

Affidavit #1 of Diane Erika Morrison
Made this 21 day of August, 2013
No. S026696.....
Chilliwack Registry

In the Supreme Court of British Columbia

Society Of Fort Langley Residents For Sustainable Development

Petitioner,

Township of Langley

Respondent

AFFIDAVIT

I, Diane Erika Morrison, Self Employed, of 9233 Glover Road, in the Town of Fort Langley, British Columbia, British Columbia, **MAKE OATH AND SAY:**

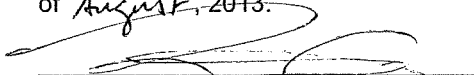
1. I am self employed and I live at 204-9233 Glover Road, in the Town of Fort Langley and am an elector resident in the Town of Fort Langley, and as such have personal knowledge of the matters and facts hereinafter deposed to.
2. Now produced and shown to me and marked **Exhibit A** to this my affidavit is a copy of a tax notice for 2013 respecting my residence and place of business. I remain resident at this address and all taxes respecting it are current.
3. My personal residence, business and commercial rental properties are directly across from the Coulter Berry development site which is the subject of the Heritage Alteration Development Permit referred to in the petition filed herein on July 5, 2013.
4. I consent to be added as a petitioner in this matter.
5. In 1997 my family built a commercial and residential building at 9233 Glover Road with the intent to reside at that address and to rent commercial units in that building and to run a business in the community of Fort Langley. That business is called Wendels, a coffee shop and bookstore. We provide breakfast, lunch and dinner.
6. I and my family chose to invest and build in the town of Fort Langley since we recognized a rare opportunity to live and operate a business in an area in which the heritage character is protected. We looked to our local government for the community's long term plan when making the decision to focus our business and rental property incomes on an area based on revenue mainly reliant on heritage tourism.

7. I have read the Fort Langley Official Community Plan and did so when planning our investment. I and my family built our commercial and residential mix use building to comply with the heritage theme of the Fort Langley Building Façade Design Guidelines. We believed then as we do now that the long term success of Fort Langley is based on enhancing and promoting the small town heritage atmosphere. We have built a successful business by adhering to this concept.
8. I have read the petition filed herein, and in particular the details associated with the Heritage Alteration Permit application of Statewood Properties Ltd., the developer. If the development proceeds I believe it will have a long term negative effect on the success of Fort Langley as a heritage touristic destination which in turn will impact my ability to successfully carry on business.
9. The Fort Langley Official Community Plan includes the following:

“The Heritage Conservation Area shown on Map 4 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.**” [Emphasis added]
10. According to the Fort Langley Official Community Plan there is a demonstrable link between heritage conservation and the economic health of Fort Langley.

“Langley, with its wide array of heritage and cultural attractions, and prominent heritage sites, is ideally situated to take advantage of the cultural tourism market. Fort Langley is already a successful example of the economic benefits afforded by heritage buildings that have been adapted for businesses, retail shops, restaurants and other cultural attractions and draw many visitors to the area.”
11. I have reviewed the petitioner herein and in particular the application for a Heritage Alteration Permit. The size of the building proposed by the developer and authorized by the Heritage Alteration Permit does not fit the scale and character of Fort Langley. It would negatively impact the commercial core’s small scale attractiveness to tourists and will unalterably and irreparably undermine the village’s concept to the detriment of the cultural and historical heritage of Fort Langley
12. I am a director of the petitioner herein, and understand that the respondent has challenged the public interest standing of the petitioner. I am directly affected

SWORN BEFORE ME at the Township of
Langley, in the Province of
British Columbia, this 21 day
of August, 2013.


