



REGULAR EVENING MEETING OF COUNCIL

Monday, April 1, 2019 at 7:00 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 - April 1, 2019

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held April 1, 2019.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - March 11, 2019

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held March 11, 2019.

Attachments: [B.1 03 11 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - March 11, 2019

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held March 11, 2019.

Attachments: [B.2 03 11 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Greg Drew File 0550-07

Recommendation: Request by Greg Drew, to appear before Council to discuss traffic enforcement on Allard Crescent.

Attachments: [D.1 Greg Drew.pdf](#)

**D.2 Jessica Yaniv
File 0550-07**

Recommendation: Request by Jessica Yaniv, to appear before Council to request a \$10,000 donation for her Miss BC campaign. Donations go to the Cops for Cancer program.

Attachments: [D.2 Jessica Yaniv.pdf](#)

**D.3 Brent Hill
File 0550-07**

Recommendation: Request by Brent Hill, to appear before Council to discuss Mobile Food Vending permits in the Township of Langley.

Attachments: [D.3 Brent Hill.pdf](#)

**D.4 Tanya Kerr
New Westminster & District Labour Council
File 0550-07**

Recommendation: Request by Tanya Kerr, New Westminster & District Labour Council, to appear before Council regarding the Day of Mourning for Workers Killed and Injured on the job.

Attachments: [D.4 NWDLC Day of Mourning.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100530 and
Development Permit Application No. 101083
(Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street)
Bylaw No. 5450
Report 19-44
File CD 08-26-0209**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Yorkson) Ltd.) Bylaw 2019 No. 5450, rezoning 0.85 ha (2.10 ac) of land located at 8450 - 204 Street to Comprehensive Development Zone CD-77, to facilitate the development of 38 townhouses, subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control

- Bylaw to the acceptance of the Township;
3. Provision of road dedication for 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
 4. Dedication and enhancement of lands being added to the environmental conservation area adjacent to Yorkson Creek to the acceptance of the Township, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
 5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
 6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
 7. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
 8. Registration of a cross access easement in favour of the property to the south (20451 - 84 Avenue);
 9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
 10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
 11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and

That Council at time of final reading of Rezoning Bylaw No. 5450 authorize issuance of Development Permit No. 101083, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L";
- b. On-site landscaping plans being in substantial compliance with Schedules "M" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the

Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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;
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 101083.

Explanation - Bylaw No. 5450

Bylaw 2019 No. 5450 rezones property located at 8450 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 77 to permit a comprehensive development consisting of 38 townhouse units.

Attachments: [F.1 cd Castlehill Homes \(Yorkson\) Ltd.pdf](#)

**F.2 Official Community Plan Amendment and
Rezoning Application No. 100179 and
Development Permit Application No. 100903
Development Variance Permit Application No. 100103
(Qualico Developments / 20544 and 20570 - 78 Avenue)
Bylaw No. 5426
Bylaw No. 5461
Report 19-50
File CD 08-23-0155**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment

(Qualico Developments) Bylaw 2019 No. 5426 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments) Bylaw 2019 No. 5461 rezoning 1.96 ha (4.84 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD), to accommodate a mixed residential development consisting of 39 lots (22 single family lots, 11 rowhouses and six (6) semi detached lots) subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 77A Avenue, 77B Avenue, and 78 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy to the acceptance of the Township;
4. Dedication and construction of a 15 metre wide ecological greenway along a portion of the southern edge of the site and a 4.5 wide greenway along 206 Street, consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Registration of restrictive covenants acceptable to the Township:
 - a. Restricting development of semi-detached and rowhouse lots until a Development Permit is issued for the site;
 - b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;
 - c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable

Housing Requirements;

- d. Prohibiting driveway access to 206 Street;
- e. No build covenants for the southern portion of Lot 28 (with an area of 441 meters squared) and southern portion of Lot 35 (with an area of 407 meters squared) until such time the southern portion of these lots have been consolidated with Lot 26, Plan 59588;
7. Registration of a statutory right of way providing temporary access (vehicles and pedestrians) between 77A and 77B Avenues to the acceptance of the Township;
8. Compliance with the Community Amenity Contribution Policy (if applicable) and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fees;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments) Bylaw 2019 No. 5426 consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirements of the Official Community Plan Consultation Policy (07-160).

