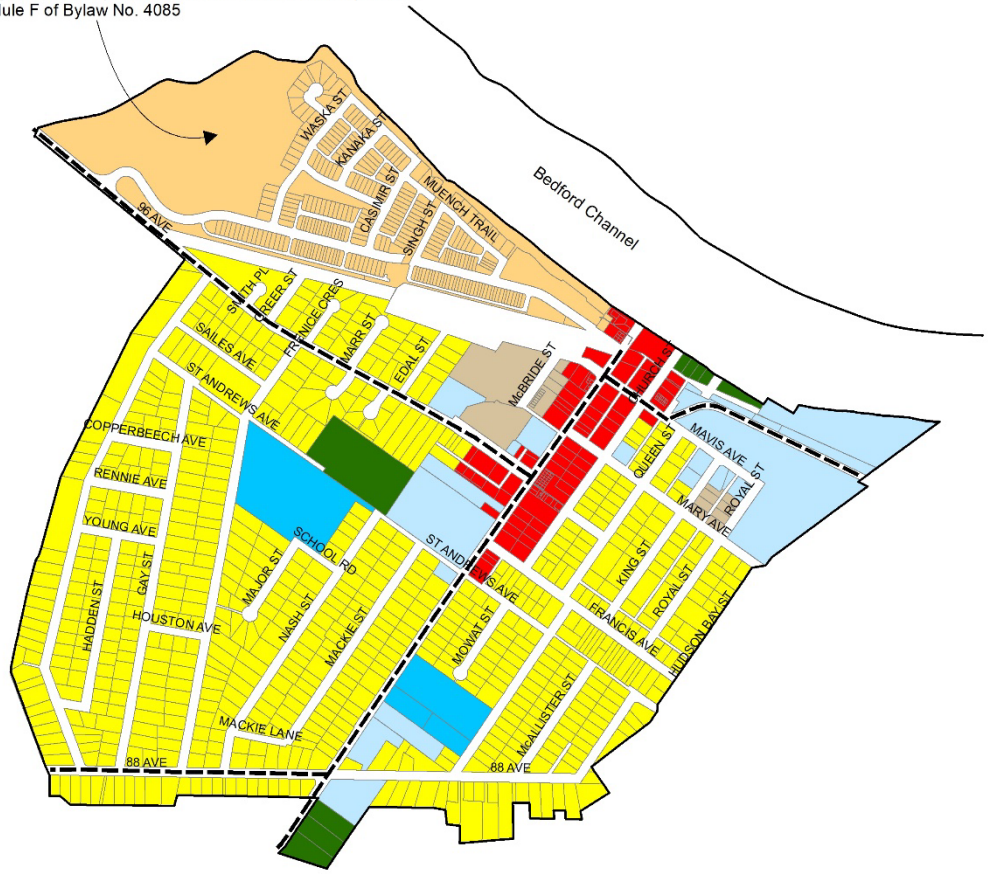
The Fort Langley Building Façade Design Guidelines are non-binding policy guidelines for the Fort Langley Heritage Conservation Area. They are not part of the Fort Langley Community Plan and may be amended or repealed by Council resolution.

5.2 DEVELOPMENT PERMIT AREA

The area shown on Map 2 is designated a mandatory Development Permit area under the Local Government Act. Prior to issuance of a building permit, a Development Permit must be approved by Council. Developments within the Development Permit area must be developed in a manner sympathetic with the Heritage Conservation Area guidelines contained in Section 5.1 and be compatible with adjacent development and uses.

