



# REGULAR EVENING MEETING OF COUNCIL

Monday, September 30, 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 - September 30, 2019**  
7:00pm approximately

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held September 30, 2019.

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

- B.1**                      **Regular Evening Council Meeting - September 9, 2019**  
7:05pm approximately

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held September 9, 2019.

**Attachments:** [B.1 09\\_09 Regular Evening Minutes.pdf](#)

- B.2**                      **Public Hearing Meeting - September 9, 2019**  
7:08pm approximately

**Recommendation:** That Council adopt the Minutes of the Public Hearing meeting held September 9, 2019.

**Attachments:** [B.2 09\\_09 Public Hearing Minutes.pdf](#)

### **C. PRESENTATIONS**

- C.1**                      **Langley Xtreme 03**  
7:10pm approximately

**Recommendation:** Mayor and Council to present the Langley Xtreme 03 softball team with achievement certificates.

### **D. DELEGATIONS**

- D.1**                      **Teresa Penner**  
**LifeApp**  
**File 0550-07**  
7:20pm approximately

**Recommendation:** Request by Teresa Penner, LifeApp, to appear before Council to discuss funding for organizations that do not meet the Township of Langley's grant criteria.

**Attachments:** [D.1 Teresa Penner.pdf](#)

**D.2** Trevor Moreno  
Langley Rep Fastpitch  
File 0550-07  
7:30pm approximately

**Recommendation:** Request by Trevor Moreno, Langley Rep Fastpitch, to appear before Council to recognize some of the achievements within the Langley Rep Fastpitch program and to request additional field space.

**Attachments:** [D.2 Langley Rep Fastpitch.pdf](#)

## **E. REPORTS TO COUNCIL**

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

**F.1** Rezoning Application No. 100545  
Development Permit Application No. 101026 and  
Development Variance Permit Application No. 100112  
(Qualico Developments / 7653 and 7675 - 204 Street)  
Bylaw No. 5480  
Bylaw No. 5505  
Report 19-145  
File CD 08-23-0183  
7:40pm approximately

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480, rezoning 2.01 ha (4.99 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase, to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to accommodate a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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 Yorkson Engineering Services Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of

the Township of Langley General Manager of Engineering and Community Development;

3. Provision of road dedications, widenings, and necessary traffic improvements for 203 Street, 203A Street, 204 Street and 76B Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Dedication and construction of a 15 metre wide (average) ecological greenway along the northern edge of the site including a connection to 76B Avenue consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. 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 of Langley General Manager of Engineering and Community Development;
6. Registration of restrictive covenants acceptable to the Township:
  - a. Restricting development of semi-detached and rowhouse lots until a Development Permit is issued for the site;
  - b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as 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), is accepted by the Township;
  - c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
  - d. Prohibiting driveway access to 204 Street;
7. Compliance with the Community Amenity Contribution Policy, including entering into a Phased Development Agreement and completion of the contribution, and the requirements of the Yorkson Greenway Amenity Zoning Policy, including payment of applicable greenway amenity fees;
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 give first and second reading to Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505;

That Council at time of final reading of Rezoning Bylaw No. 5480 authorize issuance of Development Permit No. 101026 for the proposed single family portions of the development, 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;

That Council at the time of final reading of Bylaw No. 5480 authorize the issuance of Development Variance Permit No. 100112 (siting variance) as follows:

- 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 11, indicated on Schedule "A";
- b. Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule "A";
- 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 side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule "A";
- d. 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 from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule "A"; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5480 and Phased Development Agreement

Bylaw No. 5505 in conjunction with the hearing for proposed Development Permit No. 101026 and Development Variance Permit No. 100112.

Explanation - Bylaw No. 5480

Bylaw 2019 No. 5480 rezones 2.01 ha (4.99 ac) of land at 7653 and 7675 - 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 40 lots (30 single family lots, 4 rowhouses and 6 semi-detached lots).

Explanation - Bylaw No. 5505

Bylaw 2019 No. 5505 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

**Attachments:** [F.1 cd Qualico RZ DP DVP.pdf](#)

**F.2**

**Rezoning Application No. 100484**  
**Development Permit Application No. 100900**  
**(0748694 BC Ltd. / 3134 - 200 Street)**  
**Bylaw No. 5504**  
**Bylaw No. 5511**  
**Report 19-148**  
**File CD 07-23-0069**  
**7:45pm approximately**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504, rezoning 1.88 ha (4.66 ac) of land located at 3134 - 200 Street in the Brookwood/Fernridge Community Plan area, to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure the 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;