That Council authorize the issuance of Development Permit No. 100903, at the time of final reading of Bylaws No. 5426 and 5461 for the proposed single family portions of the development, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at the time of final reading of Bylaw No. 5461 authorize the issuance of Development Variance Permit No. 100103 (siting

variance) as follows:

- a) Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 28;
- b) Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;
- c) Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33; and further

That Council authorize staff to schedule the required public hearing for the Neighbourhood Plan Amendment and Rezoning Bylaws No. 5426 and 5461 in conjunction with the hearing for proposed Development Permit No. 100903 and Development Variance Permit No. 100103.

Explanation - Bylaw No. 5426

Bylaw 2019 No. 5426 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the type mix provisions for lands designated Mixed Residential located at 20544 and 20570 - 78 Avenue. The amendment will allow the development of 39 lots (22 single family lots, 11 rowhouse lots and 6 semi-detached lots).

Explanation - Bylaw No. 5461

Bylaw 2019 No. 5461 rezones properties located at 20544 and 20570 - 78 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1 A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to permit a comprehensive development consisting of 39 lots (22 single family lots, 11 rowhouse and 6 semi-detached lots).

Attachments: [F.2 cd 08-23-155 Qualico.pdf](#)

F.3 Official Community Plan Amendment and Rezoning Application No. 100158 and Development Permit Application Nos. 100967, 101079 and 101097 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) Bylaw No. 5465 Bylaw No. 5466 Report 19-53 File CD 08-23-0172

Recommendation: That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5466, rezoning 12.04 ha (29.75 ac) of land located at 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-136 to facilitate the development of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots) and future apartment-mixed use, apartment, live-work townhouse, and townhouse sites subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
 - b. Secure an approximately 1,012 square metre (0.25 acre) Urban Green to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan to the acceptance of the Township;
3. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
5. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 200A Street, 201 Street, 201A Street,

201B Street, 202A Street, 75 Avenue, 75B Avenue, and 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;

6. Dedication and construction of a 15 metre wide street greenway on the east side of 200 Street, 4.5 metre wide street greenway on the south side of 76 Avenue and 5.4 metre wide street greenway on the west side of 202A Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;

7. Provision of enhanced sidewalks, and green link corridor in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;

8. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

9. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;

10. Protection of Streamside Protection and Enhancement Areas consistent with Attachment B to the acceptance of the Township, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

11. Registration of restrictive covenants acceptable to the Township:

a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) on proposed lots 142, 143 and 144;

b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, rowhouse and semi-detached units);

c. Identifying the units (minimum 5% for single family and rowhouse/semi-detached units) required to incorporate the Adaptable Housing Requirements;

d. Prohibiting clearing of the apartment-mixed use, apartment, live-work townhouse, and townhouse portion of the site (with the exception of servicing access areas) until such time as a development permit is issued;

e. Registration of a statutory right of way to provide temporary access over proposed lots 26, 49, 80 and 105 until such time as alternative access is provided by future 74A Avenue, 201 Street, 201A Street, 201B Street;

f. Prohibiting access to 201 Street for proposed lots 1 - 26;

g. Prohibiting access to 202A Street for proposed lots 106 - 138;

h. Restricting building construction (i.e. "no building") on proposed

lots 26, 49, 80 and 105 until such time as temporary access roads are removed;

12. Compliance with the requirements of the Latimer Amenity Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;

13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5465 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 100967 (proposed single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all Residential Compact Lot R-CL(A) and R-CL(B) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101097 (proposed rowhouse and semi-detached lots), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "II";
- b. On-site landscaping plans being in substantial compliance with Schedules "JJ" through "YY", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the

acceptance of the Township;

- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Completion of the subdivision to create 63 single family lots, 33 rowhouse lots and 42 semi-detached lots;
- d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

Council at time of final reading of Rezoning Bylaw No. 5466 authorize issuance of Development Permit No. 101079 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including:
 - i. a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
 - ii. a drainage management plan confirming offsite (upstream) flow paths will be maintained through the project site; and
 - iii. confirmation that on-site watercourse and SPEA relocations

comply with senior government requirements for off-site watercourses and SPEAs.

c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area; and

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100967, 101079 and 101097.

Explanation - Bylaw No. 5465

Bylaw 2019 No. 5465 amends the Willoughby Community Plan and the Latimer Neighbourhood Plan between the Apartment-Mixed Use, Apartment, Live-Work (Townhouse), Single Family Residential 3, and Streamside Protection and Enhancement Areas to accommodate a proposed single family residential, rowhouse, semi-detached, Apartment - Mixed Use, Apartment (up to six storeys), Live-Work (Townhouse), and Townhouse development on lands located between 74A and 76 Avenues from 200 to 202A Streets.

