



# REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, October 17, 2016 at 7:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## AGENDA

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Evening Council Meeting - October 17, 2016**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held October 17, 2016.

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - October 3, 2016**

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held October 3, 2016.

**Attachments:** [B.1 10 03 Regular Evening Minutes.pdf](#)

#### **B.2 Public Hearing Meeting - October 3, 2016**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held October 3, 2016.

**Attachments:** [B.2 10 03 Public Hearing Minutes.pdf](#)

### **C. PRESENTATIONS**

### **D. DELEGATIONS**

#### **D.1 Harold Swift File 0550-07**

**Recommendation:** Request by Harold Swift, to appear before Council to discuss official petition of proposed Water Local Area Service for 64 Avenue and 224 Street.

**Attachments:** [D.1 Harold Swift.pdf](#)

**E. REPORTS TO COUNCIL**

**E.1                      Development Permit No. 100799  
                              (Kerr Properties / 20083 - 40 Avenue)  
                              Report 16-105  
                              File CD 07-35-0150**

**Recommendation:** That Council authorize issuance of Development Permit No. 100799 to Kerr Properties 002 Ltd. for property located at 20083 - 40 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "G";
- b. On-site landscape plans being in substantial compliance with Schedule "I" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Fascia signage being in compliance with Schedules "C", "D" and "F"; freestanding signage being in compliance with Schedule "H"; and all signage being in compliance with the Township's Sign Bylaw;
- d. Registration of a restrictive covenant to prohibit driveways from being less than 15 metres from the projected lot lines of the intersection of 40 Avenue and 200B Street;
- e. All rooftop mechanical equipment to be screened or integrated with the roof form in a manner consistent with the overall architecture of the building; and
- f. All refuse areas to be located in an enclosure and screened 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- 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. On-site landscaping being secured by a letter of credit at the building permit stage;
- d. Provision of a 5.0 m wide road right-of-way along the full frontage on 40 Avenue;
- e. Provision of a 1.0 m wide road right-of-way along the full frontage on 200B Street;
- f. Provision of a 5.0 m by 5.0 m corner truncation at the corner

intersection of 40 Avenue and 200B Street; and  
g. Payment of supplemental development permit fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [E.1 cd Kerr Properties.pdf](#)

## **F. BYLAWS FOR FIRST AND SECOND READING**

**F.1                      Rezoning Application No. 100443  
Development Permit Application No. 100804  
(Woodbridge NW (Yorkson) Ltd. / 20451 - 84 Avenue)  
Bylaw No. 5220  
Report 16-106  
File CD 08-26-0134**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220 rezoning 0.97 ha (2.40 ac) of land located at 20451 - 84 Avenue to Comprehensive Development Zone CD-77, to facilitate the development of 45 townhouse units, 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 204 Street and 84 Avenue 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 Child Friendly Amenity Area requirements to the acceptance of the Township;

8. Registration of a cross access easement in favour of the property to the north (Lot 24 NWP48848) for emergency access purposes;

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; and

c. Identifying the units (minimum 5%) required to incorporate the Basic Adaptable Housing Requirements Policy;

10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further

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;

That Council at the time of final reading of Rezoning Bylaw No. 5220 authorize the issuance of Development Permit No. 100804 for the proposed development subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "K"; and

b. On-site landscaping plans being in substantial compliance with Schedule "L", 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; and

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 Rezoning Bylaw No. 5220 in conjunction with the hearing for proposed Development Permit No. 100804.

Explanation - Bylaw No. 5220

Bylaw 2016 No. 5220 rezones property located at 20451 - 84 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 45 townhouse units.

**Attachments:** [F.1 cd Woodbridge RZ DP.pdf](#)

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

#### **H. BYLAWS FOR CONSIDERATION AT THIRD READING**

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

- I.1                      **Rezoning Application No. 100462**  
**(Western Casing Distributors Ltd. / 22958 Fraser Highway)**  
**Bylaw No. 5241**  
**Report 16-96**  
**File CD 10-32-0081**

**Recommendation:** That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Western Casing Distributors Ltd.) Bylaw 2016 No. 5241".

