



REGULAR EVENING MEETING OF COUNCIL

Monday, October 7, 2019 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

- A.1 Regular Evening Council Meeting - October 7, 2019**
7:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held October 7, 2019.

B. ADOPTION OF MINUTES

- B.1 Regular Evening Council Meeting - September 30, 2019**
7:05pm approximately

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held September 30, 2019.

Attachments: [B.1 09_30 Regular Evening Minutes.pdf](#)

- B.2 Public Hearing Meeting - September 30, 2019**
7:07pm approximately

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held September 30, 2019.

Attachments: [B.2 09_30 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING**G. BYLAWS FOR FIRST, SECOND AND THIRD READING****H. BYLAWS FOR CONSIDERATION AT THIRD READING**

H.1 **Rezoning Application No. 100533 and
Development Permit Application No. 101077
(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)
Bylaw No. 5499
Bylaw No. 5506
Report 19-138
File CD 08-26-0185
7:10pm approximately**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499";

"Township of Langley Phased Development Agreement
(Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506".

Explanation - Bylaw No. 5499

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD 139 to permit a comprehensive development consisting of 44 townhouse units.

Explanation - Bylaw No. 5506

Bylaw 2019 No. 5506 authorizes the Township of Langley to enter into a phased development agreement with Castlehill Homes (Carvolth) Ltd.

Development Permit No. 101077

Running concurrently with this Bylaw is Development Permit No. 101077 (Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "N";
- b. Landscape plans being in substantial compliance with Schedule "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. All signage being in compliance with Schedule "O" and the Township's Sign Bylaw;
 - d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
 - e. All refuse areas to be located within the buildings 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 Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101078;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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.

Attachments: [H.1 cd Castlehill Carvolth.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.1 Official Community Amendment and
Rezoning Application No. 100097
Development Permit Application No. 100821
(Reno Investments 2011 Ltd. / 22310, 22322,
22338 and 22390 - 48 Avenue)
Bylaw No. 5280
Bylaw No. 5281
Report 17-60
File CD 10-31-0156
7:20pm approximately**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281".

Explanation - Bylaw No. 5280

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

Explanation - Bylaw No. 5281

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

Development Permit No. 100821

That Council authorize issuance of Development Permit No. 100821 (Reno Investments 2011 Ltd. / 22310, 22322, 22338 and 22390 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "J";

b. On-site landscaping plans being in substantial compliance with Schedules "K" through "M", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- d. An erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 12, 2017 attached to the Bylaw have been satisfactorily addressed, provided the Community Amenity Contribution exemption request outlined in the report to Mayor and Council for this project has been granted at the October 7, 2019 Regular Afternoon Council Meeting. The Public Hearing for the Bylaws was held on June 26, 2017 with third reading given on July 10, 2017. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed due to ownership changes.

Attachments: [I.1 cd Reno OCP RZ DP.pdf](#)

**I.2 2020 Permissive Tax Exemptions - Amending Bylaw 2019
Bylaw No. 5512
Report 19-140
File FIN 1970-04
7:30pm approximately**

Recommendation: That Council give final reading to "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 remove Jericho Ridge Community Church -
211- 20740 Mufford Crescent

To change the ownership name of 2013 - 248 Street from
Amazing Discoveries Ministries to Vietnamese Unified Buddhist
(Hoa-Nghiem) Congregation

Attachments: [I.2 fin 2020 Permissive Tax Exemptions.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. OTHER BUSINESS

N. TERMINATE