



# REGULAR EVENING MEETING OF COUNCIL

Monday, May 13, 2019 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 - May 13, 2019**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held May 13, 2019.

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

#### **B.1 Regular Evening Council Meeting - April 15, 2019**

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held April 15, 2019.

**Attachments:** [B.1 04 15 Regular Evening Minutes.pdf](#)

#### **B.2 Public Hearing Meeting - April 15, 2019**

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held April 15, 2019.

**Attachments:** [B.2 04 15 Public Hearing Minutes.pdf](#)

### **C. PRESENTATIONS**

### **D. DELEGATIONS**

#### **D.1 Jessica Yaniv File 0550-07**

**Recommendation:** Request by Jessica Yaniv, to appear before Council to discuss gender-based pricing at all licensed businesses within the Township of Langley.

**Attachments:** [D.1 Jessica Yaniv.pdf](#)

#### **D.2 Phil McNally File 0550-07**

**Recommendation:** Request by Phil McNally, to appear before Council to discuss the 216 Street Corridor study.

**Attachments:** [D.2 Phil McNally.pdf](#)

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

**F.1                      Rezoning Application No. 100572  
(Segra International Corp. / 3254 - 262 Street)  
Bylaw No. 5476  
Report 19-75  
File CD 10-25-0046**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Segra International Corp.) Bylaw 2019 No. 5476, amending General Industrial Zone M-2 to add cannabis production as a permitted use on land located at 3254 - 262 Street, subject to the following development prerequisites being satisfied prior to final reading:

1. Dedication of approximately three metres of road allowance along Fraser Highway, to the acceptance of the Township;
2. Dedication of a five metre x five metre corner truncation at the intersection of Fraser Highway and 262 Street;
3. Engagement of a qualified professional to ensure design and incorporation of devices as necessary to control and mitigate odours generated by proposed operation; and
4. Approval of Bylaw 2019 No. 5476 by the Ministry of Transportation and Infrastructure; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5476.

Explanation - Bylaw No. 5476

Bylaw 2019 No. 5476 amends the zoning of an approximately 0.23 ha (0.57 ac) property located at 3254 - 262 Street to add cannabis production use on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone.

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

**F.2                      Rezoning Application No. 100503  
Development Permit Application No. 100945  
(Genaris Properties Ltd. / 20559 - 86 Avenue)  
Bylaw No. 5436  
Report 19-73  
File CD 08-26-0192**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.)

Bylaw 2019 No. 5436, rezoning a portion of the 0.76 ha (1.86 ac) site located at 20559 - 86 Avenue to Comprehensive Development Zone CD-137, to facilitate the development of ten (10) townhouse and eight (8) duplex 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 86 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 15 wide metre wide freeway buffer along the northern property line, consistent with the Yorkson Neighborhood Plan, to the acceptance of the Township;
5. Dedication of Streamside Protection and Enhancement Area adjacent to Yorkson Creek and construction of a 6.0 metre wide trail within the streamside protection area, to the acceptance of the Township, including acceptance of final streamside restoration and enhancement plans, maintenance and monitoring plans and security;
6. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
7. 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;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Registration of a cross access easement in favour of the lot to the east (20585 - 86 Avenue / Lot 32 Section 26 Township 8 New Westminster District Plan 48848);
10. 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; and
  - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
11. Compliance with the Community Amenity Contribution Policy (if

applicable) and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; 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 Parkland Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5436 authorize the issuance of Development Permit No. 100945 for the proposed development subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Planting 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 and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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 Rezoning Bylaw No. 5436 in conjunction with the hearing for proposed Development Permit No. 100945.

Explanation - Bylaw No. 5436

Bylaw 2019 No. 5436 rezones a portion of property located at 20559 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units.

