



# REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, March 5, 2018 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 - March 5, 2018**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held March 5, 2018.

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

#### **B.1 Regular Evening Council Meeting - February 19, 2018**

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held February 19, 2018.

**Attachments:** [B.1 02 19 Regular Evening Minutes.pdf](#)

#### **B.2 Public Hearing Meeting - February 19, 2018**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held February 19, 2018.

**Attachments:** [B.2 02 19 Public Hearing Minutes](#)

### **C. PRESENTATIONS**

#### **C.1 Langley Fundamental Titans**

**Recommendation:** Mayor and Council to present the Langley Fundamental Titans Senior Boys Soccer Team with achievement certificates.

**D. DELEGATIONS**

**D.1                      Annabel Young**  
**Salmon River Enhancement Society**  
**File 0550-07**

**Recommendation:** Request by Annabel Young, Salmon River Enhancement Society, to appear before Council to discuss the Trans Mountain Expansion Project.

Clerk's Note: Delegation was deferred at the February 19, 2018 Regular Evening meeting and request for an additional 5 minutes was approved by Council.

**Attachments:** [D.1 Annabel Young.pdf](#)

**D.2                      Lynn Perrin**  
**File 0550-07**

**Recommendation:** Request by Lynn Perrin, to appear before Council to discuss the need for local governments / ToL to enforce bylaws and BC Laws to protect watercourses, riparian areas and watersheds.

**Attachments:** [D.2 Lynn Perrin.pdf](#)

**D.3                      Hanae Sakurai**  
**File 0550-07**

**Recommendation:** Request by Hanae Sakurai, to appear before Council to discuss a Tree Protection Bylaw.

**Attachments:** [D.3 Hanae Sakurai.pdf](#)

**E. REPORTS TO COUNCIL**

**E.1                      Winery Lounge and Special Event Area**  
**Endorsement Application No. 000033**  
**(Glass House Estate Winery / 23449 - 0 Avenue)**  
**Report 18-23**  
**File CD 10-04-0022**

**Recommendation:** That Council consider the endorsement request for a new Winery Lounge and Winery Special Event Area for Glass House Estate Winery located at 23449 - 0 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Glass House Estate Winery's request:

"That Council has considered and ENDORSED the request by Glass House Estate Winery to locate a 115 person winery lounge (50 person interior and 65 person patio) and a 100 person winery special event area serving the Glass House Estate Winery located at

23449 - 0 Avenue, Langley, characterized as having liquor service from 11:00AM to 11:30PM (Wednesday - Sunday).

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge and special event area; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on March 5, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Submissions from the public.

Explanation by the proponent.

**Attachments:** [E.1 cd Glass House Estate Winery.pdf](#)

**E.2**

**Development Permit Application No. 100886  
(1106231 BC Ltd. /Mara + Natha Architecture Ltd. /  
3212 - 260 Street)  
Report 18-24  
File CD 10-25-0044**

**Recommendation:** That Council authorize issuance of Development Permit No. 100886 to 1106231 BC Ltd. for property located at 3212 - 260 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 "J";
- 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. Section 702.5 a) Siting of Buildings and Structures of the

Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft);

- e. All signage being in compliance with Schedule "I" and in compliance with the Township's Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- g. 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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. 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;
- c. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;
- d. Onsite landscaping being secured by a letter of credit at the building permit stage;
- e. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
- f. 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;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [E.2 cd DP Mara Natha.pdf](#)

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

**F.1                      Rezoning Application No. 100498  
                              (Broatch / 0802881 BC Ltd. / 995 - 224 Street)  
                              Bylaw No. 5350  
                              Report 18-30  
                              File CD 10-07-0022**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Broatch) Bylaw 2018 No. 5350, rezoning a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) property located at 995 - 224 Street, to Agricultural Processing Zone RU-6 to permit an abattoir, subject to the following development prerequisites being satisfied prior to final reading:

1. Submission of a report prepared by a qualified professional engineer for the intended development proposal, in accordance with the requirements of the Subdivision and Development Servicing Bylaw 2011 No. 4861, regarding the adequacy of septic disposal and water supply, quality and pressure to meet fire protection and intended property use requirements;
2. Submission of a stormwater management plan and drainage certificate prepared by a qualified professional engineer in accordance with the requirements of the Subdivision and Development Servicing Bylaw 2011 No. 4861;
3. Completion of an erosion and sediment control plan and provision of a security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
4. Registration of restrictive covenants acceptable to the Township:
  - a. To secure the design, construction and maintenance of onsite septic system;
  - b. To require the use of and secure the design, construction and maintenance of onsite infiltration and detention systems;
  - c. To protect all watercourses and non disturbance areas on the property in accordance with senior government regulation;
5. Payment of supplemental rezoning fees;
6. Approval of the rezoning bylaw by the Ministry of Agriculture; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5350.