Fort Langley Community Plan

Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085



LEGEND

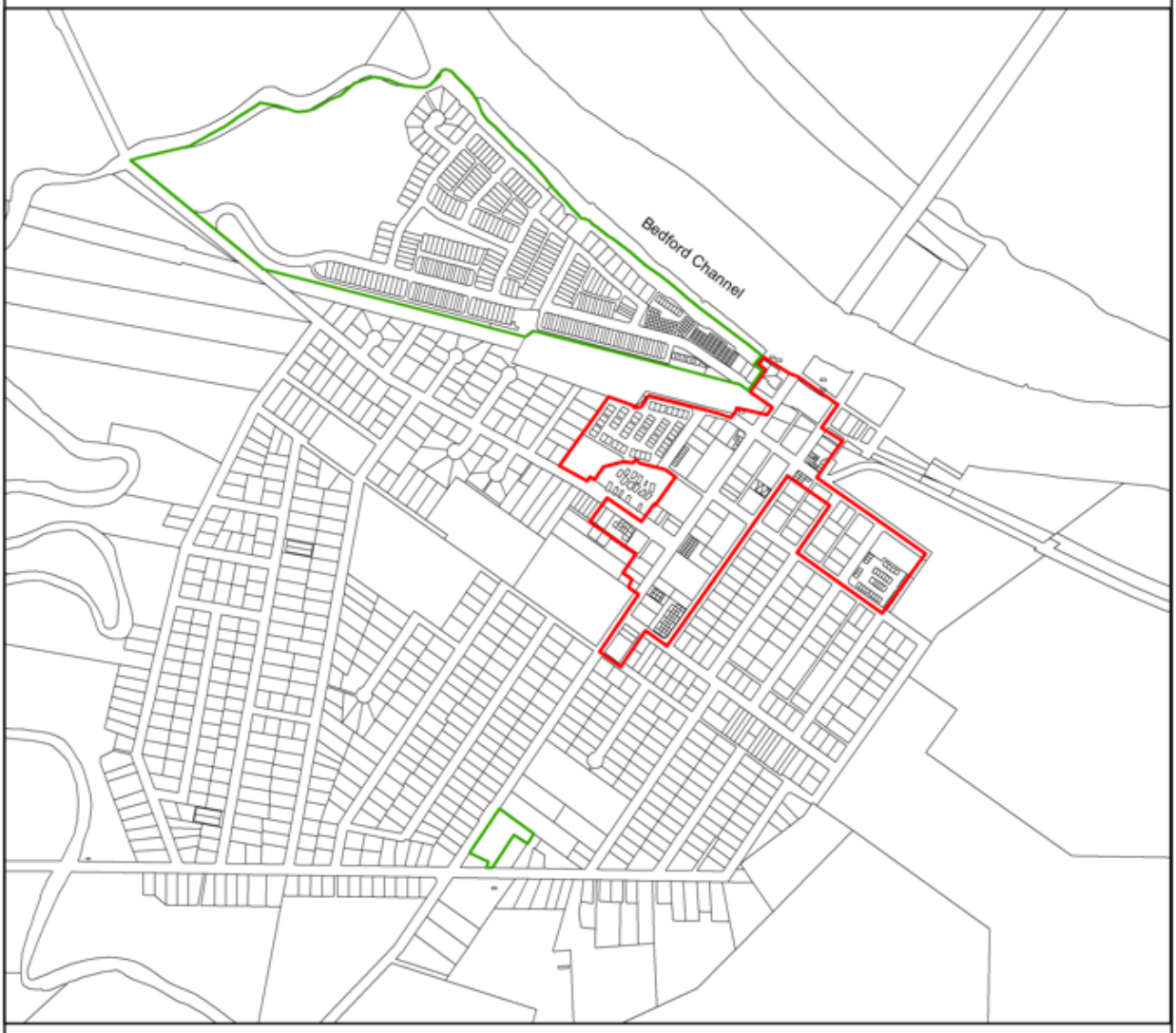
- Single Family
- Multi Family
- Comprehensive Development
- Commercial
- Park
- School
- Institutional
- Arterial Road

Map 1

UPDATED: November 25, 2025 - BYLAW 2527

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Fort Langley Community Plan



HERITAGE CONSERVATION AREA

Map 2

- Heritage Conservation Area
- Development Permit Area
- Community Boundary

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Township of Langley

Est. 1873

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