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

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

**G.1                      Community Standards Bylaw  
Bylaw No. 5448  
Bylaw No. 5449  
Report 19-79  
File CD 3900-25**

**Recommendation:** That Council give first, second and third reading to the Community Standards Bylaw 2019 No. 5448, which consolidates, repeals and replaces the Untidy and Unsightly Premises Bylaw 1982 No. 2092, Graffiti Bylaw 2008 No. 4627, Abandoned Properties Bylaw 2005 No. 4401 and Noise Control Bylaw 2015 No. 5172, and their respective amendments;

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5449; and further

That Council approve revisions to the existing Noise Control Exemption Policy No. 08-110.

Explanation - Bylaw No. 5448

Community Standards Bylaw 2019 No. 5448 is a bylaw to regulate, prohibit and impose requirements in relation to noise, untidiness, unsightliness and abandonment of property in the Township of Langley, and it repeals and replaces the Corporation of the Township of Langley Noise Control Bylaw 2015 No. 5172 and all amending bylaws, the Corporation of the Township of Langley Untidy and Unsightly Premises Bylaw 1982 No. 2092 and all amending bylaws, the Corporation of the Township of Langley Graffiti Bylaw 2008 No. 4627 and all amending bylaws, and the Corporation of the Township of Langley Abandoned Properties Bylaw 2005 No. 4401 and all amending bylaws.

Explanation - Bylaw No. 5449

Bylaw 2019 No. 5449 updates the Township of Langley Bylaw Enforcement Bylaw 2008 No. 4703 to permit a violation of the Township of Langley Community Standards Bylaw 2019 No. 5448 to be addressed through the issuance of bylaw notice.

**Attachments:** [G.1 cd Community Standards Bylaw.pdf](#)

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

**H.1                      Rezoning Application No. 100530 and  
Development Permit Application No. 101083  
(Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street)  
Bylaw No. 5450  
Report 19-44  
File CD 08-26-0209**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Yorkson) Ltd.) Bylaw 2019 No. 5450".

Explanation - Bylaw No. 5450

Bylaw 2019 No. 5450 rezones property located at 8450 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to permit a comprehensive development consisting of 38 townhouse units.

Development Permit No. 101083

Running concurrently with this Bylaw is Development Permit No. 101083 (Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street) in accordance with Attachment A 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" through "P", 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 and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**Attachments:** [H.1 cd Castlehill Homes \(Yorkson\) Ltd.pdf](#)

## H.2

**Official Community Plan Amendment and  
Rezoning Application No. 100179 and  
Development Permit Application No. 100903  
Development Variance Permit Application No. 100103  
(Qualico Developments / 20544 and 20570 - 78 Avenue)  
Bylaw No. 5426  
Bylaw No. 5461  
Report 19-50  
File CD 08-23-0155**

**Recommendation:** That Council give third reading to "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5426"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5461".

Explanation - Bylaw No. 5426

Bylaw 2019 No. 5426 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the type mix provisions for lands designated Mixed Residential located at 20544 and 20570 - 78 Avenue. The amendment will allow the development of 39 lots (22 single family lots, 11 rowhouse lots and 6 semi-detached lots).

Explanation - Bylaw No. 5461

Bylaw 2019 No. 5461 rezones properties located at 20544 and 20570 - 78 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1 A, and Residential Compact Lot Zones

R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to permit a comprehensive development consisting of 39 lots (22 single family lots, 11 rowhouse and 6 semi-detached lots).

Development Permit No. 100903

Running concurrently with this Bylaw is Development Permit No. 100903 (Qualico Developments / 20544 and 20570 - 78 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100103

Running concurrently with this Bylaw is Development Variance Permit No. 100103 (Qualico Developments / 20544 and 20570 - 78 Avenue) in accordance with Attachment E subject to the following conditions:

- a. Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 28;
- b. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;
- c. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33.

**Attachments:** [H.2 cd 08-23-155 Qualico.pdf](#)



**H.3**

**Official Community Plan Amendment and  
Rezoning Application No. 100158 and  
Development Permit Application Nos. 100967,  
101079 and 101097  
(Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and  
7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street)  
Bylaw No. 5465  
Bylaw No. 5466  
Report 19-53  
File CD 08-23-0172**

**Recommendation:** That Council give third reading to "Langley Official Community Plan  
Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)  
Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan)  
Bylaw 2015 No. 5101 Amendment (Pollyco (Latimer) Ventures Ltd.)  
Bylaw 2019 No. 5465"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment  
(Pollyco (Latimer) Ventures Ltd.) Bylaw 2019 No. 5466".