Explanation - Bylaw No. 5466

Bylaw 2019 No. 5466 rezones land at 7484, 7536 and 7570 - 200 Street and 7441, 7495 and 7541 - 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-136 to permit a comprehensive development consisting of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots), one (1) mixed use building including ground floor commercial space, two (2) apartment buildings, townhouse live-work units and townhouse units.

Attachments: [F.3 cd 08-23-0172 Pollyco.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING**G.1 Development Cost Charge Waiver for
Supportive Housing
Bylaw No. 5462
Report 19-51
File CD BA000024**

Recommendation: That Council pursuant to Section 563 of the Local Government Act give first, second and third reading to Township of Langley Development Cost Charge Waiver for Affordable and Supportive Housing Bylaw 2019 No. 5462 to establish requirements and conditions for a waiver of development cost charges for supportive housing.

Explanation - Bylaw No. 5462

Bylaw 2019 No. 5462 repeals and replaces Bylaw 2018 No. 5380. Bylaw 2019 No. 5462 adds additional provisions for supportive housing to the provisions originally introduced in Bylaw 2018 No. 5380.

Attachments: [G.1 cd Development Cost Charge Waiver for Supportive Housir](#)

**G.2 2019 Church Permissive Tax Exemptions - Amending Bylaws
Bylaw No. 5464
Report 19-43
File FIN 1970-04**

Recommendation: That Council give first, second, and third reading to the Church Permissive Tax Exemption Amendment Bylaw 2019 No. 5464;

That Council approve the amended Permissive Exemptions from Property Taxation Policy, 03-837 to ensure applicants have clear understanding on the process of which a property may be exempted from taxation and to align with our bylaw for consistencies.

Explanation - Bylaw No. 5464

Bylaw 2019 No. 5464 amends the Church Permissive Tax Exemption Bylaw 2014 No. 5118 to align with how BC Assessment is currently interpreting our bylaw.

Attachments: [G.2 fin Church Permissive Tax Exemptions.pdf](#)

G.3 **Langley Fees And Charges Bylaw Amendment**
Bylaw No. 5469
Report 19-49
File FIN 1810-20

Recommendation: That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5469.

Explanation - Bylaw No. 5469

Bylaw 2019 No. 5469 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: RECREATION, CULTURE, AND PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 8: TRANSPORTATION
- Schedule 11: WATERWORKS
- Schedule 12: SEWER

Attachments: [G.3 fin 19-49 Fees and Charges 2019 Amendment.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Rezoning application No. 100535 and**
Development Permit Application No. 101014
(Yorkson Medical Ltd. / 7900 Block 206 Street)
Bylaw No. 5447
Report 19-23
File CD 08-23-0132

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447".

Explanation - Bylaw No. 5447

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.

Development Permit No. 101014

Running concurrently with this Bylaw is Development Permit No. 101014 (Yorkson Medical Ltd. / 7900 Block 206 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "L", and in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules "A", "C" through "F" and "H", and the Township's Sign Bylaw;
- d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule "B";
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules "F" and "J".

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 supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Provision 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;
- c. 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;
- d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place.

Attachments: [H.1 cd Yorkson Medical RZ DP.pdf](#)

**H.2 Official Community Plan Amendment and
Rezoning Application No. 100115 and
Development Permit Application No. 100768
(Beedie Development Group / 26550 Gloucester Way)
Bylaw No. 5444
Bylaw No. 5445
Report 19-27
File CD 14-06-0128**

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445"

Explanation - Bylaw No. 5444

Bylaw 2019 No. 5444 amends the Gloucester Industrial Park Community Plan by designating property located at 26550 Gloucester Way from Service Commercial to Service & General Industrial.

Explanation - Bylaw No. 5445

Bylaw 2019 No. 5445 rezones 1.52 ha (3.76 ac) of land at 26550 Gloucester Way from Service Commercial Zone C-3 to Service Industrial Zone M-1A to accommodate two industrial buildings.

