



REGULAR EVENING COUNCIL MEETING

Monday, May 8, 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 - May 8, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held May 8, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - April 24, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held April 24, 2017.

Attachments: [B.1 04 24 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - April 24, 2017

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held April 24, 2017.

Attachments: [B.2 04 24 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

C.1 Fast & Furious Lite Dragonboat Team Titanium Dragonboat Team

Recommendation: Presentation by Mayor and Council to recognize the outstanding achievements of the Fast & Furious Lite and the Titanium Dragonboat teams.

D. DELEGATIONS**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING**

**F.1 Rezoning Application No. 100458
Development Variance Permit Application No. 100087
(Lebcac Developments Inc. / 8738 - 217A Street)
Bylaw No. 5284
Report 17-46
File CD 11-30-0023**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcac Developments Inc.) Bylaw 2017 No. 5284, rezoning 0.68 ha (1.69 ac) of land at 8738 - 217A Street in the Rural Plan area to Suburban Residential Zone SR-3A to accommodate subdivision into two (2) 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 compliance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
2. 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;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township;
4. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township; and
5. Payment of applicable site servicing fees and supplemental rezoning fees;

That Council at time of final reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Rezoning Bylaw No. 5284 authorize the issuance of Development Variance Permit No. 100087 for the proposed development as follows:

- a) Section 304.4 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban

Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule "A"; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule "A"; and further

That Council authorize staff to schedule the required public hearing for Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcan Developments Inc.) Rezoning Bylaw No. 5284 in conjunction with the hearing for proposed Development Variance Permit No. 100087.

Explanation - Bylaw No. 5284

Bylaw 2017 No. 5284 rezones 0.68 hectares (1.69 acres) of land located at 8738 - 217A Street from Rural Zone RU-1 to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision.

Attachments: [F.1 cd Lebcan Dev RZ DVP.pdf](#)

**F.2 Aldergrove Community Plan Amendment Application No. 100138
(Southwest Aldergrove / Area Between 24 and 26 Avenue from
266 to 268 Street)
Bylaw No. 5283
Report 17-50
File CD 13-19-0328**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283 to include sixteen (16) properties totaling 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street in the Aldergrove Community Plan, designate it for Low Density Residential purposes;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283, 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 Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy No.07-160; and further

That Council authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw 2017 No. 5283.

Explanation - Bylaw No. 5283

Bylaw 2017 No. 5283 amends the Aldergrove Community Plan to add sixteen (16) properties with a total area of 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street into the Aldergrove Community Plan, and designate the subject lands for Low Density Residential purposes.

Attachments: [F.2 cd SW Aldergrove.pdf](#)

F.3

**Aldergrove Community Plan Amendment Application No. 100136
(Creekland Park Developments Ltd. / 2600 block of 268 Street)
Bylaw No. 5282
Report 17-49
File CD 13-19-0312**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282, to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street in the Aldergrove Community Plan, designate it for Low Density Residential and Medium Density Residential purposes and include it as part of Development Permit Area 'A';

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282 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 Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw 2017 No. 5282.

Explanation - Bylaw No. 5282

Bylaw 2017 No. 5282 amends the Aldergrove Community Plan to add a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street into the plan, designate the subject lands for Low Density Residential and Medium Density Residential purposes, include the site in Development Permit Area 'A' and add Townhouses as a permitted Unit Type in the Medium Density Residential and High Density Residential land use designations.

Attachments: [F.3 cd Creekland RO.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- G.1** Highway Closing and Dedication Removal (Tiwana)
Bylaw No. 5182
Report 16-35
File ADM 0890-45

Recommendation: That Council give first, second and third reading to "Highway Closing and Dedication Removal (Tiwana) Bylaw 2016 No. 5182".

Explanation - Bylaw No. 5182

Bylaw 2016 No. 5182 authorizes the closure and highway dedication removal of a portion of Old Yale Road at 268 Street and Fraser Highway for further consolidation with a neighbouring property.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter.

Attachments: [G.1 Bylaw 5182 \(Tiwana\).pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 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: [H.1 cd Jagdeo RZ.pdf](#)

- H.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 third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Edgar / Woodhaven Homes Inc.) Bylaw 2017 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: [H.2 cd Woodhaven RZ.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.1 Hotel Room Tax (2% Levy)**
Bylaw No. 5285
File ADM 6900-02

Recommendation: That Council give final reading to "Hotel Room Tax (2% Levy) Bylaw 2016 No. 5255 Amendment Bylaw 2017 No. 5285".

Explanation - Bylaw No. 5285

Bylaw 2017 No. 5285 amends the Hotel Room Tax (2% Levy) Bylaw 2016 No. 5255 to amend the effective date given in Section 2 of the bylaw from August 2, 2017 to November 1, 2017.

Attachments: [I.1 Bylaw 5285 Hotel Tax Amendment.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