Explanation - Bylaw No. 5465

Bylaw 2019 No. 5465 amends the Willoughby Community Plan and the Latimer Neighbourhood Plan between the Apartment-Mixed Use, Apartment, Live-Work (Townhouse), Single Family Residential 3, and Streamside Protection and Enhancement Areas to accommodate a proposed single family residential, rowhouse, semi-detached, Apartment - Mixed Use, Apartment (up to six storeys), Live-Work (Townhouse), and Townhouse development on lands located between 74A and 76 Avenues from 200 to 202A Streets.

Explanation - Bylaw No. 5466

Bylaw 2019 No. 5466 rezones land at 7484, 7536 and 7570 - 200 Street and 7441, 7495 and 7541 - 202A Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH); and Comprehensive Development Zone CD-136 to permit a comprehensive development consisting of 138 lots (63 single family lots, 33 rowhouses and 42 semi-detached lots), one (1) mixed use building including ground floor commercial space, two (2) apartment buildings, townhouse live-work units and townhouse units.

## Development Permit No. 100967

Running concurrently with this Bylaw is Development Permit No. 100967 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (proposed single family lots) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all Residential Compact Lot R-CL(A) and R-CL(B) zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

## Development Permit No. 101079

Running concurrently with this Bylaw is Development Permit No. 101079 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including:
  - i. a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
  - ii. a drainage management plan confirming offsite (upstream) flow paths will be maintained through the project site; and
  - iii. confirmation that on-site watercourse and SPEA relocations comply with senior government requirements for off-site watercourses and SPEAs.
- c. 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 Development Permit Area; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and

provisions of copies of approval/submissions to the Township.

Development Permit No. 101097

Running concurrently with this Bylaw is Development Permit No. 101097 (Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and 7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street) (proposed rowhouse and semi-detached lots) in accordance with Attachment C subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "II";
- b. On-site landscaping plans being in substantial compliance with Schedules "JJ" through "YY", 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;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(RH) and R-CL(SD);

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. Completion of the subdivision to create 63 single family lots, 33 rowhouse lots and 42 semi-detached lots;
- d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(RH) and R-CL(SD) zoned lots;
- 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.

**Attachments:** [H.3 cd 08-23-0172 Pollyco.pdf](#)

**H.4**

**Rezoning Application No. 100529 and  
Development Permit Application No. 101008  
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)  
Bylaw No. 5454  
Report 19-74  
File CD 11-31-0045**

**Recommendation:** That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454, rezoning a 1.0 ha (2.4 ac) site located at 21750 - 96 Avenue, to Comprehensive Development Zone CD-34, to facilitate development of 14 townhouses, 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. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the west half of 217A Street, in accordance with the Township's Subdivision and Development Servicing Bylaw and the Walnut Grove Redwoods Neighbourhood Plan;
3. 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;
4. Dedication and enhancement of the lands being added to the environmental conservation area identified on the Land Use Concept in accordance with the Redwoods Neighbourhood Plan, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
6. Registration of a cross access easement in favour of the properties to the west, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township:
  - a. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements;
  - b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
  - c. prohibiting reliance on offsite parking;
  - d. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;

- e. Prohibiting access to 96 Avenue;
- f. Non disturbance covenant and an all purpose right of way protecting the heritage redwood trees fronting the subject site; and
- g. Notifying owners of the presence of a golf course and the potential noises, nuisances and errant balls associated with operation of a golf course;
- 8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
- 9. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
- 10. Compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and
- 11. Payment of applicable supplemental rezoning fees, Redwoods Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges; and further

That Council authorize the issuance of Development Permit No. 101008, at time of final reading of Bylaw No. 5454, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), 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. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- 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, both with accompanying legal documents as required, to the acceptance of the Township.

