

# Greenway Amenity Zoning Policies

## Willoughby Community Plan Areas

Township Council has approved several Greenway Amenity Zoning Policies within the Willoughby Community Plan area, providing a means to equitably develop public amenities. These policies outline requirements for green space including: greenways, pocket parks, wildlife habitat patches, and public art installations.

This brochure outlines the steps necessary (after third reading is granted for the applicable Rezoning Bylaw) for the developer to satisfy the requirements of the Township of Langley's Greenway Amenity Zoning Policies.

### STEP 1 | Download Calculation Sheet

Download the applicable Greenway Amenity Fee Calculation Sheet online at [tol.ca/development](http://tol.ca/development) under the Green Infrastructure Services tab.

### STEP 2 | Complete Calculation Sheet

Complete the workbook using the following criteria:

- a) The average greenway length should be used in establishing greenway length. Average greenway length is determined by dividing the greenway area by the greenway width.
- b) Credit is not given to municipal roads intersecting a greenway.
- c) Credit is not given to strata or private roads which intersect a greenway. Consideration may be given for emergency vehicle accesses intersecting a greenway designed to the acceptance of the Township.

### STEP 3 | Submit Calculation Sheet

Submit the completed cost calculation sheet to the Township's Green Infrastructure Services Department for review.

Attach all supporting documents, survey plans and data sheets used to complete the calculations.



### STEP 4 | Township Review

Township staff will review the material submitted and provide feedback consisting of required changes or a letter of acceptance.

### STEP 5 | Fee Payment

Once a letter of acceptance is issued by Township staff, payment of the Greenway Amenity Fee by certified cheque will be one of the items required before the Rezoning Bylaw can be forwarded to Council for final consideration.

If the developer is eligible for a **credit**, the Township will provide remittance after the following has been completed:

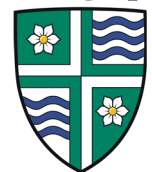
- a) Council has given final reading to the Rezoning Bylaw
- b) Any lands to be transferred to the Township have been confirmed by title
- c) Security for the works is in place; and

### Questions?

#### Community Development Division Development Services Department

20338 - 65 Avenue  
Langley, BC V2Y 3J1  
Phone: 604.533.6034  
Email: [cdinfo@tol.ca](mailto:cdinfo@tol.ca)  
Web: [tol.ca/development](http://tol.ca/development)

Township of  
Langley



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