



REGULAR EVENING COUNCIL MEETING

Monday, April 10, 2017 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 10, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held April 10, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - March 27, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held March 27, 2017.

Attachments: [B.1 03 27 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - March 27, 2017

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held March 27, 2017.

Attachments: [B.2 03 27 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

C.1 Kodiaks Senior Girls Basketball Team

Recommendation: Presentation by Mayor and Council, in recognition of the Kodiaks Senior Girls Basketball Team for their victory at the BC High School Senior Girls 1A Basketball Provincial Tournament.

D. DELEGATIONS

D.1 Brookwood-Fernridge Community Association File 0550-07

Recommendation: Request by Brookwood-Fernridge Community Association, to appear before Council to discuss the Weir Canada Air Quality Permit application made to Metro Vancouver.

Attachments: [D.1 Brookwood-Fernridge Community Association.pdf](#)

**D.2 Brookswood-Fernridge Community Association
File 0550-07**

Recommendation: Request by Brookswood-Fernridge Community Association, to appear before Council to discuss the Ebco Air Quality Permit application made to Metro Vancouver.

Attachments: [D.2 Brookswood-Fernridge Community Association.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100466
(Jagdeo / 7146 - 206 Street)
Bylaw No. 5264
Report 17-32
File CD 08-14-0181**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264 rezoning 0.4 ha (0.99 ac) of land located at 7146 - 206 Street, to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family 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, 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 dedications, widenings, and necessary traffic improvements for 206 Street, 71A Avenue, proposed lane, and corner truncations in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
4. 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;
5. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of

the Township; and

6. 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 further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5264.

Explanation - Bylaw No. 5264

Bylaw 2017 No. 5264 rezones property located at 7146 - 206 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots.

Attachments: [F.1 cd Jagdeo RZ.pdf](#)

F.2

**Rezoning Application No. 100456
(Edgar / Woodhaven Homes Inc. / 7000 Block of 206 Street)
Bylaw No. 5269
Report 17-33
File CD 08-14-0198**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269, rezoning 1.63 hectares (4 acres) of land located in the 7000 block of 206 Street to Residential Compact Lot Zone R CL(A), Residential Compact Lot Zone R-CL(B) and Residential Zone R-1B to facilitate a residential development consisting of 24 single family 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, 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. Dedication and construction of a 4.5 metre wide street greenway on the west side of 206 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
4. Provision of road dedications, widening and necessary traffic improvements for 206 Street, 70A Avenue, and 71 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast

Gordon Estate Neighbourhood Plan, to the acceptance of the Township;

5. 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;
6. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township restricting the number of fee simple single family lots to 24;
8. 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 further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5269.

Explanation - Bylaw No. 5269

Bylaw 2017 No. 5269 rezones three (3) properties located at the 7000 Block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots.

Attachments: [F.2_cd Woodhaven RZ.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- G.1 2017 Langley Annual Rates and Tax Collection Bylaw for
Universal Services
Bylaw No. 5279
Report 17-34
File FIN 1970-02**

Recommendation: That Council give first, second, and third reading to the Langley Annual Rates and Tax Collection Bylaw 2017 No. 5279.

Explanation - Bylaw No. 5279

Bylaw 2017 No. 5279 provides for the 2017 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the Community Charter. The Community Charter states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 14th of each year.

Attachments: [G.1 fin Annual Rates and Tax Collection Bylaw with GVRD.pdf](#)

**G.2 Park Land Disposal and Dedication Removal (Brae Island)
Bylaw No. 5263
Report 17-31
File ADM PM002404**

Recommendation: That Council authorize the disposal of park land in accordance with Section 27(2)(b) of the Community Charter, Ch. 26, SBC 2003 (the "Community Charter"), involving a 3.7 acre unimproved property located in the 9400 block of Glover Road on Brae Island, in Fort Langley (the "Property"), as shown on Attachment A;

That Council give first, second and third reading to Park Land Disposal and Dedication Removal Bylaw 2017 No. 5263;

That following the third reading of Bylaw 2017 No. 5263, staff is directed to seek approval of the electors by way of the alternative approval process, pursuant to Section 86 of the Community Charter, and pursuant to the following criteria:

- 1) The deadline date for receipt of the elector response forms is May 29, 2017;
- 2) The elector response forms must be in the same format as ATTACHMENT B;
- 3) The total number of electors used to calculate the 10% minimum threshold is 8,045.