Development Permit No. 100768

Running concurrently with this Bylaw is Development Permit No. 100768 (Beedie Development Group / 26550 Gloucester Way) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with Schedule "D" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "A" and "C" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw

- (Schedule I - Tree Protection), to the acceptance of the Township;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
 - f. All outdoor storage areas being covered by a dust free surface;
 - g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - h. All chain link fences being black vinyl with black posts and rails; and
 - i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

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 supplemental Development Permit application fees 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 to the acceptance of the Township;
- c. Provision 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;
- d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage.

Attachments: [H.2 cd DP Beedie Development Group.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.1 **Langley 2019 - 2023 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw Bylaw No. 5455
Bylaw No. 5456
Report 19-40
File FIN 1700-80**

Recommendation: That Council give final reading to "Langley 2019 - 2023 Five-Year Financial Plan Bylaw 2019 No. 5455"; and

"Development Cost Charge Reserve Fund Expenditure Bylaw 2019 No. 5456".

Explanation - Bylaw No. 5455

The Langley 2019 - 2023 Five-Year Financial Plan Bylaw 2019 No. 5455 authorizes the expenditure of funds for the Municipality. The Langley 2019 - 2023 Five-Year Financial Plan Bylaw 2019 No. 5455 is prepared pursuant to Section 165 of the Community Charter and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2019.

An expenditure that is not provided for in the 2019 - 2023 Five-Year Financial Plan is not lawful.

Explanation - Bylaw No. 5456

Bylaw 2019 No. 5456 provides for the 2019 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2019 - 2023 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of \$57,581,259, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2019.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

Attachments: [I.1 Five-Year Financial Plan and DCC Reserve Fund Expenditu](#)

I.2 User Pay Utility Rate Bylaws for 2019
Bylaw No. 5457
Bylaw No. 5458
Bylaw No. 5459
Report 19-41
File FIN 1700-80

Recommendation: That Council give final reading to "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2019 No. 5457";

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2019 No. 5458"; and

"Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2019 No. 5459".

Explanation - Bylaw No. 5457

Bylaw 2019 No. 5457 sets the minimum charge for metered water customers at \$266.04 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$253.61.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.769 per cubic meter. The current rate is \$0.733 per cubic meter.

The flat rate for residential customers will be \$532.09. The current rate is \$507.23.

Explanation - Bylaw No. 5458

Bylaw 2019 No. 5458 sets the annual flat rate per service connection at \$482.03 for residential sewer use. The current rate is \$435.08.

The rate for Non-Residential sewer use is set at \$1.356 per cubic meter of sewage discharged with a minimum of \$241.01 per service connection for each six-month period. The current rates are \$1.224 per cubic meter of sewage discharged with a minimum of \$217.54 per service connection for each six-month period.

Explanation - Bylaw No. 5459

Bylaw 2019 No. 5459 set the base collection fees for Municipal Collection Services at \$170. The current rate is \$140.

The cart size fee for 240L container is set at \$160. The current rate is \$150.

The cart size fee for 120L container is set at \$80. The current rate is \$75.

Attachments: [I.2 User Pay Utility Rate Bylaws.pdf](#)

I.3

**Rezoning Application No. 100475
(Township of Langley / 26316 - 30A Avenue
Bylaw 5278
Report 17-75
File CD 10-24-0072**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw 2017 No. 5278".

Explanation - Bylaw No. 5278

Bylaw 2017 No. 5278 rezones a portion of a 2.0 ha (5.0 ac) of land located at 26316 - 30A Avenue to General Industrial Zone M-2 to permit industrial development.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 1, 2017 attached to the bylaw have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied. The Public Hearing for the bylaw was held on July 24, 2017 with third reading given on September 11, 2017. In accordance with Council policy, staff advise that the Public Hearing for the bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign remained in place, the bylaw was delayed for the following reasons: delays in referrals from external agencies and market conditions.

Attachments: [I.3 Bylaw 5278 Township of Langley.pdf](#)

I.4 Murrayville Community Plan Amendment and Rezoning Application No. 100148 and Heritage Alteration Permit Application No. 100893 (Lanstone Homes (Murrayville) / 21812 - 48 Avenue) Bylaw No. 5351 Bylaw No. 5352 Bylaw No. 5353 Report 18-76 File CD 10-31-0170

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351";

"Heritage Revitalization Agreement Authorization (Murrayville Elementary School) Bylaw 2018 No. 5352"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Homes (Murrayville) Ltd.) 2018 Bylaw No. 5353".

