



# REGULAR EVENING MEETING OF COUNCIL

Monday, January 13, 2020 at 19:00  
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 - January 13, 2020**  
7:00pm approximately

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held January 13, 2020.

### B. ADOPTION OF MINUTES

- B.1**                      **Regular Evening Council Meeting - December 16, 2019**  
7:02pm approximately

**Recommendation:** That Council adopt the Minutes of the Regular Evening Council meeting held December 16, 2019.

**Attachments:** [B.1 12\\_16 Regular Evening Minutes.pdf](#)

### C. PRESENTATIONS

### D. DELEGATIONS

- D.1**                      **Christopher Sine**  
**File 0550-07**  
7:05pm approximately

**Recommendation:** Request by Christopher Sine, to appear before Council to discuss a dangerous trail at 200 Street and 64 Avenue.

**Attachments:** [D.1 Christopher Sine.pdf](#)

- D.2**                      **Greg Sadowski**  
**File 0550-07**  
7:15pm approximately

**Recommendation:** Request by Greg Sadowski, to appear before Council to discuss recent tree removal in the Milner Heights Neighbourhood.

**Attachments:** [D.2 Greg Sadowski.pdf](#)

### E. REPORTS TO COUNCIL

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

**F.1                      Official Community Plan Amendment and  
Rezoning Application No. 100171  
Development Permit Application No. 101022  
(1159338 BC Ltd. / 22356 - 48 Avenue)  
Bylaw No. 5547  
Bylaw No. 5548  
Bylaw No. 5549  
Report 20-03  
File CD 10-31-0146  
7:25pm approximately**

**Recommendation:** That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5548 rezoning 0.12 ha (0.29 ac) of land located at 22356 - 48 Avenue to Comprehensive Development Zone CD-141, to facilitate the development of six (6) 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 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 48 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan, to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
6. Registration of a cross access easement in favour of the adjacent townhouse development for access purposes;

7. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
  - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
8. Identifying the units (minimum 5%) required to incorporate Schedule 2 Adaptable Housing Requirements of the Official Community Plan;
9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed);
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 101022 at the time of final reading of Rezoning Bylaw No. 5548 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "G" and "H" 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees;

That Council authorize first and second reading of Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549; and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw, rezoning bylaw and Phased Development Agreement Bylaw No. 5549 in conjunction with the hearing for proposed Development Permit No. 101022.

Explanation - Bylaw No. 5547

Bylaw 2020 No. 5547 amends the Murrayville Community Plan by re-designating the property located at 22356 - 48 Avenue, from Commercial and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a six unit townhouse project.

Explanation - Bylaw No. 5548

Bylaw 2020 No. 5548 rezones 0.12 ha (0.29 ac) of land located at 22356 - 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-141 to accommodate 6 townhouse units.

Explanation - Bylaw No. 5549

Bylaw 2019 No. 5549 authorizes the Township of Langley to enter into a phased development agreement with 1159338 BC Ltd.

**Attachments:** [F.1 cd 1159338 BC Ltd.pdf](#)

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

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

**H.1                      Official Community Plan Amendment and  
Rezoning Application No. 100184  
(Ganchar / 23600 - 23900 Block of 36A Avenue)  
Bylaw No. 5527  
Report 20-04  
File CD 10-28-0042  
7:30pm approximately**

**Recommendation:** That Council repeal third reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, granted on December 2, 2019; and grant third reading to the revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527 rezoning ten (10) rural residential properties located in the 23600 - 23900 blocks of 36A Avenue to Rural Zone RU-3A, subject to provision of securities for completion of a hydrogeological study, to the acceptance of the General Manager of Engineering and Community Development, prior to Council's consideration of final reading.

Explanation - Bylaw No. 5526

Bylaw 2019 No. 5526 amends the Rural Plan by adding a provision to the Agricultural/ Countryside designation to provide for future rezoning to accommodate subdivision of each of the thirty-two (32) - one (1) acre fee simple lots created under NWD Plan 19218 into two lots for an area located outside the Agricultural Land Reserve on 36A Avenue between 236 and 240 Streets.