Explanation - Bylaw No. 5454

Bylaw 2019 No. 5454 rezones property located at 21750 - 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.

**Attachments:** [H.4 cd Crew H rz dp.pdf](#)

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

- I.1 Inclusion of a Representative from the  
Fraser Health Authority on the Seniors Advisory Committee  
Bylaw No. 5473  
Report 19-55  
File ADM 3900-25**

**Recommendation:** That Council give final reading to "Council Advisory Committee Establishment Bylaw 2008 No. 4700, Amendment Bylaw 2019 No. 5473".

Explanation - Bylaw No. 5473

Bylaw 2019 No. 5473 amends the Council Advisory Committee Establishment Bylaw, as amended, to add a representative of the Fraser Health Authority as a non-voting member of the Seniors Advisory Committee.

**Attachments:** [I.1 adm SAC Membership Amendment.pdf](#)

- I.2 2019 Langley Annual Rates and  
Tax Collection Bylaw for Universal Services  
Bylaw No. 5474  
Report 19-63  
File FIN 1970-02**

**Recommendation:** That Council give final reading to "Langley Annual Rates and Tax Collection Bylaw 2019 No. 5474".

Explanation - Bylaw No. 5474

Bylaw 2019 No. 5474 provides for the 2019 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the Community Charter. The Community Charter states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 14th of each year.

**Attachments:** [I.2 fin Annual Rates and Tax Collection.pdf](#)

**I.3 Sanitary Development Works Agreement Bylaw  
(South Brookwood Infrastructure Inc.)  
Bylaw No. 5472  
Report 19-68  
File CD 07-27-0082**

**Recommendation:** That Council give final reading to "Sanitary Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5472"; and further

That Council authorize, upon adoption of Sanitary Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5472 the execution of a Development Works Agreement with South Brookwood Infrastructure Inc. in the form of a document presented as Attachment A, for the provision of off-site sanitary infrastructure for the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan.

Explanation - Bylaw No. 5472

Bylaw 2019 No. 5472 authorizes the execution of a Development Works Agreement between the Township of Langley and South Brookwood Infrastructure Inc. for the provision of sanitary works in the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

**Attachments:** [I.3 cd South Brookwood Sanitary DWA.pdf](#)

**I.4 Drainage Development Works Agreement Bylaw  
(South Brookwood Infrastructure Inc.)  
Bylaw No. 5471  
Report 19-67  
File CD 07-27-0082**

**Recommendation:** That Council give final reading to "Drainage Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5471"; and further

That Council authorize, upon adoption of Drainage Development

Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5471 the execution of a Development Works Agreement with South Brookwood Infrastructure Inc. in the form of a document presented as Attachment A, for the provision of a community stormwater detention facility and off-site drainage infrastructure for the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan.

Explanation - Bylaw No. 5471

Bylaw 2019 No. 5471 authorizes the execution of a Development Works Agreement between the Township of Langley and South Brookwood Infrastructure Inc. for the provision of drainage works in the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

**Attachments:** [I.4 cd South Brookwood Drainage DWA.pdf](#)

## **J. MAYOR AND COUNCIL REPORT**

## **K. METRO VANCOUVER REPRESENTATIVES REPORT**

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

The following item has been brought forward from the April 15, 2019 Special Closed Council Meeting:

**L.1                      Special Closed Agricultural Advisory and Economic  
Enhancement Committee Recommended Motion  
File 0540-20**

**Recommendation:** That Council appoint Ava Reeve as the Township of Langley's representative on the Metro Vancouver Regional District Agricultural Advisory Committee.  
CARRIED

Section 90(1) (a) Personnel

## **M. OTHER BUSINESS**

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

**M.1                      216 Street North Corridor Study**

**Recommendation:** Whereas the funding (\$100,000) for a corridor study on 216 Street



north has been approved in the 2019 budget by Council;

Therefore be it resolved that the 216 Street North Corridor study begin immediately.

**N. TERMINATE**