A commissioner for taking affidavits for
British Columbia


DIANE ERIKA MORRISON

MATTHEW ALEXANDER MACCALLUM
A Commissioner for Taking Affidavits for British Columbia
MacCallum Law Group LLP
6345 - 197 Street, Langley, BC, V2Y 1K8
My Commission Expires June 30, 2016



THE CORPORATION OF
THE TOWNSHIP OF LANGLEY
20338 - 65 Avenue, Langley, BC V2Y 3J1
604.533.6005 tol.ca/taxes

2013 PROPERTY TAX STATEMENT

DUE DATE: Tuesday, July 2, 2013



131

Mailing Date: May 24, 2013

**10% PENALTY IF NOT PAID OR
GRANT NOT CLAIMED BY JULY 2, 2013**

MORRISON DIANE E
9233 GLOVER RD
PO BOX 858 STN FORT LANGLEY
LANGLEY BC V1M 2S2

BIA FL 2012

FOLIO NUMBER	0757715092	ACCESS	8214548
PROPERTY ADDRESS	102 9233 GLOVER RD		
PID	023-766-999		

LEGAL DESCRIPTION			
LT 1, DL 79, NWD, PL LMS2809			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
6 - Bus/Oth	254,000	254,000	254,000
NO HOME OWNER GRANT	BASIC HOME OWNER GRANT	SENIOR/OTHER HOME OWNER GRANT	

LANGLEY SCHOOL DISTRICT #35 1-250-356-0907
NET BASIC SCHOOL TAXES

1,574.80	1,574.80	1,574
1,574.80	1,574.80	1,574

BC ASSESSMENT 1-250-595-6211
GREATER VAN. REG. DIST. 604-432-6249
MFA 1-250-383-1181
TRANSLINK 604-453-4500
NET OTHER GOVERNMENT TAXES

46.00	46.00	46
36.76	36.76	36
0.13	0.13	0
378.18	378.18	378
461.07	461.07	461

GENERAL - MUNICIPAL
GENERAL - PROTECTIVE SERVICES
FRASER VALLEY REGIONAL LIBRARY
PARKS
STORM WATER
TRANSPORTATION - ROADS
#3627 FORT LANGLEY COMMERCIAL SEWER - Expires 2017
#4904 FORT LANGLEY BUS IMP AREA - Expires 2016
NET MUNICIPAL TAXES

558.62	558.62	558
1,077.29	1,077.29	1,077
87.22	87.22	87
188.62	188.62	188
144.17	144.17	144
440.87	440.87	440
308.18	308.18	308
348.40	348.40	348
3,153.37	3,153.37	3,153

TOTAL NEW 2013 TAXES LEVIES
Tax Prepayments/Adjustments
TOTAL OUTSTANDING TAXES

5,189.24	5,189.24	5,189
0.00	0.00	0
5,189.24	5,189.24	5,189

You are not currently enrolled in the Pre-Authorized Debit Plan. If you enrolled, your estimated monthly payment for next year's taxes would be \$509.00
YOU MAY CLAIM YOUR HOME OWNER GRANT ON-LINE AT tol.ca/hog

This is Exhibit "A" referred to
in the Affidavit of Diane Morrison

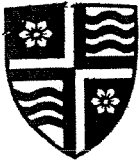
sworn before me at
Langley, BC this
21 day of August 2013

A Commissioner for Taking
Affidavits with British Columbia
A Notary Public in and for the
Province of British Columbia

Customer Copy

AMOUNT DUE JULY 2, 2013
MATTHEW J. MACCALLUM
A Commissioner for Taking Affidavits for British Columbia
MacCallum Law Group LLP
6345 - 197 Street, Langley, BC, V2Y 1K8
My Commission Expires June 30, 2016

NO GRANT	BASIC GRANT	SENIOR/OTHER
\$5,189.24	\$5,189.24	\$5,189.24



Est. 1873

THE CORPORATION OF
THE TOWNSHIP OF LANGLEY
20338 - 65 Avenue, Langley, BC V2Y 3J1
604.533.6005 tol.ca/taxes

2013 PROPERTY TAX STATEMENT

DUE DATE: Tuesday, July 2, 2013



137

Mailing Date: May 24, 2013

**10% PENALTY IF NOT PAID OR
GRANT NOT CLAIMED BY JULY 2, 2013**

MORRISON DIANE E
9233 GLOVER RD
PO BOX 858 STN FORT LANGLEY
LANGLEY BC V1M 2S2

BIA FL 2012

FOLIO NUMBER	0757716037	ACCESS	8796104
PROPERTY ADDRESS	5_TBA 9233 GLOVER RD		
PID	023-767-031		

LEGAL DESCRIPTION			
LT 5, DL 79, NWD, PL LMS02809			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
1 - Res	189,100	189,100	189,100
GRANTS			
NO	BASIC	SENIOR/OTHER	
HOME OWNER GRANT	HOME OWNER GRANT	HOME OWNER GRANT	