Explanation - Bylaw No. 5527

Bylaw 2019 No. 5527 rezones ten (10) properties located on 36A Avenue west of 240 Street to Rural Zone RU-3A to accommodate fee simple subdivision.

Clerk's Note: On December 2, 2019, Council granted third reading to the subject application proposing to rezone eleven (11) properties. One of the subject properties has since withdrawn from the application, therefore amending Rezoning Bylaw 2019 No. 5527 and further necessitating reconsideration of third reading. As Council previously considered the applicants' request and approved the waiving of CAC's, the same consideration will once again be extended to the current application and bylaw (as amended), unless otherwise directed by Council. For clarity, the subject properties will be exempt from the provisions of the Township's CAC Policy, for a

current target contribution amount of \$68,076, consistent with Council's previous decision for exemption from CAC's of a target contribution amount of \$79,422.

**Attachments:** [H.1 cd Ganchar 3rd reading redo.pdf](#)

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

- I.1 Regional Harmonization of  
Heavy Truck Definition and Regulations  
Bylaw No. 5552  
Report 19-200  
File ENG 3900-01-002  
7:40pm approximately**

**Recommendation:** That Council give final reading to "Highway and Traffic Bylaw 2010 No. 4758 Amendment Bylaw 2019 No. 5552".

Explanation - Bylaw No. 5552

Bylaw 2019 No. 5552 amends the Highway and Traffic Bylaw 2010 No. 4758 by incorporating harmonized regulations between municipalities and the Province related to commercial vehicle regulations.

**Attachments:** [I.1 eng Heavy Truck Definition.pdf](#)

- I.2 2020 Revenue Anticipation Borrowing Bylaw  
Bylaw No. 5551  
Report 19-195  
File FIN 3900-25  
7:45pm approximately**

**Recommendation:** That Council give final reading to "2020 Revenue Anticipation Borrowing Bylaw 2019 No. 5551".

Explanation - Bylaw No. 5551

The purpose of Bylaw 2019 No. 5551 is to provide authorization to borrow funds between January 1, 2020 and December 31, 2020. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

**Attachments:** [I.2 fin Revenue Anticipation Borrowing Bylaw.pdf](#)

- I.3 McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 and Alternative Approval Process**  
**Bylaw No. 5507**  
**Report 19-135**  
**File FIN 1760-20**  
**7:50pm approximately**

**Recommendation:** That Council give final reading to "McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507".

Explanation - Bylaw No. 5507

Bylaw 2019 No. 5507 authorizes the Township of Langley to borrow \$1.919 million towards the estimated cost of constructing McLeod Athletic Park capital works.

**Attachments:** [I.3 fin McLeod Athletic Park Cap Works Loan Authorization.pdf](#)

- I.4 Land Acquisition Loan Authorization Bylaw 2019 and Alternative Approval Process**  
**Bylaw No. 5508**  
**Report 19-136**  
**File FIN 1760-20**  
**7:55pm approximately**

**Recommendation:** That Council give final reading to "Land Acquisition Loan Authorization Bylaw 2019 No. 5508".

Explanation - Bylaw No. 5508

Bylaw 2019 No. 5508 authorizes the Township of Langley to borrow \$16.398 million towards the estimated cost of land acquisition capital project.

**Attachments:** [I.4 fin Land Acquisition Loan Authorization.pdf](#)

- I.5 Strategic Land Acquisition Loan Authorization Bylaw 2019 and Alternative Approval Process**  
**Bylaw No. 5509**  
**Report 19-33**  
**File FIN 1760-20**  
**8:00pm approximately**

**Recommendation:** That Council give final reading to "Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509".

Explanation - Bylaw No. 5509

Bylaw 2019 No. 5509 authorizes the Township of Langley to borrow \$67.67 million towards the estimated cost of Strategic land acquisition capital project.

