

The Society of Fort Langley Residents For Sustainable Development entered a Petition to the B.C. Supreme court in Chilliwack on July 5<sup>th</sup> , 2013. To try to halt construction of the proposed Coulter Berry building. After initial responses from the Township and subsequent information being supplied by the Society we are now awaiting for a court date for a 2 day hearing. Hopefully sometime in October.

We have been granted Public Interest Standing. We were very pleased as this removes one hurdle for our case to move forward.

This update is not to get into any specific legal aspects of the case. It is more to inform the community as to how this matter came about.

The Society feels strongly that the Heritage Alteration Permit issued for the Coulter Berry Development November 20<sup>th</sup> , 2012 does not adhere

to the Heritage Guidelines, the Fort Langley Community Plan or the Townships own bylaws. Not to mention the wishes of many members of the community , Township planning staff, the Townships appointed Heritage Advisory Committee and the Heritage community at large.

These guidelines, bylaws, and the OCP were crafted and adapted over a long period of time, with much community input from so many respected Fort Langley residents, previous council's and others interested in creating a true village atmosphere. Much thought was put into the form, height and scale of future developments. Respected members of the B.C. Heritage community have previously referred to Fort Langley as one of the true success stories not only in B.C. but Canada. Too see a development that does not pay homage to the Heritage Guidelines in so many respects, does not seem an appropriate acknowledgement to the many people over many years who developed these guidelines and bylaws.

We are not against development at all. In fact we all look forward to this property being developed, but with more consideration for the existing rules and regulations. This projects sheer mass does not “blend in harmoniously” with the existing streetscape in our opinion. The density increase allowed to develop this property will set a dangerous precedent for future developments in Fort Langley. The quaint, charming Village so many come to visit every year, may well be lost in a few short years.

We began looking into the various issues surrounding the development as far back as November 23<sup>rd</sup>, 2012. We tried to get our local MLA Rich Coleman involved, we tried to get the Ombudsperson’s office involved. We contacted both Provincial and federal governments in our attempts to get help and guidance. It became clear early on, we were on our own with the Township. There were countless e-mails back and forth between the Township and ourselves. We were finally given a meeting

with Township planning staff April 4<sup>th</sup>, 2013. At the Townships request, a lawyer from Bull Hauser and Tupper was present.

Many more e-mails went back and forth until July 3<sup>rd</sup>, when it became evident the Township had no desire to look for a compromise and we were left with the last option available to us. A legal challenge. Not something we were looking for at all.

We had committed from the beginning that our opposition of this development was not in any way a personal matter with the developer. It was also not done to embarrass or cause grief for the mayor and council. We were very careful to keep our correspondence to ourselves and others directly involved. Our interest is in protecting the Village of Fort Langley for future generations as we see it, by using what is already in place to do so.

Despite our best efforts to keep the legal Petition out of the public forum, it was released and became exactly what we had hoped it wouldn't. All the rumours, rhetoric and nastiness we were trying to avoid surfaced. Nobody benefits from a community divided. There is room for many opinions and ideas. Our point is that it is up to the community to decide what it's needs are. There is a proper public process for affecting change.

If there is a need for change, go about it the right way.

The Developer has done some incredible work in Fort Langley. The Coulter Berry development has some amazing benefits and features planned. All of which can be accomplished within the existing guidelines and bylaws. Several other projects are currently slated that show respect and adhere to the broad form of the community's standards. If the Coulter Berry building as presented is not economically viable to be

built within the existing guidelines and bylaws, it is our opinion that it is not the Mayor and council's role to make countless variances to bylaws, zoning and to disregard our Heritage Design Guidelines to make it viable.

We are still hopeful that there is room for our collective voices to be heard. There is room for alternate views and opinions. We believe Fort Langley is indeed a unique and very special place. It needs to be developed carefully. That is why it is protected with Heritage Conservation Area status. We need our present council to hear the community on this. We are very grateful to all of those that have offered support to our Society. We are pleased that so many people have taken time to educate themselves on the issues. This should not go unnoticed by the mayor and council.

Thank you for your time and consideration.