LANGLEY SCHOOL DISTRICT #35 1-250-356-0907
Less: Home Owner Grant
NET BASIC SCHOOL TAXES

372.66	372.66	372.66
	-372.66	-372.66
372.66	0.00	0.00

BC ASSESSMENT 1-250-595-6211
GREATER VAN. REG. DIST. 604-432-6249
MFA 1-250-383-1181
TRANSLINK 604-453-4500
NET OTHER GOVERNMENT TAXES

11.54	11.54	11.54
11.17	11.17	11.17
0.04	0.04	0.04
61.50	61.50	61.50
84.25	84.25	84.25

GENERAL - MUNICIPAL
GENERAL - PROTECTIVE SERVICES
FRASER VALLEY REGIONAL LIBRARY
PARKS
STORM WATER
TRANSPORTATION - ROADS
#3627 FORT LANGLEY COMMERCIAL SEWER - Expires 2017
Less: Residual Home Owner Grant
NET MUNICIPAL TAXES

138.52	138.52	138.52
267.16	267.16	267.16
21.63	21.63	21.63
46.78	46.78	46.78
35.74	35.74	35.74
109.34	109.34	109.34
220.74	220.74	220.74
	-197.34	-472.34
839.91	642.57	367.57

TOTAL NEW 2013 TAXES LEVIES
Tax Prepayments/Adjustments
TOTAL OUTSTANDING TAXES

1,296.82	726.82	451.82
0.00	0.00	0.00
1,296.82	726.82	451.82

You are not currently enrolled in the Pre-Authorized Debit Plan. If you enrolled, your estimated monthly payment for next year's taxes would be \$137.00
YOU MAY CLAIM YOUR HOME OWNER GRANT ON-LINE AT tol.ca/hog



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AMOUNT DUE JULY 2, 2013

NO GRANT	BASIC GRANT	SENIOR/OTHER
\$1,296.82	\$726.82	\$451.82



Est. 1873

**THE CORPORATION OF
THE TOWNSHIP OF LANGLEY**
20338 - 65 Avenue, Langley, BC V2Y 3J1
604.533.6005 tol.ca/taxes

2013 PROPERTY TAX STATEMENT

DUE DATE: Tuesday, July 2, 2013



134

Mailing Date: May 24, 2013

**10% PENALTY IF NOT PAID OR
GRANT NOT CLAIMED BY JULY 2, 2013**

MORRISON DIANE E
9233 GLOVER RD
PO BOX 858 STN FORT LANGLEY
LANGLEY BC V1M 2S2

BIA FL 2012

FOLIO NUMBER	0757716019	ACCESS	0998753
PROPERTY ADDRESS	103 9233 GLOVER RD		
PID	023-767-014		

LEGAL DESCRIPTION			
LT 3, DL 79, NWD, PL LMS2809			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
6 - Bus/Oth	526,000	526,000	526,000
NO	BASIC	SENIOR/OTHER	
HOME OWNER GRANT	HOME OWNER GRANT	HOME OWNER GRANT	

LANGLEY SCHOOL DISTRICT #35 1-250-356-0907
NET BASIC SCHOOL TAXES

3,261.20	3,261.20	3,261.20
3,261.20	3,261.20	3,261.20

BC ASSESSMENT 1-250-595-6211
GREATER VAN. REG. DIST. 604-432-6249
MFA 1-250-383-1181
TRANSLINK 604-453-4500
NET OTHER GOVERNMENT TAXES

95.26	95.26	95.26
76.13	76.13	76.13
0.26	0.26	0.26
783.16	783.16	783.16
954.81	954.81	954.81