Explanation - Bylaw No. 5351

Bylaw 2018 No. 5351 amends the Murrayville Community Plan by changing the designation of 1.98 hectares (4.90 acres) of land located at 21812 - 48 Avenue from "School" to "Multi Family One" to allow for development of 6 residential units within the Murrayville Elementary School and 48 townhouses on the remainder of the site. Bylaw No. 5351 also schedules the Murrayville Elementary School and Belmont School oak trees as protected heritage property within the Murrayville Heritage Conservation Area by adding these items to Appendix B "Scheduled Heritage Properties" and Map 4 of the Murrayville Community Plan.

Explanation - Bylaw No. 5352

Bylaw 2018 No. 5352 authorizes the Township to enter into a Heritage Revitalization Agreement with Lanstone Homes (Murrayville) Ltd. for the Murrayville Elementary School (originally known as the Belmont Superior School) located at 21812 - 48 Avenue. The Heritage Revitalization Agreement provides for the relocation, restoration, rehabilitation and continued protection of the heritage building for residential use.

Explanation - Bylaw No. 5353

Bylaw 2018 No. 5353 rezones property located at 21812 - 48 Avenue from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120 to permit development of six (6) residential units in the historic Murrayville Elementary School and 48 townhouses on the remainder of the site.

Heritage Alteration Permit No. 100893

That Council authorize issuance of Heritage Alteration Permit No. 100893 (Lanstone Homes (Murrayville) / 21812 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "X" including demolition of those portions of the Murrayville Elementary school campus not included in Heritage Revitalization Agreement Bylaw No. 5352;
- b. Landscape plans being in substantial compliance with Schedules "Y" through "AC" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule "X", the Township's Sign Bylaw and the Murrayville Heritage Conservation Area Design Guidelines;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas not contained within a double car garage to be located in an enclosure and screened to the acceptance of the Township in substantial compliance with Schedule "X".

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit the following items will need to be finalized:

- a. Issuance of Demolition permits for those portions of the Murrayville Elementary School campus not included in the Heritage Revitalization Agreement Bylaw No. 5352.
- b. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree

- management plan is in place;
- e. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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; and,
 - f. Registration of a restrictive covenant requiring onsite detention.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 11, 2018 attached to the Bylaws have been satisfactorily addressed. Security has been provided through a bond for the future design and construction of a parking lot for Denny Ross Memorial Park. The Public Hearing for the Bylaws was held on June 25, 2018 with third reading given on July 9, 2018. Heritage Alteration Permit No. 100893 has been amended to reflect changes to Buildings 7, 15 and 16 (revised from 2 storey buildings to 1 storey buildings). As a result, the following revisions have been made to the permit schedules:

Schedule B - Site Plan replaced by Schedule B1 - Site Plan North and Schedule B2 - Site Plan South

Schedules I, Q and R - Building Elevations for Buildings 7, 15 and 16 updated to indicate one-storey buildings (formerly two-storeys)

Attachments: [I.4 Lanstone Homes \(Murrayville\).pdf](#)

- I.5 Official Community Plan Amendment and Rezoning Application No. 100169
Brewery Lounge Endorsement Application No. 000040
(Jackpot Properties Ltd. / 19664 - 64 Avenue)
Bylaw No. 5431
Bylaw No. 5432
Bylaw No. 5433
Report 18-154
File CD 08-10-0056**

Recommendation: That Council give final reading to "Township of Langley Land Use Contract No. 74 Discharge (Jackpot Properties Ltd.) Bylaw 2018 No. 5431";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433".

Explanation - Bylaw No. 5431

Bylaw 2018 No. 5431 discharges Land Use Contract No. 74 from property located at 19664 - 64 Avenue. Following the discharge, the lands will be subject to Regional Commercial Zone C-1.

Explanation - Bylaw No. 5432

Bylaw 2018 No. 5432 amends the "Regional Commercial" designation of the Willowbrook Community Plan to allow brewing and distilling uses on a property located at 19664 - 64 Avenue and include the property in Development Permit Area "B".

Explanation - Bylaw No. 5433

Bylaw 2018 No. 5433 amends Regional Commercial Zone C-1 to permit brewing and distilling uses on property located at 19664 - 64 Avenue.