**Attachments:** [1.5 fin Strategic Land Acquisition Loan Authorization.pdf](#)

**I.6**

**Official Community Plan Amendment and  
Rezoning Application No. 100172 and  
Development Permit Application No. 100946  
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)  
Bylaw No. 5429  
Bylaw No. 5430  
Report 18-157  
File CD 08-13-0086  
8:05pm approximately**

**Recommendation:** That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018 No. 5430".

Explanation - Bylaw No. 5429

Bylaw 2018 No. 5429 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to accommodate the proposed density of 11.5 units per hectare (4.5 units per acre) for the site and allow the development of eleven (11) single family lots.

Explanation - Bylaw No. 5430

Bylaw 2018 No. 5430 rezones property located at 21020 - 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan area to Comprehensive Development Zone CD-133 to accommodate an eleven (11) lot single family subdivision.

Development Permit No. 100946

That Council authorize issuance of Development Permit No. 100946 (1131703 BC Ltd. / Dhillon / 21020 - 72 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 Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 19, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on December 3, 2018 with third reading given on December 10, 2018. In accordance with Council policy, staff advise that the public hearing for the Bylaw(s) 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 for the following reasons: An extensive civil engineering design to complete to enter a servicing agreement.

**Attachments:** [I.6 cd Dhillion OCP RZ DP.pdf](#)

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

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

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

The following information has been brought forward from the December 2, 2019 Special Closed Council meeting for public information:

**L.1                      2020 Council Appointments of Community Members to  
Township of Langley Council Advisory Committees  
Report 19-48  
File ADM 0540-01**

**Recommendation:** MOTION

That Council appoint Scott Jacobsen to the Heritage Advisory Committee, in lieu of the youth position.  
CARRIED

That Council proceed with appointments of community members to Township of Langley Council Advisory Committees.

## Agricultural Advisory and Economic Enhancement Committee

- ☐ Kendall Ballantine
- ☐ Vince Pontaletta
- ☐ Amanda Smith

## Heritage Advisory Committee

- ☐ Tom Annandale
- ☐ Rosemary Genberg
- ☐ Scott Jacobsen

## Recreation, Culture and Parks Advisory Committee

- ☐ Zach DiGuistini
- ☐ Lorraine Goulet
- ☐ Dave Kang

## Seniors Advisory Committee

- ☐ Lorraine Gates
- ☐ Gerry Larson
- ☐ Mani Mann
- ☐ Sherri Martin

CARRIED

## Section 90(1) (a) Personnel

## **M. OTHER BUSINESS**

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

## M.1

**Presentation of Defeated Proposed Amendments to WARCAP**  
8:10pm approximately

**Recommendation:** Whereas:

1. On December 2, 2019, Council voted 6-2 to defeat even receiving a staff report on the proposed amendments to the draft Willoughby Arterial Road Completion Amenity Policy;
2. The proposed amendments, so defeated by Council, were intended to address public and development industry input regarding valid concerns of preserving the existing development economics along with the urgent need to address the worsening arterial road infrastructure issues within Willoughby;

3. Multiple elected members of Council that voted to defeat the Willoughby Arterial Road Completion Amenity Policy, and to not consider it further, promised to electors during the 2018 municipal election campaign to solve the worsening problem of 208 Street within Willoughby; and

4. The draft Willoughby Arterial Road Completion Amenity Policy is the only solution of any kind for this issue so far presented by any member of Council, almost a third of the way through the current Council term;

Therefore be it resolved that staff be directed to present to Council, as part of the 2020 budget process for its further consideration, an explanation and review of the amendments to the Willoughby Arterial Road Completion Amenity Policy that were proposed and defeated at the December 2, 2019, Regular Evening Meeting of Council.

**Attachments:** [M.1 Notice of Motion Reference.pdf](#)

## **N. TERMINATE**