Explanation - Bylaw No. 5241

Bylaw 2016 No. 5241 rezones the property located at 22958 Fraser Highway to a new Comprehensive Development Zone CD-113 to accommodate a limited amount of office use in addition to the Service Commercial Zone C-3 uses currently permitted on the site.

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 all development prerequisites listed in the Community Development Division report to Council of September 19, 2016 attached to the Bylaw have been satisfactorily addressed.

**Attachments:** [I.1 cd Western Casing Distributors RZ.pdf](#)

I.2

**Rezoning Application No. 100461  
(Austeville Properties Ltd. / 20146 - 100A Avenue)  
Bylaw No. 5235  
Report 16-94  
File CD 09-02-0096**

**Recommendation:** That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Austeville Properties Ltd.) Bylaw 2016 No. 5235".

Explanation - Bylaw No. 5235

Bylaw 2016 No. 5235 rezones the property located at 20146 - 100A Avenue to a new Comprehensive Development Zone (CD-112) to accommodate production studio uses.

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 all development prerequisites listed in the Community Development Division report to Council of September 19, 2016 attached to the Bylaw have been satisfactorily addressed.

**Attachments:** [I.2 cd Austeville RZ.pdf](#)

## **J. BYLAWS FOR FINAL ADOPTION**

J.1

**2016 Amendments to the Permissive Tax Exemption Bylaws  
Bylaw No. 5242  
Report 16-98  
File FIN 1970-04**

**Recommendation:** That Council give final reading to "Charitable and Not-For-Profit Permissive Tax Exemption Amending Bylaw 2016 No. 5242".

Explanation - Bylaw No. 5242

Section 224(2) (a) of the Community Charter provides for a tax exemption for land or improvements that are owned or held by a charitable, philanthropic or other not-for-profit organizations. Council

considers charitable, philanthropic or other not-for-profit organizations which are supported in whole, or in part, by public funds and used exclusively for charitable and philanthropic purposes.

Bylaw 2016 No. 5242 amends three (3) tax exemption bylaws as follows:

Charitable and Not-For-Profit Tax Exemption Bylaw 2014 No. 5117

To add:

- ☐ Phelp Community Society
- ☐ BC Amateur Softball Association

To remove:

- ☐ Canadian Red Cross
- ☐ Mountain View Conservation & Breeding

Churches and Private School Tax Exemption Bylaw 2014 No. 5118

To remove (all private schools):

- ☐ Roots & Wings
- ☐ Roman Catholic Archbishop of Vancouver
- ☐ West Coast Montessori Society
- ☐ Langley Christian School Society
- ☐ Seventh-Day Adventist Church
- ☐ Canadian Reformed School
- ☐ King's Community church
- ☐ Christian Life Assembly
- ☐ Khotso Investment Limited

Heritage Tax Exemption Bylaw 2014 No. 5119

To define precincts:

- ☐ Matheson Residence - Langley Meadows Park
- ☐ Dixon Residence and Barn - McLeod Athletic Park
- ☐ Lamb-Stirling Residence - Denny Ross Park
- ☐ Harrower Residence - Denny Ross Park

**Attachments:** [J.1 Permissive Tax Exemption Amending Bylaw 2016 No. 5242](#)

## **K. MAYOR AND COUNCIL REPORT**

## **L. METRO VANCOUVER REPRESENTATIVES REPORT**

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

The following item has been brought forward from the October 3, 2016 Special Closed Council meeting:

**M.1                      Road Dedication**

**Recommendation:** Whereas Brenda Alberts made significant contributions to the Township of Langley both civically, culturally and personally; and

Whereas Brenda Alberts passed away all too suddenly and her contributions need to be honored and remembered;

Therefore be it resolved that 96th Avenue between Billy Brown Road and Glover Road be dedicated as "Brenda Alberts Way" and that each of the five intersections on the route be designated by way of a commemorative street sign.

CARRIED

**N. OTHER BUSINESS****O. TERMINATE**