



REGULAR EVENING COUNCIL MEETING

Monday, June 12, 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.2 Regular Evening Council Meeting - June 12, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held June 12, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - May 29, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held May 29, 2017.

Attachments: [B.1 05 29 Regular Evening Minutes](#)

B.2 Public Hearing Meeting - May 29, 2017

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held May 29, 2017.

Attachments: [B.2 05 29 Public Hearing Minutes](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Fernridge 20th Group

Recommendation: Request by the Fernridge 20th Group, to appear before Council to discuss a modification to the Brookwood-Fernridge Community Plan.

Attachments: [D.1 Fernridge 20th Group.pdf](#)

E. REPORTS TO COUNCIL

E.1 Development Variance Permit Application No. 100082 (Bensch / Gartman / 3303 and 3341 - 202 Street) Report 17-58 File CD 07-26-0154

Recommendation: That Council authorize issuance of Development Variance Permit No. 100082 for property located at 3303 and 3341 - 202 Street, to facilitate subdivision into three lots, as follows:

- a. Schedule "A" (Minimum Service Level Standards) of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to not require provision of any servicing to accommodate subdivision of the subject lands as indicated in Schedule "A";
- b. Section 6.4 of Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied to permit the sewerage system for proposed "Lot 2" to be located on proposed "Lot 1";
- c. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot area requirement in the Suburban Residential Zone SR-2 from .80 ha (2 ac) to 0.18 ha (0.45 ac) for proposed "Lot 2" and "Lot 3";
- d. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirement in the Suburban Residential Zone SR-2 from 61 m (200.1 ft) to 45.07 m (147.9 ft) for proposed "Lot 2" and from 61 m (200.1 ft) to 45.09 (147.9 ft) for proposed "Lot 3";
- e. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 40.37 m (132.4 ft) for proposed "Lot 2" and "Lot 3";
- f. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-2 from 45 m (147.6 ft) to 20 m (65.6 ft) for proposed "Lot 1";
- g. Section 302.4(1)(b) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a rear lot line in Suburban Residential Zone SR-2 from 7.5 m (24.6 ft) to 2.17 m (7.1 ft) for proposed "Lot 2"; and
- h. Registration of a scorched earth restrictive covenant at the time of subdivision on proposed "Lot 1" as indicated on Schedule "A" restricting clearing and development until such time as servicing requirements in accordance with the Subdivision and Development Servicing Bylaw have been satisfied.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.1 cd Bensch Gartman DVP](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Official Community Amendment and
Rezoning Application No. 100097
Development Permit Application No. 100821
(Reno Investments 2011 Ltd. / 22310, 22322, 22338 And 22390 -
48 Avenue)
Bylaw No. 5280
Bylaw No.5281
Report 17-60
File CD 10-31-0156**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281, rezoning 0.80 hectare (1.97 acre) of land located at 22310, 22322, 22338 and 22390 - 48 Avenue to Comprehensive Development Zone CD-115, to facilitate the development of 40 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 48 Avenue and 224 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan, to the acceptance of the Township and consolidation of the lands into one (1) parcel;
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. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
6. Registration of a cross access easement in favour of property at 22356 - 48 Avenue for future access purposes;
7. 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;
- c. Identifying the units (minimum 5%) required to incorporate Schedule 2 Adaptable Housing Requirement of the Official Community Plan;
- 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;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280 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);

That Council authorize the issuance of Development Permit No. 100821 at the time of final reading of Rezoning Bylaw No. 5281 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "J";
- b. On-site landscaping plans being in substantial compliance with Schedules "K" through "M", 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;

- d. An erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100821.

Explanation - Bylaw No. 5280

Bylaw 2017 No. 5280 amends the Murrayville Community Plan by re-designating the property located at 22310, 22322, 22338 and 22390 - 48 Avenue, from Commercial, Single Family Two and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a 40 unit townhouse project.

Explanation - Bylaw No. 5281

Bylaw 2017 No. 5281 rezones a 0.80 hectare (1.97 acre) site (consisting of land located at 22310, 22322, 22338 and 22390 - 48 Avenue) to Comprehensive Development Zone CD-115 to permit a residential development consisting of 40 townhouse units.

Attachments: [F.1 cd Reno OCP RZ DP \(update\)](#)

F.2

Brookwood-Fernridge Community Plan

Bylaw No. 5300

Bylaw No. 5301

Report 17-17-59

File CD LRP000013

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300;

That Council give first and second reading to Brookwood-Fernridge Tree Protection Bylaw 2017 No. 5301;

That Council consider and confirm that Brookwood-Fernridge Community Plan Bylaw 2017 No. 5300 is consistent with the Township of Langley Financial Plan;

That Council consider and confirm that Brookwood-Fernridge

Community Plan Bylaw 2017 No. 5300 is consistent with the Metro Vancouver Integrated Liquid Waste Water Resource Management Plan and Integrated Solid Waste and Resource Management Plan;

That Council authorize staff to update the Cycling Network Plan to reflect the outcomes of the Brookwood-Fernridge Community Plan;

That Council authorize staff to schedule the required Public Hearing for Bylaw No. 5300;

That Council consider and confirm that the consultation process during preparation of the Brookwood-Fernridge Community Plan Bylaw 2017 No. 5300) is consistent with sections 475 and 476 of the Local Government Act and the Council Consultation - Official Community Plan Policy 07-160;

That Council acknowledge that First Nations may refer the Brookwood-Fernridge Community Plan Bylaw 2017 No. 5300 via the People of the River Referrals Office to other Sto:lo Nations, including the Katzie, Kwantlen, Matsqui and Tsawassen Nations, provided that the final date for receipt of submissions to the Township of Langley Council is 4:30 pm on the date of the advertised Public Hearing for the subject bylaw; and further

That Council refer Bylaw No. 5300 to other organizations and agencies, as outlined in this report, for comment.