Explanation - Bylaw No. 5350

Bylaw 2018 No. 5350 rezones a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) parcel of land located at 995 - 224 Street to Agricultural Processing Zone RU-6 to permit operation of an abattoir facility.

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

**F.2**

**Official Community Plan Amendment and  
Rezoning Application No. 100150 and  
Development Permit Application Nos. 100854 and 100870  
(Vesta Properties Ltd. / 20100 Block 84 Avenue)  
Bylaw No. 5339  
Bylaw No. 5340  
Bylaw No. 5349  
Report 18-27  
File CD 08-26-0183 / 0184 / 0190**

**Recommendation:** That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5339, and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5340, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5349, rezoning 4.16 ha (10.28 ac) of land located in the 20100 block of 84 Avenue to Residential Compact Lot Zone R-CL(RH) and Comprehensive Development Zone CD-119, to facilitate the development of 25 rowhouse lots and 153 townhouse units, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
  - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District in the Northeast Phase of the Latimer Neighbourhood Plan;
  - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
  - c. Secure an approximately 4,047 square metres (1 acre) wildlife habitat patch and an approximately 4,047 square metres (1 acre) pocket park to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Carvolth Neighbourhood Plan and

Northeast Phase of the Latimer Neighbourhood Plan (as required by the Carvolth and Latimer Neighbourhood Plan) to the acceptance of the Township;

3. 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;
4. 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;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth and Latimer Neighbourhood Plans, to the acceptance of the Township;
6. Dedication and construction of a 9.5 metre (31 feet) wide streamside habitat corridor on the south side of 84 Avenue and enhancement of 142 square metres (1528 square feet) of streamside area on Lot 62 Plan 63049 to the acceptance of the Township, including final acceptance of restoration and enhancement plans, fencing, signage, and security deposit;
7. Approval of Rezoning Bylaw No. 5349 by the Ministry of Transportation and Infrastructure;
8. 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;
9. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
10. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting parking on townhouse 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 (for townhouse and rowhouse);
  - c. Registration of an access easement over the sidewalk over rowhouse lot 7 in favour of the townhouse lot;
  - d. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
  - e. Identifying the Streamside Protection and Enhancement Area on Lot 62 Plan 63049;
11. Compliance with the requirements of the Carvolth and Latimer Amenity Zoning Policies including payment of applicable amenity fees;
12. 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 (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5339, and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5340, 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 at time of final reading of Rezoning Bylaw No. 5349 authorize issuance of Development Permit No. 100854 (proposed rowhouse development) subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L";
- b. On-site landscaping plans being in substantial compliance with Schedules "M" and "N", 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of the subdivision to create 25 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and



g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5349 authorize the issuance of Development Permit No. 100870 (proposed townhouse development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "DD";
- b. On-site landscaping plans being in substantial compliance with Schedules "EE" through "HH", 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. 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;
- e. 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 the Neighbourhood Plan amendment and rezoning bylaws in conjunction with the hearing for proposed Development Permit Nos. 100854 and 100870.

Explanation - Bylaw No. 5339

Bylaw 2018 No. 5339 amends the Carvolth Neighbourhood Plan by permitting the development of property at 20144 - 84 Avenue

consistent with the density provisions of the Latimer Neighbourhood Plan when developed in conjunction with the properties 20166, 20178 and 20210 - 84 Avenue and Lot 139 EPP71810.

Explanation - Bylaw No. 5340

Bylaw 2018 No. 5340 amends the Latimer Neighbourhood Plan between the Single Family 3, Rowhouse / Townhouse A and Rowhouse / Townhouse B land use designations to accommodate a proposed rowhouse and townhouse development on lands located in the 20100 block of 83 Avenue.

Explanation - Bylaw No. 5349

Bylaw 2018 No. 5349 rezones 4.16 ha (10.28 ac) of land located in the 20100 block of 84 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(RH) and Comprehensive Development Zone CD-119 to accommodate 25 rowhouse lots and 153 townhouses.

**Attachments:** [F.2 cd Vesta OCP RZ DP.pdf](#)

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

### **G.1                      Drinking Water Conservation Bylaw Bylaw No. 5321 Report 18-26 File ENG 5600-10**

**Recommendation:** That Council give first, second and third reading to Drinking Water Conservation Bylaw 2018 No. 5321; and further

That Council repeal Water Shortage Response Bylaw 2012 No. 4909 and related Amendment Bylaws.