3. Provision of a report demonstrating how the 2, 5, and 100 year post development flows will be managed to pre-development conditions in accordance with the Stormwater Management Plan, including provision of a community stormwater detention facility;
4. Provision of road dedications, widenings and necessary traffic improvements for 200 Street and 201 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood/Fernridge Community Plan;
5. Provision of greenway and trail dedications and rights of way, and necessary improvements including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security, for 200 Street;
6. 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);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of a cross access easement in favour of the properties to the north (3166 - 200 Street, 20050 and 20088 - 32 Avenue);
9. Registration of restrictive covenants acceptable to the Township:
  - a) Prohibiting access from the site to 200 Street and prohibiting parking on 200 Street;
  - b) Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) and prohibiting garages from being developed for purposes other than parking of vehicles; and
  - c) Identifying a minimum of 5% of townhouse units required to incorporate the Basic Adaptable Housing Requirements;
10. Execution of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
11. Provision of an overall layout plan for the area identified as A2 in the Anderson Creek Integrated Stormwater Management Plan, including roads, greenways, environmental setbacks, land use and conceptual servicing; and
12. Payment of applicable, 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 at time of final reading of Rezoning Bylaw No. 5504 authorize issuance of Development Permit No. 100900 subject to the following conditions:

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

That Council give first and second reading to Township of Langley Phased Development Agreement (0748694 BC Ltd.) Bylaw 2019 No. 5511; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5504 and Phased Development Agreement Bylaw No. 5511 in conjunction with the hearing for proposed Development Permit No. 100900.

Explanation - Bylaw No. 5504

Bylaw 2019 No. 5504 rezones 1.88 ha (4.66 ac) of land located at 3134 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units.

Explanation - Bylaw No. 5511

Bylaw 2019 No. 5511 authorizes the Township of Langley to enter into a phased development agreement with 0748694 BC Ltd.

**Attachments:** [F.2 cd RZ DP 0748694 BC.pdf](#)

- F.3**                      **Rezoning Application No. 100583**  
**(Volero Brands Inc. / 0833690 BC Ltd. / 1, 20133 - 102 Avenue)**  
**Bylaw No. 5510**  
**Report 19-149**  
**File CD 09-02-0170**  
**7:50pm approximately**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Volero Brands Inc.) Bylaw 2019 No. 5510, to amend Heavy Industrial Zone M-3 to accommodate federally licenced cannabis production uses on a site specific basis, for property located within a proposed 1,533 square metres (16,501 square feet) strata lot located at 1, 20133 - 102 Avenue; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5510.

Explanation - Bylaw No. 5510

Bylaw 2019 No. 5510 amends the zoning of a property located at 1, 20133 - 102 Avenue to accommodate federally licenced cannabis production uses on a site specific basis for a proposed 1,533 square metres (16,501 square feet) strata lot in an existing 4,466 square metres (48,072 square feet) industrial building located on the property.

**Attachments:** [F.3 cd Volero RZ.pdf](#)

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

- G.1**                      **Low Carbon Mobility Plan: Electric Vehicles**  
**Bylaw No. 5396**  
**Report 19-143**  
**File ENG 5280-01**  
**7:55pm approximately**

**Recommendation:** That Council endorse the Low Carbon Mobility Plan: Electric Vehicles; and further

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Electric Vehicle Charging) Bylaw 2019 No. 5396, and authorize staff to schedule the required public hearing.



Explanation - Bylaw No. 5396

Bylaw 2019 No. 5396 amends the Zoning Bylaw by incorporating provisions related to electric vehicle charging for residential uses.

**Attachments:** [G.1 en Low Carbon Mobility Plan Electric Vehicles.pdf](#)

**G.2**

**2020 Permissive Tax Exemptions - Amending Bylaw 2019**

**Bylaw No. 5512**

**Report 19-140**

**File FIN 1970-04**

**8:00pm approximately**

**Recommendation:** That Council approve the addition of the Sources Community Resources Society at 207 and 208 - 20445 - 62 Avenue for 2020 Permissive Tax Exemption under Charitable and Not-For-Profit Bylaw 2014, No. 5117;

That Council approve the ownership change of 2013 - 248 Street from Amazing Discoveries Ministries to Vietnamese Unified Buddhist (Hoa-Nghiem) Congregation under Church Tax Exemption Bylaw 2014, No. 5118;

That Council remove Jericho Ridge Community Church at 211 - 20740 Mufford Crescent as they are no longer occupying the space under Church Tax Exemption Bylaw 2014, No. 5118; and

That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw 2019 No. 5512.