GENERAL - MUNICIPAL
GENERAL - PROTECTIVE SERVICES
FRASER VALLEY REGIONAL LIBRARY
PARKS
STORM WATER
TRANSPORTATION - ROADS
#3627 FORT LANGLEY COMMERCIAL SEWER - Expires 2017
#4904 FORT LANGLEY BUS IMP AREA - Expires 2016
NET MUNICIPAL TAXES

1,156.83	1,156.83	1,156.83
2,230.92	2,230.92	2,230.92
180.63	180.63	180.63
390.61	390.61	390.61
298.56	298.56	298.56
912.98	912.98	912.98
625.69	625.69	625.69
721.49	721.49	721.49
6,517.71	6,517.71	6,517.71

TOTAL NEW 2013 TAXES LEVIES
Tax Prepayments/Adjustments
TOTAL OUTSTANDING TAXES

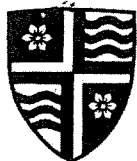
10,733.72	10,733.72	10,733.72
-11,772.91	-11,772.91	-11,772.91
-1,039.19	-1,039.19	-1,039.19

You are not currently enrolled in the Pre-Authorized Debit Plan. If you enrolled, your estimated monthly payment for next year's taxes would be \$948.00
YOU MAY CLAIM YOUR HOME OWNER GRANT ON-LINE AT tol.ca/hog

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AMOUNT DUE JULY 2, 2013

NO GRANT	BASIC GRANT	SENIOR/OTHER
-\$1,039.19	-\$1,039.19	-\$1,039.19



Est. 1873

THE CORPORATION OF
THE TOWNSHIP OF LANGLEY
20338 - 65 Avenue, Langley, BC V2Y 3J1
604.533.6005 tol.ca/taxes

2013 PROPERTY TAX STATEMENT

DUE DATE: Tuesday, July 2, 2013



133

Mailing Date: May 24, 2013

**10% PENALTY IF NOT PAID OR
GRANT NOT CLAIMED BY JULY 2, 2013**

MORRISON DIANE E
9233 GLOVER RD
PO BOX 858 STN FORT LANGLEY
LANGLEY BC V1M 2S2

BIA FL 2012

FOLIO NUMBER	0757716000	ACCESS	4845183
PROPERTY ADDRESS	2_TBA 9233 GLOVER RD		
PID	023-767-006		

LEGAL DESCRIPTION			
LT 2, DL 79, NWD, PL LMS02809			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
6 - Bus/Oth	271,000	271,000	271,000
NO	BASIC	SENIOR/OTHER	
HOME OWNER GRANT	HOME OWNER GRANT	HOME OWNER GRANT	

LANGLEY SCHOOL DISTRICT #35 1-250-356-0907
NET BASIC SCHOOL TAXES

1,680.20	1,680.20	1,680.20
1,680.20	1,680.20	1,680.20

BC ASSESSMENT 1-250-595-6211
GREATER VAN. REG. DIST. 604-432-6249
MFA 1-250-383-1181
TRANSLINK 604-453-4500
NET OTHER GOVERNMENT TAXES

49.08	49.08	49.08
39.22	39.22	39.22
0.14	0.14	0.14
403.49	403.49	403.49
491.93	491.93	491.93

GENERAL - MUNICIPAL
GENERAL - PROTECTIVE SERVICES
FRASER VALLEY REGIONAL LIBRARY
PARKS
STORM WATER
TRANSPORTATION - ROADS
#3627 FORT LANGLEY COMMERCIAL SEWER - Expires 2017
#4904 FORT LANGLEY BUS IMP AREA - Expires 2016
NET MUNICIPAL TAXES

596.01	596.01	596.01
1,149.39	1,149.39	1,149.39
93.06	93.06	93.06
201.24	201.24	201.24
153.82	153.82	153.82
470.37	470.37	470.37
328.02	328.02	328.02
371.72	371.72	371.72
3,363.63	3,363.63	3,363.63

TOTAL NEW 2013 TAXES LEVIES
Tax Prepayments/Adjustments
TOTAL OUTSTANDING TAXES

5,535.76	5,535.76	5,535.76
0.00	0.00	0.00
5,535.76	5,535.76	5,535.76

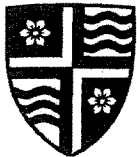
You are not currently enrolled in the Pre-Authorized Debit Plan. If you enrolled, your estimated monthly payment for next year's taxes would be \$543.00
YOU MAY CLAIM YOUR HOME OWNER GRANT ON-LINE AT tol.ca/hog