Explanation - Bylaw No. 5321

Bylaw 2018 No. 5321 repeals Corporation of the Township of Langley Water Shortage Response Bylaw 2012 No. 4909, as amended, including Amendment Bylaw 2013 No. 5003 and Amendment Bylaw 2016 No. 5184 and, replaces it with a revised bylaw to provide updates to the regulation of Water use within the Township.

**Attachments:** [G.1 en Drinking Water Conservation.pdf](#)

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

**H.1                      Brookwood-Fernridge Community Plan Amendment  
(Cedar Creek Estates Manufactured Home Park)  
Bylaw No. 5320  
Report 17-123  
File CD BA000015**

**Recommendation:** That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Cedar Creek Estates Manufactured Home Park) Bylaw 2017 No. 5320".

Explanation - Bylaw No. 5320

Bylaw 2017 No. 5320 amends the Brookwood-Fernridge Community Plan by redesignating the Cedar Creek Estates Manufactured Home Park located at 3031 - 200 Street to Manufactured Home Park.

**Attachments:** [H.1 cd Cedar Creek Estates Manufactured Home Park.pdf](#)

**H.2                      Rezoning Application No. 100447  
Development Permit Application Nos. 100816 and 100819  
(Infinity Properties Ltd. / 6910 - 200 Street)  
Bylaw No. 5294  
Report 18-04  
File CD 08-14-0183**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2018 No. 5294".

Explanation - Bylaw No. 5294

Bylaw 2018 No. 5294 rezones 1.96 ha (4.87 ac) of land located at 6910 - 200 Street to Comprehensive Development Zone CD-40 to allow for a townhouse development consisting of 51 units.

Development Permit No. 100816

Running concurrently with this Bylaw is Development Permit No. 100816 (Infinity Properties Ltd. / 6910 - 200 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "DD ";
- b. On-site landscaping plans being in substantial compliance with Schedules "EE" through "MM ", and in compliance with Subdivision

and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Planting Policy, subject to final acceptance of the Township; and

c. On-site landscaping to be secured by letter of credit at the building permit stage.

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 stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- c. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Landscaping and boulevard treatment being secured by letter of credit;
- e. Payment of supplemental Development Permit application fees, Development Cost Charges, and applicable Building Permit administration fees.

Development Permit No. 100819

Running concurrently with this Bylaw is Development Permit No. 100819 (Infinity Properties Ltd. / 6910 - 200 Street) to modify Streamside Protection and Enhancement Area widths in accordance with Attachment B subject to the following conditions:

- a. Streamside Restoration and Enhancement Works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed 51 Unit Development at 6910 - 200 Street, Langley, BC Updated Streamside Protection Development Permit Application Revision 3" (June 21, 2017) and the following drawings (attached as Schedule A):
  - Envirowest Drawing No. 946-34-03 Rev 06 "Setbacks", March 29, 2017;
  - Envirowest Drawing No. 946-34-01 Rev 09 "Habitat Impacts", June 19, 2017;
  - Envirowest Drawing No. 946-34-04 Rev 07 "Streamside

- Enhancement and Restoration Plan", March 29, 2017;  
- Envirowest Drawing No. 946-34-05 Rev 08 "Streamside Enhancement and Restoration Plan Specification and Details", June 15, 2017;  
b. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Area;  
c. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and  
d. Dedication of Streamside Protection and Enhancement Areas in accordance with Schedule A.

**Attachments:** [H.2 cd Infinity RZ DP.pdf](#)

### H.3

**Rezoning Application No. 100479**  
**Development Variance Permit Application No. 100091**  
**(Hauser / Severide / 4506 - 4508 Southridge Crescent)**  
**Bylaw No. 5337**  
**Report 18-05**  
**File CD 07-36-0144**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hauser / Severide) Bylaw 2018 No. 5337".

Explanation - Bylaw No. 5337

Bylaw 2018 No. 5337 rezones 1.5 ha (3.7 ac) of land located at 4506 - 4508 Southridge Crescent to Residential Zone R-1E to facilitate a fourteen (14) lot single family residential subdivision.

Development Permit No. 100091

Running concurrently with this Bylaw is Development Permit No. 100091 (Hauser / Severide / 4506 - 4508 Southridge Crescent) in accordance with Attachment A subject to the following conditions:

- a) Section 402.4 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 7.5 metres to 4.5 metres (abutting 215 Street), increase the flanking lot line setback requirement (abutting proposed cul-de-sac road) from 4.5 metres to 7.5 metres, and reduce the rear lot line setback from 7.5 metres to 1.5 metres for the principal building on proposed Lot 1, as indicated on Schedule "A";

b) Subdivision and Development Servicing Bylaw 2011 No. 4861 is hereby varied to reduce the width of a local residential road from 20 metres to 18.6 metres.