Explanation - Bylaw No. 5512

Section 220 of the Community Charter provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the Community Charter provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225 (3) of the Community Charter authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw 2019 No. 5512 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014, No. 5117

- ☐ To add Sources Community Resources Society -  
207 and 208 - 20445 - 62 Avenue

Churches Permissive Tax Exemption Bylaw 2014 No. 5118

- ☐ To change the ownership name of 2013 - 248 Street from  
Amazing Discoveries Ministries to Vietnamese Unified Buddhist  
(Hoa-Nghiem) Congregation
- ☐ To remove Jericho Ridge Community Church -  
211- 20740 Mufford Crescent

**Attachments:** [G.2 fin 19-140 RTC 2020 Permissive Tax Exemptions.pdf](#)

**G.3**

**Acquisition of 20914 - 76 Avenue (Kuang et al),  
Loan Authorization Bylaw 2019, No. 5515, and  
Alternative Approval Process  
Bylaw No. 5515  
Report 19-36  
File ADM PM002834  
8:05pm approximately**

**Recommendation:** That Council give first, second and third reading to "Land Acquisition Loan Authorization Bylaw 2019 No. 5515" for the purpose of borrowing funds in the amount of \$2.424 million; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for the Land Acquisition Loan Authorization Bylaw 2019 No. 5515 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a. Elector responses shall be in the form set out in Attachment C.
- b. The deadline for the submission of elector responses forms shall be 4:30 PM on Friday, December 20, 2019 (the "Deadline").
- c. The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.
- d. This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 85,452.
- e. The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.

Explanation - Bylaw No. 5515

Bylaw 2019 No. 5515 authorizes the Township of Langley to borrow \$2.424 million towards the estimated cost of land acquisition capital project.

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

**Attachments:** [G.3 adm Report to Council \(Kuang et al\).pdf](#)

**G.4**

**Acquisition of 3005 - 270B Street (Su)**

**Bylaw No. 5516**

**Report 19-39**

**File ADM PM002807**

**8:10pm approximately**

**Recommendation:** That Council give first, second and third reading to "Land Acquisition Loan Authorization Bylaw 2019 No. 5516" for the purpose of borrowing funds in the amount of \$782,750 (\$775,000 plus 1% MFA); and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for the Land Acquisition Loan Authorization Bylaw 2019 No. 5516 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a. Elector responses shall be in the form set out in Attachment C.
- b. The deadline for the submission of elector responses forms shall be 4:30 PM on Friday, December 20, 2019 (the "Deadline").
- c. The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.
- d. This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 85,452.
- e. The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.

Explanation - Bylaw No. 5516

Bylaw 2019 No. 5516 authorizes the Township of Langley to borrow \$782,750 towards the estimated cost of land acquisition capital project.

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

**Attachments:** [G.4 adm Report to Council - 3005-270B Street \(Su\).pdf](#)

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

**H.1 Rezoning Application No. 100555 and  
Development Permit Application No. 101052  
(Shen/Fung / 20343 - 72 Avenue)  
Bylaw No. 5495  
Report 19-124  
File CD 08-23-0186  
8:15pm approximately**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495".

Explanation - Bylaw No. 5495

Bylaw 2019 No. 5495 rezones 0.4 ha (1.1 ac) of land located at 20343 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units.

Development Permit No. 101052

Running concurrently with this Bylaw is Development Permit No. 101052 (Shen/Fung / 20343 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- 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);
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its

recommendations into the final development design;

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. 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;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. 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 of Langley General Manager of Engineering and Community Development.

**Attachments:** [H.1 cd RZ DP Shen Fung.pdf](#)

**H.2                      Official Community Plan Amendment and  
Rezoning Application No. 100160 and  
Development Permit Application Nos. 100971,  
101091 and 101092  
(Mitchell Latimer 80 / 197 Inc. / 19648 and  
19678 - 80 Avenue and 7661 - 197 Street)  
Bylaw No. 5491  
Bylaw No. 5492  
Report 19-127  
File CD 08-22-0083 / 0091  
8:20pm approximately**

**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 (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492".

Explanation - Bylaw No. 5491

Bylaw 2019 No. 5491 amends the Willoughby Community Plan and Latimer Neighbourhood Plan to allow a townhouse and single family development on lands located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street.

Explanation - Bylaw No. 5492

Bylaw 2019 No. 5492 rezones 7.78 ha (19.23 ac) of land located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B), R-CL(SD), and Comprehensive Development Zone CD-131 to accommodate 21 single family lots, 38 semi-detached units, and 106 townhouses.

Development Permit No. 100971

Running concurrently with this Bylaw is Development Permit No. 100971 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) 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 Compact Lot Zone R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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

## Development Permit No. 101091

Running concurrently with this Bylaw is Development Permit No. 101091 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) 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 General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- 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 SPEAs; 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. 101092

Running concurrently with this Bylaw is Development Permit No. 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) in accordance with Attachment C subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "CC";
- b. On-site landscaping plans being in substantial compliance with Schedules "DD" through "FF", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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.