That, subject to approval of the electors being granted and the subsequent final adoption of Bylaw 2017 No. 5263, Council authorize transfer of the Property to the Seyem' Qwantlen Land Development Ltd., in accordance with the Motion carried by Council at the October 17, 2016, Special Closed meeting.

Explanation - Bylaw No. 5263

Bylaw 2017 No. 5263 authorizes the transfer and park dedication removal of unimproved land located in the 9400 block of Glover Road, on Brae Island in Fort Langley.

Attachments: [G.2 adm Brae Island.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING**I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION**

- I.1 **Zoning Bylaw Amendment
Child Friendly Amenity Area Regulations
Bylaw No. 5248
Report 17-21
File CD BA000012**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Child Friendly Amenity Area) Bylaw 2017 No. 5248".

Explanation - Bylaw No. 5248

Bylaw 2017 No. 5248 updates Township of Langley Zoning Bylaw 1987 No. 2500 by revising terminology in Section 111 (Landscaping, Screening and Fencing) to improve clarity, to make the provisions consistent with current Council policy and administrative practice, and to provide for flexibility and equivalency to allow more effective landscape design solutions. Revisions to terminology in various Comprehensive Development (CD) zones are proposed to reflect a change in terminology from "Child Friendly Amenity Area" to "Age Friendly Amenity Area".

Clerk's Note: Section 480 of the Local Government Act allows Council to adopt a zoning bylaw at the same meeting at which the bylaw passed third reading. Please note that there are no development prerequisites attached to the Bylaw listed in the Community Development Division report to Council of March 6, 2017. The Public Hearing for the Bylaw was held March 27, 2017.

Attachments: [I.1 Zoning Bylaw Amendment.pdf](#)

J. BYLAWS FOR FINAL ADOPTION

- J.1 **2017 Local Area Service Tax Bylaw
Bylaw No. 5270
Bylaw No. 5271
Report 17-24
File FIN 1970-09**

Recommendation: That Council give final reading to "27019 - 28 Avenue Drainage Local Area Service Tax Bylaw 2017 No. 5270"; and

"52 Avenue from 237 Street to 240 Street Water Local Area Service Tax Bylaw 2017 No. 5271".

Explanation - Bylaw No. 5270

Bylaw 2017 No. 5270 provides for the imposition of a local area service tax for a property at 27019 - 28 Avenue benefitting from a ditch infill construction project. During 2017, a local area service project for the infill of a ditch was undertaken and completed pursuant to 'Local Area Service (27019 - 28 Avenue) Bylaw 2016 No. 5225'.

Explanation - Bylaw No. 5271

Bylaw 2017 No. 5271 provides for the imposition of a local area service tax for those properties on 52 Avenue from 237 Street to 240 Street affected by a water system service extension local area service. During 2012, a local area service project for the installation of a water main was undertaken and completed pursuant to 'Local Area Service (52 Avenue from 237 Street to 240 Street Water Main) Bylaw 2013 No. 5014'.

Attachments: [J.1 Local Area Service Tax Bylaws .pdf](#)

J.2

**Langley Fees and Charges Bylaw Amendment
Bylaw No. 5273
Report 17-25
File FIN 1810-20**

Recommendation: That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2017 No. 5273".

Explanation - Bylaw No. 5273

Bylaw 2017 No. 5273 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 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 9: SOLID WASTE
- Schedule 11: WATERWORKS
- Schedule 12: SANITARY SEWER
- Schedule 13: STORMWATER

Attachments: [J.2 Fees & Charges Amendment.pdf](#)

**J.3 Fort Langley BIA Enactment
Bylaw No. 5272
Report 17-30
File ADM 6750-01**

Recommendation: That Council give final reading to "Fort Langley Business Improvement Area Bylaw 2017 No. 5272".

Explanation - Bylaw No. 5272

Bylaw 2017 No. 5272 provides for the establishment of a Business Improvement Area or Association in Fort Langley and repeals Fort Langley Business Improvement Area Bylaw 2012 No. 4904.

Attachments: [J.3 Fort Langley BIA.pdf](#)

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER REPRESENTATIVES REPORT

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

N. OTHER BUSINESS

O. TERMINATE