**Attachments:** [H.3 cd Hauser Severide RZ DVP.pdf](#)

#### H.4

**Rezoning Application No. 100486  
(Qualico Developments (Vancouver) Inc.) /  
3354, 3424, 3430, 3474, and 3502 - 208 Street)  
Bylaw No. 5330  
Bylaw No. 5331  
Report 18-07  
File CD 07-25-0038**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) 2018 Bylaw No. 5330"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) 2018 Bylaw No. 5331".

Explanation - Bylaw No. 5330

Bylaw 2018 No. 5330 rezones 8.3 ha (20.4 ac) of land located at 3354, 3424, 3430, 3474, and 3502 - 208 Street to Residential Zone R-1D to permit the subdivision of 84 fee simple single family lots.

Explanation - Bylaw No. 5331

Bylaw 2018 No. 5331 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

**Attachments:** [H.4 cd Qualico Dev RZ.pdf](#)

### **I. BYLAWS FOR FINAL ADOPTION**

#### I.1

**Rezoning Application No. 100476  
(Wagner Hills Farm Society / 8061 - 264 Street)  
Bylaw No. 5313  
Report 17-117  
File CD 11-25-0031**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wagner Hills Farm Society) 2017 Bylaw No. 5313".

### Explanation - Bylaw No. 5313

Bylaw 2017 No. 5313 amends Community Care Facility Zone P-2J by increasing the maximum number of beds permitted for a supportive residential recovery program from 50 to 119 (including staff).

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 6, 2017 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on November 27, 2017 with third reading given on December 11, 2017.

**Attachments:** [I.1 cd Wagner Hills Farm RZ.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**

At the February 19, 2018 Regular Evening Meeting of Council, Councillor Richter provided the following Notice of Motion:

### **M.1 Fort Langley Development**

**Recommendation:** Whereas a significant property owner and developer has publicly expressed discontent with the treatment he has received from the Township of Langley, and has said that he is now no longer able to proceed to redevelop relatively large sites within the centre of the commercial core of Fort Langley, and has started to permanently board some of them up;

Therefore be it resolved that Council invite Mr. Eric Woodward to the next Regular Evening Meeting of Council to present and discuss his concerns about the Township of Langley.

Councillor Arnason presented the following Notice of Motion within the deadlines according to Council's policy:

### **M.2 LMLGA - Resolution Regarding the Autonomy and Authority of Local Jurisdictions with respect to Trans Mountain Pipeline Expansion Activities**

**Recommendation:** Whereas the Trans Mountain (TM) pipeline was conceived and developed in the 1950's to move energy products, including oil and gas, from its source to other markets for refining and potential export;

Whereas the pipeline created a concomitant corridor to facilitate further works, servicing, and other infrastructure-related opportunities further to the movement of natural oil and gas products from Alberta to the British Columbia coastline;

Whereas the associated pipeline works cross over numerous territories, regions, local government and First Nation jurisdictional areas across the Province of British Columbia;

Whereas there have been on-going concerns expressed by many local entities both within the Metro area, and beyond, regarding concerns arising from the potential for deleterious results from pipeline-related activities affecting the natural environment, watercourses, local infrastructure, agriculture, and other areas of local government influence and jurisdiction under the Community Charter and Local Government Act;

Whereas most recently, Kinder Morgan has sought, and received approval, from the Federal Government of Canada to "twin" the existing pipeline (Trans Mountain Expansion Project (TMEP) largely to construct new infrastructure to enhance the capacity of the existing dated infrastructure;

Whereas by Decision dated December 7th, 2017, the NEB concluded that local TM works in the City of Burnaby related to the City's Zoning and Tree Bylaw could proceed without these local government approvals based on a prior BC Court of Appeal ruling in support of the NEB's jurisdiction to resolve conflicts relative to a Federal regulatory scheme; and

Whereas this recent ruling has significantly undermined opportunities for all accountable local governments, regions, territories and First Nations representative bodies to protect our local communities from a plethora of environmental and social maladies potentially associated with the aforementioned expansion;

Therefore be it resolved that LMLGA endorse this Resolution by forwarding these concerns to UBCM, FCM, and to the Provincial and Federal Government in order to create a framework to articulate and establish enforceable protocols and legally binding agreements to ensure that TM must be in substantial compliance with all provincial and municipal permitting and authorizations prior to commencing with pipeline expansion associated works in any local area.

## **N. TERMINATE**