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AMOUNT DUE JULY 2, 2013

NO GRANT	BASIC GRANT	SENIOR/OTHER
\$5,535.76	\$5,535.76	\$5,535.76



Est. 1873

THE CORPORATION OF
THE TOWNSHIP OF LANGLEY
20338 - 65 Avenue, Langley, BC V2Y 3J1
604.533.6005 tol.ca/taxes

2013 PROPERTY TAX STATEMENT

DUE DATE: Tuesday, July 2, 2013



135

Mailing Date: May 24, 2013

**10% PENALTY IF NOT PAID OR
GRANT NOT CLAIMED BY JULY 2, 2013**

MORRISON DIANE E
9233 GLOVER RD
PO BOX 858 STN FORT LANGLEY
LANGLEY BC V1M 2S2

BIA FL 2012

FOLIO NUMBER	0757716028	ACCESS	6426440
PROPERTY ADDRESS	204 9233 GLOVER RD		
PID	023-767-022		

LEGAL DESCRIPTION			
LT 4, DL 79, NWD, PL LMS2809			
TOTAL NET ASSESSED VALUES FOR TAXATION PURPOSES			
CLASS	GENERAL	SCHOOL	HOSPITAL
1 - Res	249,000	249,000	249,000
NO	BASIC	SENIOR/OTHER	
HOME OWNER GRANT	HOME OWNER GRANT	HOME OWNER GRANT	

LANGLEY SCHOOL DISTRICT #35 1-250-356-0907
Less: Home Owner Grant
NET BASIC SCHOOL TAXES

490.70	490.70	490.70
	-490.70	-490.70
490.70	0.00	0.00

BC ASSESSMENT 1-250-595-6211
GREATER VAN. REG. DIST. 604-432-6249
MFA 1-250-383-1181
TRANSLINK 604-453-4500
NET OTHER GOVERNMENT TAXES

15.19	15.19	15.19
14.71	14.71	14.71
0.05	0.05	0.05
80.97	80.97	80.97
110.92	110.92	110.92

GENERAL - MUNICIPAL
GENERAL - PROTECTIVE SERVICES
FRASER VALLEY REGIONAL LIBRARY
PARKS
STORM WATER
TRANSPORTATION - ROADS
#3627 FORT LANGLEY COMMERCIAL SEWER - Expires 2017
Less: Residual Home Owner Grant
NET MUNICIPAL TAXES

182.39	182.39	182.39
351.79	351.79	351.79
28.49	28.49	28.49
61.60	61.60	61.60
47.06	47.06	47.06
143.97	143.97	143.97
290.67	290.67	290.67
	-79.30	-354.30
1,105.97	1,026.67	751.67

TOTAL NEW 2013 TAXES LEVIES
Tax Prepayments/Adjustments
TOTAL OUTSTANDING TAXES

1,707.59	1,137.59	862.59
-721.90	-721.90	-721.90
985.69	415.69	140.69

You are not currently enrolled in the Pre-Authorized Debit Plan. If you enrolled, your estimated monthly payment for next year's taxes would be \$123.00
YOU MAY CLAIM YOUR HOME OWNER GRANT ON-LINE AT tol.ca/hog

PD JUNE 28/2013

U6477

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AMOUNT DUE JULY 2, 2013

NO GRANT	BASIC GRANT	SENIOR/OTHER
\$985.69	\$415.69	\$140.69

No. S026696

CHILLIWACK REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

**SOCIETY OF FORT LANGLEY RESIDENTS
FOR SUSTAINABLE DEVELOPMENT**

, Petitioner

And

TOWNSHIP OF LANGLEY

, Respondent

AFFIDAVIT OF DIANE MORRISON

ROY J. STEWART LAW CORPORATION

Barristers and Solicitors
Courtyard Lane 1057 3rd Avenue
Prince George, B. C.
V2L 3E3 (250) 960-2175

File No. 2012030