



REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, February 16, 2015 at 3:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - February 16, 2015

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held February 16, 2015.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - February 2, 2015

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held February 2, 2015.

Attachments: [B.1 02 02 Regular Evening.pdf](#)

C. PRESENTATIONS

C.1 Community Heritage Register Plaque Program

Recommendation: Mayor Froese to present heritage plaques to recognize recipients.

Clerk's Note: In October 2010, the Township established a Community Heritage Register plaque program to acknowledge the efforts of owners of heritage properties who have made concerted efforts toward preserving Township heritage resources. 2015 marks the fifth year of these presentations. The presentation today coincides with National Heritage Day and the first day of Heritage Week in BC. One plaque is being conferred this afternoon to Dale LaVerne and Margot McKenzie on behalf of all the owners, for the Hope Carriage House in Fort Langley.

D. DELEGATIONS (TENTATIVE)

E. REPORTS TO COUNCIL

- E.1** **Development Variance Permit**
Application No. 100064
(Pacific Land Group Inc. / McLaren / 23427 - 50 Avenue)
Report 15-15
File CD 11-04-0074

Recommendation: That Council consider the request from the owners of the property at 23427 - 50 Avenue to vary the servicing requirements of the Township of Langley's Subdivision and Development Servicing Bylaw to accommodate a two (2) lot subdivision.

Attachments: [E.1_cd McLaren DVP follow-up.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING**G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

- G.1** **Langley Building Bylaw Amendment**
Green Building Permit Rebate Program
Bylaw No. 5132
Report 15-18
File CD 3900-25-5132

Recommendation: That Council give first, second, and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw 2015 No. 5132.

Explanation - Bylaw No. 5132

Bylaw 2015 No. 5132 amends the Langley Building Bylaw 2008 No. 4642 to amend Appendix A of Langley Building Bylaw 2008 No. 4642 by establishing the Green Building Permit Rebate Program as a permanent ongoing initiative beyond the previous 2014 one year interim period.

Attachments: [G.1_cd Green Bldg Permit Rebate Bldg Bylaw Amend.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

- I.1 Rezoning Application No. 100399
 Development Permit Application No. 100723
 Development Permit Application No. 100755
 (Pacific Land Group / Fraser Valley Driving School /
 27078 - 56 Avenue)
 Bylaw No. 5070
 Report 14-56
 File CD 14-06-0125**

Recommendation: Recommendation that Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pacific Land Group / Fraser Valley Driving School / 27078 - 56 Avenue) Bylaw 2014 No. 5070".

Explanation - Bylaw No. 5070

Bylaw 2014 No. 5070 rezones 1.80 ha (4.46 acres) of land located at 27078 56 Avenue to General Industrial Zone M-2A for development of a 918 square metres (9,888 square feet) industrial building.

Development Permit Application No. 100723

That Council authorize issuance of Development Permit No. 100723 (Pacific Land Group / Fraser Valley Driving School / 27078 - 56 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- b. On-site landscape plans being in substantial compliance with Schedule "F" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I-Tree Protection), subject to final acceptance of the Township;
- c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- d. Outdoor training area to be a dust free surface;
- e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- f. All signage being in compliance with Schedules "B" and "D" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw; and further

Although not part of the Development Permit requirements, the

applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Payment of applicable supplemental Development Permit application fees, Development Cost Charges and Building Permit administration fees;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. On-site landscaping being secured by letter of credit at Building Permit stage; and
- d. Submission of an Exterior Lighting Impact Plan prepared by an electrical engineer in compliance with the provisions of the Township's exterior Lighting Impact Policy to the acceptance of the Township.

Development Permit Application No. 100755

That Council authorize issuance of Development Permit No. 100755 (Pacific Land Group / Fraser Valley Driving School / 27078 - 56 Avenue) to modify the Streamside Protection and Enhancement Area (SPEA) width adjacent to the unnamed red coded watercourse on the site in accordance with Section 3.2.20 of Streamside Protection and Enhancement Bylaw 2006 No. 4485, in accordance with Attachment B subject to the following conditions:

Submission of additional information

- a. Pursuant to Section 3.2.20(c)(vi), submission of a groundwater impact assessment for Township approval;
- b. Submission of a detailed streamside enhancement plan for Township approval. The plan must be consistent with the conceptual plan provided in the Pacific Land Group Report attached as Schedule A and provide a minimum equivalent riparian planting density of 920 square metres;

Protection of Streamside Protection and Enhancement Area

- c. Installation of permanent fencing and signage to protect the Streamside Protection and Enhancement Area (SPEA);

Streamside Enhancement Monitoring

- d. Within 60 days of completion of streamside enhancement works, confirmation from a Qualified Environmental Professional that enhancement works have been completed in accordance with the approved streamside enhancement plan;