Explanation - Bylaw No. 5300

Bylaw 2017 No. 5300 amends the Langley Official Community Plan to provide an updated Community Plan for Brookwood-Fernridge.

Explanation - Bylaw No. 5301

Bylaw 2017 No. 5301 is to regulate, prohibit and impose requirements in relation to tree clear-cutting prior to development in undeveloped areas of Brookwood-Fernridge.

Attachments: [F.2 cd Brookwood Fernridge Community Plan](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Highway Closure, Dedication Removal and Disposal (216 Fraser Ventures Ltd.)
Bylaw No. 5231
Report 17-14
File ADM PM002344**

Recommendation: That Council give first, second and third reading to That Highway Closing and Dedication Removal (216 Fraser Ventures Ltd) Bylaw 2017 No. 5231

Explanation - Bylaw No. 5231

Bylaw 2017 No. 5231 authorizes the closure and highway dedication removal of a portion of 52 Avenue for consolidation with 21671 Fraser Highway.

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

Attachments: [Bylaw 5231](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 Smith Neighbourhood Plan
Bylaw No. 5265
Report 17-36
File CD LRP00010

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw 2017 No. 5265".

Explanation - Bylaw No. 5265

Bylaw 2017 No. 5265 amends the Willoughby Community Plan by incorporating the Smith Neighbourhood Plan and related amendments to the land use and road classification provisions of the Willoughby Community Plan. Development permit provisions of the Willoughby Community Plan are also amended, including the expansion of the Energy Conservation and GHG Emission Reduction Development Permit Area to include the Smith Neighbourhood Plan area.

Clerk's Note: At the Regular Evening Meeting on April 24, 2017 (when Bylaw No. 5265 was given first and second reading), Council referred the matter of car-sharing opportunities to staff. A staff memo was presented to Council in the May 4, 2017 Distribution List. It outlines three optional approaches for Council to consider car-sharing opportunities for implementation in the Township: (a) amendments to the Zoning Bylaw, (b) consideration by Council as part of individual development applications on a case-by-case basis, and (c) incorporation of supporting text in the Neighbourhood Plan

documents. Staff recommended Option (c) by adding the following section to the end of the last paragraph under Section 8.5, Parking and Transportation Demand Management:

"In order to promote a vibrant, transit-oriented development, opportunities to reduce parking requirements should be pursued for developments within a 400-metre walking distance to transit stops along 208 Street, including consideration of car-sharing programs and opportunities in a secure and appropriate location within all multi-family developments."

Attachments: [H.1 cd Smith NP](#)

**H.2 Rezoning Application No. 100458
Development Variance Permit Application No. 100087
(Lebcan Developments Inc. / 8738 - 217A Street)
Bylaw No. 5284
Report 17-46
File CD 11-30-0023**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcan Developments Inc.) 2017 Bylaw No. 5284".

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.

Development Variance Permit No. 100087

Running concurrently with this Bylaw is Development Permit No. 100087 (Lebcan Developments Inc. / 8738 - 217A Street) in accordance with Attachment A subject to the following conditions:

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".

Attachments: [H.2 cd Lebcan Dev RZ DVP](#)

**H.3 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 third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Southwest Aldergrove) 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: [H.3_cd SW Aldergrove](#)

**H.4 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 third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) 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: [H.4_cd Creekland RO](#)

I. BYLAWS FOR FINAL ADOPTION

**I.1 Park Land Disposal and Dedication Removal (Brae Island)
Bylaw No. 5263
Report 17-31
File ADM PM002404**

Recommendation: That Council give final reading to "Park Land Disposal and Dedication Removal (Brae Island) Bylaw 2017 No. 5263".

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.

Clerk's Note: Pursuant to Section 27(2)(b) of the Community Charter and Council direction, staff have completed the Alternative Approval Process to obtain elector approval for the disposition of the park lot at the 9400 block of Glover Road (Brae Island). Less than 1% of the Township of Langley eligible voters submitted petitions against disposal of the park lot; therefore, elector approval for disposal of the park lot has been obtained.

Attachments: [I1 AAP Certificate](#)
[I.1 Bylaw5263.BraeIsIParkDisposal](#)

**I.2 Bylaw Notice Enforcement Bylaw Amendment
(Streamside Protection and Enhancement)
Bylaw No. 5257
Report 17-55
File CD BA00010**

Recommendation: That Council give final reading to "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment (Streamside Protection and Enhancement) Bylaw 2017 No. 5257".

Explanation - Bylaw No. 5257

Bylaw 2017 No. 5257 amends Bylaw Notice Enforcement Bylaw 2008 No. 4703 by providing provisions relating to Schedule 3 (Development Permit Areas: Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

Attachments: [I.2 5257](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following items are brought forward from the May 29, 2017 Special Closed Meeting for public information:

L.1 E-Comm Board of Directors Designate 2017-2018 Term

Recommendation: That Council endorse Terry Waterhouse, City of Surrey, Director of Public Safety, as a designate for election to the E-Comm Board of Directors for the 2017-2018 Term.
CARRIED

L.2 Homelessness Action Table

Recommendation: That Councillor Fox be appointed to attend the City of Langley's Homelessness Action Table as the Township of Langley Council's representative.
CARRIED

M. OTHER BUSINESS

N. TERMINATE