



REGULAR EVENING COUNCIL MEETING

Monday, February 20, 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 - February 20, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held February 20, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - February 6, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held February 6, 2017.

Attachments: [B.1 02 06 Regular Evening Minutes.pdf](#)

C. PRESENTATIONS

C.1 TransLink

Recommendation: Presentation by Peter Klitz, Senior Planner, Transportation Planning & Policy, TransLink, regarding a proposed new Clayton Heights service which will benefit Township of Langley residents.

D. DELEGATIONS

D.1 Adrian Nelson File 0550-07

Recommendation: Request by Adrian Nelson, to appear before Council to discuss Policy No. 05-205 Drainage - Control of Nuisance Animals.

Attachments: [D.1 Adrian Nelson.pdf](#)

D.2 Jim Armstrong File 0550-07

Recommendation: Request by Jim Armstrong, to appear before Council to discuss beavers, the wetlands, biodiversity and wetland preservation.

Attachments: [D.2 Jim Armstrong.pdf](#)

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING****G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

- G.1** **Langley 2017 - 2021 Five-Year Financial Plan Bylaw and
Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5259
Bylaw No. 5260
Report 17-14
File FIN 1700-80**

Recommendation: That Council give first, second, and third reading to the
Langley 2017 - 2021 Five-Year Financial Plan Bylaw 2017
No. 5259; and

That Council give first, second, and third reading to the Development
Cost Charge Reserve Fund Expenditure Bylaw 2017 No. 5260.

Explanation - Bylaw No. 5259

The Langley 2017 - 2021 Five-Year Financial Plan Bylaw 2017
No. 5259 authorizes the expenditure of funds for the Municipality.
The Langley 2017 - 2021 Five-Year Financial Plan Bylaw 2017
No. 5259 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, 2017.

An expenditure that is not provided for in the 2017 - 2021 Five-Year
Financial Plan is not lawful.

Explanation - Bylaw No. 5260

Bylaw 2017 No. 5260 provides for the 2017 Capital Expenditure
Program (and related debt) from the Development Cost Charge
Reserve Fund as provided by the 2017 - 2021 Five Year Financial
Plan. The projects are for road, stormwater, sewer, water services
and for parkland acquisition and development.

The Roads, Stormwater, Parkland Acquisition and Park Development
DCC Reserves do not currently have sufficient funds to cover the
expenditures included in the 2017 - 2021 Five Year Financial Plan.
However, these expenditures have been included in the DCC
Expenditure Bylaw 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 \$58,814,326, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2017.

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: [G.1 Five Year Plan and DCC Bylaws.pdf](#)

G.2 User Pay Utility Rate Bylaws for 2017
Bylaw No. 5261
Bylaw No. 5262
Report 17-15
File FIN 1700-80

Recommendation: That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2017 No. 5261; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 1998 No. 3701 Amendment Bylaw 2017 No. 5262.

Explanation - Bylaw No. 5261

Bylaw 2017 No. 5261 sets the minimum charge for metered water customers at \$250.48 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$246.66.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.724 per cubic meter. The current rate is \$0.713 per cubic meter.

The flat rate for residential customers will be \$500.97. The current rate is \$493.32.

Explanation - Bylaw No. 5262

Bylaw 2017 No. 5262 sets the annual flat rate per service connection at \$423.02 for residential sewer use. The current rate is \$399.34.

The rate for Non-Residential sewer use is set at \$1.190 per cubic meter of sewage discharged with a minimum of \$211.51 per service connection for each six-month period. The current rates are \$1.124 per cubic meter of sewage discharged with a minimum of \$199.67 per service connection for each six-month period.

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

- I.1 **Rezoning Application No. 100409**
(Aplin & Martin Consultants Ltd. /
20515, 20535, and 20557 - 69 Avenue)
Bylaw No. 5116
Report 15-61
File CD 08-14-0178

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Aplin & Martin Ltd.) 2014 Bylaw No. 5116".

Explanation - Bylaw No. 5116

Bylaw 2014 No. 5116 rezones 1.35 ha (3.33 ac) of land located at 20515, 20535, and 20557 - 69 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R CL(B) to accommodate a residential development consisting of 20 single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of October 6, 2014 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on October 20, 2014 with third reading given on June 15, 2015. 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 due to a change in ownership of the property, which resulted in delays in development prerequisites being finalized.

Attachments: [I.1_5116.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. OTHER BUSINESS

N. TERMINATE