- e. Completion of a 3-year monitoring program to ensure enhancement works are functioning as intended. The program must include annual inspections with Year 1 of the monitoring program commencing the calendar year following completion of works. Consistent with Section 3.2.5 of the Streamside Protection Bylaw, vegetation survival for each vegetation category must achieve 100% during any year of the monitoring program. Should survival be below 100% the applicant must immediately replant in order to meet the 100% survival rate. Inspection reports summarizing the number of surviving plants along with associated observations, including photographs of planted vegetation taken from the same location and perspective each year, must be submitted to the Township by December 31st for each year of the monitoring program;
- f. Consistent with the recommendations of the Pacific Land Group Environmental Report, completion of a 3-year stormwater outfall water quality monitoring program with results reported annually;

Environmental Monitoring of Development Activities

- g. Designation of an environmental monitor (EM) to supervise all site works that have potential to impact on the SPEA. The applicant must, in writing to the Township, identify an EM for the project and acknowledge the EM has the authority to stop any work(s) that, in the EM's opinion, has potential to impact on the SPEA;
- h. Submission of an environmental monitoring plan for development activities that have potential to impact on the SPEA;
- i. Prior to any physical works on the site, the EM must hold a pre-construction meeting with agents, contractors/sub-contractors and/or crew supervisors undertaking works. The pre-construction meeting is to ensure all have a clear understanding of environmental requirements and responsibilities under municipal, provincial, and federal environmental legislation. A summary of the pre-construction meeting (e.g. date held, attendees, agenda, key discussion items) must be forwarded to the Township; and

Senior Government Environmental Regulatory Agency Approvals

- j. Obtain senior government environmental regulatory agency approvals / submit notifications where required. Copies of regulatory agency submissions must be provided to the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 26, 2014 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on June 16, 2014 with third reading given on June 23, 2014.

Attachments: [I.1 cd Pacific Land Group RZ DP.pdf](#)

J. CORRESPONDENCE**K. ASSOCIATIONS, AGENCIES AND OTHER GOVERNMENT ITEMS****L. MAYOR'S REPORT****M. METRO VANCOUVER REPRESENTATIVES REPORT****N. ITEMS FROM PRIOR MEETINGS****O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

The following items have been brought forward from the February 2, 2015 Special Closed meeting for public information:

**O.1 Community Participation, Infrastructure, and Environment
 Advisory Committee Application**

Recommendation: That Council appoint Kristine Ketter to the Community Participation, Infrastructure, and Environment Advisory Committee and increase the Committee membership by one position.
CARRIED

O.2 Metro Vancouver's Agricultural Advisory Committee

Recommendation: That Council nominate Dave Melnychuk, upon his acceptance, for the Metro Vancouver's Agricultural Advisory Committee and direct staff to forward his name as the Township nominee to Metro Vancouver Agricultural Advisory Committee.
CARRIED

O.3 Community Arbour Day 2015

Recommendation: Whereas the Township of Langley will be hosting the annual Arbour Day Celebration on Sunday, April 26, 2015; and

Whereas Council may direct staff to arrange commemorative tree plantings for the following individuals at the 2015 Community Arbour Day Celebration;

Therefore be it resolved that funds will derive from Council Contingency at a cost of \$300 per tree for the below named individuals.

1. George Tidball - Entrepreneur/Founder of Keg Restaurant, Thunderbird Show Park
 2. Dianne Tidball - Entrepreneur, outstanding horsewoman, Thunderbird Show Park
 3. Doris Blair - Pioneer, Douglas Day Committee
 4. Barney Flowerdew - Commitment to Volunteerism
 5. Betty Hunt - Commitment to Volunteerism
 6. Bruce Van Garderen - Langley Environmental Hero 2010
 7. Brenda Reddick - Commitment to Volunteerism
 8. Kay Easingwood - Commitment to Volunteerism
- CARRIED

P. ITEMS FOR INFORMATION

Q. ITEMS HAVING PRIOR NOTICE OF MOTION

R. OTHER BUSINESS

At the February 2, 2015 Regular Evening Meeting of Council, Councillor Arnason provided the following Notice of Motion:

R.1 Bertrand Creek Trails Estate Development Delegation

Recommendation: Whereas a delegation from Sanderson Planning at the Council Priorities Committee meeting of February 2, 2015 failed to address to Council's satisfaction tree inventory discrepancies; and

Whereas no further action on the disposition of the property can be entertained until the discrepancies have been addressed;

Therefore be it resolved that Council request staff to obtain an independent third party review of the inventory with a report back to Council.

S. ADDITIONAL DELEGATIONS

T. TERMINATE