**Attachments:** [H.2 cd Mitchell Grp Ph 2.pdf](#)

## **I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION**

**I.1                      Zoning Bylaw 2019 Update  
Bylaw No. 5490  
Report 19-118  
File CD OB00003  
8:25pm approximately**

**Recommendation:** That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zoning Bylaw 2019 Update) Bylaw 2019 No. 5490".

Explanation - Bylaw No. 5490

Bylaw 2019 No. 5490 involves amendments to Township of Langley Zoning Bylaw 1987 No. 2500 necessary to allow for efficient administration of the bylaw and to reflect current Council policies. This is a continuation of the process started in 1987 with the adoption of the Consolidated Zoning Bylaw.

Clerk's Note: Please note that there are no prerequisites listed in the Community Development Division report to Council of July 22, 2019 attached to the Bylaw. The Public Hearing for the Bylaw was held on September 9, 2019.

**Attachments:** [I.1 cd Zoning Bylaw 2019 Update.pdf](#)



- I.2**                      **Heritage Revitalization Agreement**  
**Application No. 100574 - Rizun Residence**  
**(Mitchell Latimer 80 Inc. / 19678 - 80 Avenue)**  
**Bylaw No. 5493**  
**Report 19-125**  
**File CD 08-22-0092 / 6800-25-RIZ01**  
**8:30pm approximately**

**Recommendation:** That Council give third and final reading to "Heritage Revitalization Agreement Authorization Bylaw (Rizun Residence) 2019 No. 5493".

Explanation - Bylaw No. 5493

Bylaw 2019 No. 5493 authorizes the Township to enter into a Heritage Revitalization Agreement with Mitchell Latimer 80 Inc. for the Rizun Residence located at 19678 - 80 Avenue. The Heritage Revitalization Agreement provides for the relocation, rehabilitation, restoration and continued protection of the heritage building for use as a single-family residence.

Clerk's Note: Please note that there are no development prerequisites listed in the Community Development Division report to Council of July 22, 2019 attached to the Bylaw. The Public Hearing for the Bylaw was held on September 9, 2019.

**Attachments:** [I.2 cd HRA Rizun Residence.pdf](#)

## **J. BYLAWS FOR FINAL ADOPTION**

- J.1**                      **Cannabis Production Farm Bylaw**  
**Bylaw No. 5496**  
**Bylaw No. 5497**  
**Bylaw No. 5498**  
**Report 19-119**  
**File CD BA000023**  
**8:35pm approximately**

**Recommendation:** That Council give final reading to "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496";

"Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2019 No. 5497";  
and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5498".

Explanation - Bylaw No. 5496

Bylaw 2019 No. 5496 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

Explanation - Bylaw No. 5497

Bylaw 2019 No. 5497 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis production.

Explanation - Bylaw No. 5498

Bylaw 2019 No. 5498 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to permit a violation of the Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496 to be addressed through the issuance of a bylaw notice.

Clerk's Note: The Cannabis Production Farm Bylaw was deferred at the September 9, 2019 Regular Evening Council meeting.

**Attachments:** [J.1 cd Cannabis Production Farm Bylaw.pdf](#)

**J.2**

**Rezoning Application No. 100572  
(Segra International Corp. / 3254 - 262 Street)  
Bylaw No. 5476  
Report 19-75  
File CD 10-25-0046  
8:40pm approximately**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Segra International Corp.) Bylaw 2019 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 13, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on May 27, 2019 with third reading given on June 10, 2019.

**Attachments:** [J.2 cd Segra International.pdf](#)

**K. MAYOR AND COUNCIL REPORT**

**L. METRO VANCOUVER REPRESENTATIVES REPORT**

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

**N. OTHER BUSINESS**

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

**N.1                      Policy for Application of Bylaws for Driveway Widenings  
8:55pm approximately**

**Recommendation:** Whereas the Subdivision and Development Servicing Bylaw does not permit the widening of residential driveways in compact neighbourhoods beyond 6.0m;

Whereas the Highway and Traffic Bylaw outlines that the maximum width of a residential driveway is 7.5m; and

Whereas residents in some compact residential neighbourhoods have frontage well above 11.0m (up to 13.5m in some cases) that can likely accommodate a driveway up to 7.5m wide, especially where on-street parking is not permitted;

Therefore be it resolved that staff be directed to prepare and report back with a new or revised draft policy outlining the future application of the Subdivision and Development Servicing Bylaw and Highway and Traffic Bylaw to potentially allow for the widening of driveways up to 7.5m in residential compact neighbourhoods, subject to staff input, for lots with sufficient frontage, such that minor widenings will not adversely affect prevailing aesthetics, drainage capacity, and neighbourhood on-street parking supply.

**O. TERMINATE**