Brewery Lounge Endorsement Application No. 000040

That Council, upon final reading of the associated Bylaws, should they proceed, adopt the following resolution, should Council decide to endorse 1165774 BC Ltd.'s request:

"That Council has considered and ENDORSED the request by 1165774 BC Ltd. to locate a 110 person brewery lounge (55 person interior and 55 person patio) serving the Camp Beer Company located at 19664 - 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 12:00AM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge, with recommended amendments as outlined below; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on December 3, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution; and Council recommend that

the hours of liquor service be Monday to Thursday 11:00 am to 11:00 pm, Friday and Saturday 11:00 am to 12:00 am, and Sunday 11:00 am to 9:00 pm.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 19, 2018 attached to the Bylaw have been satisfactorily addressed. Please note that the matter raised by Council at the time of third reading has been addressed as follows:

Township staff have accepted a design, cost estimate and bonding for an aesthetically acceptable fence to be built along the south property line. The Public Hearing for the Bylaws was held on December 3, 2018 with third reading given on December 10, 2018.

Attachments: [1.5 Jackpot Properties Ltd..pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

The following item has been brought forward from Special Closed Meetings for public information:

L.1 Community Arbour Day

Recommendation: Whereas the Township of Langley will be hosting the annual Arbour Day Celebration on Sunday, April 28, 2019; and

Whereas Council may direct staff to arrange commemorative tree plantings for individuals at the 2019 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. Lynda Jongs
2. William (Bill) Marr
3. Don Mufford
4. John Jones

5. Joy Richardson
6. Norman Severide
7. Bob Anderlini
8. Dr. Fred Ceresney
9. Bob Lynch
10. Trevor Mufford
11. Cora Mufford
12. David Truman
13. Beverly Anne Clay
14. David Coppin
15. Erik Simonsen

Section 90(1) (b) Personal

L.2

**Brookwood-Fernridge
Neighbourhood Planning Team (NPT)
Report 19-14
File CD LRP-00014**

Recommendation: That the following individuals be appointed to the Brookwood-Fernridge Neighborhood Planning Team:

- Mark Belling
- An De sagher
- Gary Dhaliwal
- John Fiorino
- Leanne Furlani
- Gary Hooge
- Peter Minten
- Steve Riley
- Roland Seguin
- Navi Sivia
- Scott Thompson
- Bob Wilson

That the following individuals be appointed to the Booth Sub-Team of Brookwood-Fernridge Neighborhood Planning Team:

- Saloni Bassi
- Art Bergstrom
- Timothy Chu
- Brian Leonard
- Duncan Morrison
- Kulwant Sahota

That the following individuals be appointed to the Fernridge Sub-Team of Brookwood-Fernridge Neighborhood Planning Team:

- Rod Butler
- Anthony Ibhaha
- Samantha St-Onge
- Chris Walters
- Raymond Wiens
- Curtis Zanussi

That the following individuals be appointed to the Rinn Sub-Team of Brookwood-Fernridge Neighborhood Planning Team:

- Chris
- Don Adams
- Karen Michelle Connerty
- Amardeep Goraya
- Andrew Scott
- Jas Sidhu

CARRIED

Section 90(1) (a) Personnel

M. OTHER BUSINESS

At the March 11, 2019 Evening Meeting of Council, Councillor Woodward provided the following Notice of Motion:

M.1 Fast-Track Status for Development Applications Fronting Arterial Roads

Recommendation: Whereas the completion of the major road network in Willoughby is a critical public issue;

Whereas reviewing how major roads are provided for has been confirmed as a strategic priority for Township of Langley Council;

Whereas the Development Application Procedures Bylaw 2018 No. 5428 provides the necessary flexibility to fast-track selected applications;

Whereas development applications with major road frontage provide for the completion of critical road and sidewalk infrastructure for tens of thousands of residents within Willoughby and adjacent communities, such as Walnut Grove;

Whereas Council has expanded the development capacity within the 2019 Budget and Financial Plan with the addition of four (4) new planning positions to improve current development timelines; and

Whereas with this expansion of application-processing capacity provides for the Township of Langley with an opportunity to fast-track a relatively small number of applications in the greater public interest without adversely affecting any other applicant;

Therefore be it resolved that staff are hereby directed to process any and all development applications within the boundaries of the Willoughby Community Plan with unfinished road and sidewalk expansion on the arterial sections of:

- a) 208 Street;
- b) 72 Avenue;
- c) 200 Street;
- d) 86 Avenue;
- e) 80 Avenue; and
- f) 202/202A Street

indefinitely with fast-track status, to be reviewed and referred to Council for consideration as soon as possible, without delay, until otherwise directed by Council.

N. TERMINATE