



REGULAR EVENING COUNCIL MEETING

Monday, March 6, 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 - March 6, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held March 6, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - February 20, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held February 20, 2017.

Attachments: [B.1 02 20 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - February 20, 2017

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held February 20, 2017.

Attachments: [B.2 02 20 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Patricia Bell Community Energy Association File 0550-07

Recommendation: Request by Patricia Bell, Manager of Planning and Director of Education, Community Energy Association, to appear before Council to discuss the Cross-Canada "Getting to Implementation" program.

Attachments: [D.1 Patricia Bell.pdf](#)

**D.2 Steve Sach, Joerg and Silke Schuetz
File 0550-07**

Recommendation: Request by Steve Sach, Joerg and Silke Schuetz, to appear before Council to discuss denied filming permits for 558 - 248 Street, Langley, BC.

Attachments: [D.2 Steve Sach and Joerg and Sile Schuetz.pdf](#)

E. REPORTS TO COUNCIL

**E.1 Development Permit Application No. 100862
(Mellis Holdings Ltd. / 23166 and 23184 Fraser Highway)
Report 17-18
File CD 10-32-0097**

Recommendation: That Council authorize issuance of Development Permit No. 100862 to Mellis Holdings Ltd. for properties located at 23166 and 23184 Fraser Highway subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- b. Landscape plans being in substantial compliance with Schedule "F" 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 Schedule "C" and the Township's Sign Bylaw;
- d. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turns and location of driveways on Fraser Highway and 232 Street.
- 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 refuse areas to be located in an enclosure and screened to the acceptance of the Township as shown on Schedule "D"; and
- g. All outdoor storage areas being covered by a dust free surface.

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. Completion of a Servicing Agreement with the Township to secure any utility upgrades and extensions in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- 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. 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;
 - d. Consolidation of the two subject properties into one lot;
 - e. 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;
 - f. 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;
 - g. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
 - h. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.1_cd Mellis Holdings DP.pdf](#)

**E.2 Development Permit No. 100860
(199 St. Holdings Ltd./ 8029 - 199 Street)
Report 17-17
File CD 08-27-0038**

Recommendation: That Council authorize issuance of Development Permit No. 100860 to 199 St. Holdings Ltd. for property located at 8029 - 199 Street, 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 Schedule "I";
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- e. 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental development permit application fees; and
- g. Payment of applicable Development Cost Charges and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.2 cd 199 St Holdings DP.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

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

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Child Friendly Amenity Area) Bylaw 2017 No. 5248 updating and clarifying the Child Friendly Amenity Area and related landscaping provisions; and further

That Council authorize staff to schedule the required public hearing.

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".

Attachments: [F.1 cd Child Friendly Amenity Area.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. 100454**
(Studio B Architects / 19900 Block 80A and 81A Avenue)
Bylaw No. 5243
Report 17-13
File CD 08-27-0058

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Studio B Architects) 2017 Bylaw No. 5243".

Explanation - Bylaw No. 5243

Bylaw 2017 No. 5243 amends Comprehensive Development Zone CD-57 to increase the maximum allowable gross floor areas for Sub-Zone 2.2A, 2.2B and 2.3.

Clerk's Note: Please note there are no development prerequisites listed in the Community Development Division report to Council of February 6, 2017 attached to the Bylaw. The Public Hearing for the Bylaw was held on February 20, 2017.

Attachments: [I.1 cd Studio B RZ.pdf](#)

J. BYLAWS FOR FINAL ADOPTION

**J.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 final reading to "Langley 2017 - 2021 Five-Year Financial Plan Bylaw 2017 No. 5259" divided as follows:

That Council approve a 1.84% base increase (part of 1.95% base).

That Council approve a 1.90% Additional Increase (part of 2.04% additional items).

That Council approve a 0.11% fire services increase (part of 1.95% base).

That Council approve a 0.14% Additional firefighters increase (part of 2.04% additional items).

That Council give final reading to "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: [J.1 Langley 2017-2021 Five Year Financial Plan.pdf](#)

J.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 final reading to "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2017 No. 5261"; and

"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: [J.2 User Pay Utility Rate Bylaws.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

The following item has been brought forward from the February 20, 2017 Special Closed Council meeting for public information:

N.1 Tourism Langley: Chronological Overview

Recommendation: That the memorandum and attachments from the Corporate Administration Division, providing a chronological overview of matters and communications as it relates to the renewal of the Tourism Langley Association be released.
CARRIED

O. TERMINATE