



# REGULAR MEETING OF COUNCIL

Monday, October 5, 2020 at 1:00 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 Council Meeting - October 5, 2020**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Council meeting held October 5, 2020.

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

#### **B.1 Regular Council Meeting - September 21, 2020**

**Recommendation:** That Council adopt the Minutes of the Regular Council meeting held September 21, 2020.

**Attachments:** [B.1 09 21 Regular Minutes.pdf](#)

### **C. DELEGATIONS**

### **D. PRESENTATIONS**

#### **D.1 Fire Prevention Week**

**Recommendation:** That Council receive the presentation by staff regarding Fire Prevention Week.

#### **D.2 Reopening Plan for Township of Langley Recreational Facilities**

**Recommendation:** That Council receive the presentation by staff regarding the reopening plan for Township of Langley recreational facilities.

Clerk's Note: Council requested this presentation at the September 21, 2020 Regular Council meeting. Please refer to Item E.5.

#### **D.3 Social Sustainability Strategy**

**Recommendation:** That Council receive the presentation by the Social Sustainability Task Force, providing an overview of the proposed Social Sustainability Strategy.

Clerk's Note: Please refer to Item E.1.

**E. REPORTS TO COUNCIL**

**E.1                      Social Sustainability Strategy  
Report 20-124  
File CD LSP00006**

**Recommendation:** That Council endorse the Social Sustainability Strategy, presented as Attachment A to this report; and further

That Council refer to 2021 budget deliberations consideration of annual operating funding in the amount of \$50,000 to support implementation of the Social Sustainability Strategy.

**Attachments:** [E.1 cd Social Sustainability Strategy.pdf](#)

**E.2                      Liquor Licence Amendment Application No. 000052  
(Smugglers Trail Caskworks / 140, 9339 - 200A Street)  
Report 20-123  
File CD 08-35-0259**

**Recommendation:** That Council consider the endorsement request for a structural change (addition of a new licenced area) for Smugglers Trail Caskworks located at 140, 9339 - 200A Street; and further

That Council adopt the following resolution, should it decide to endorse Smugglers Trail Caskworks' request:

"That Council has considered and ENDORSED the request by Smugglers Trail Caskworks for the structural change (addition of a new licenced area) for the existing brewery lounge serving Smugglers Trail Caskworks located at 140, 9339 - 200A Street, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on October 5, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

Submissions from the public.

Explanation by the proponent.

**Attachments:** [E.2 cd Smugglers Trail Caskworks.pdf](#)

**E.3 Temporary Expansion of Patio Seating  
Report 20-126  
File CD 7130-30-002**

**Recommendation:** That Council receive this report for information confirming its decision to allow for temporary expansion of patio seating for existing restaurants, cafes, pubs, craft breweries, wineries, distilleries and cideries until October 31, 2021 in accordance with the Liquor and Cannabis Regulation Branch Policy, where applicable.

**Attachments:** [E.3 cd Temporary Expansion of Patio Seating.pdf](#)

**E.4 Murrayville and Brookwood Water  
Quality Improvements  
Report 20-125  
File ENG 5330-27-82**

**Recommendation:** That Council direct staff to include funding in the amount of \$6,000,000 in the 2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookwood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.

**Attachments:** [E.4 en Murrayville Water Quality Improvements.pdf](#)

**E.5 Recreation Facility Update  
Report 20-129  
File PR 7900-01**

**Recommendation:** That the Township of Langley's Additional Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council;

That as the next step in the Reopening Plan, Council approve the reopening of WC Blair Recreation Centre Swimming Pool, including a target opening date of early November of 2020, an approved additional expense of \$174,000 in 2020, and a pre-approved budget increase of \$873,000 for 2021;

That consideration of further steps in the Reopening Plan, including the reopening of Walnut Grove Community Centre Swimming Pools, be deferred and considered as part of the 2021 budget process;

That continued updates to the Township of Langley Reopening Plan be presented to Council as details are developed in consideration of recreation sector guidance, specific facility and program risk assessments; and all COVID-19 Safety plans are developed.

**Attachments:** [E.5 pr REC Additional Reopening.pdf](#)

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

**F.1                      Official Community Plan Amendment and  
Rezoning Application No. 100173 and  
Heritage Alteration Permit Application No. 101031  
(Grayrose / 21600 Block 48 Avenue)  
Bylaw No. 5640  
Bylaw No. 5641  
Report 20-127  
File CD 10-31-0160**

**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 (Grayrose) Bylaw 2020 No. 5640 to change the designation of 0.2 ha (0.5 ac) of land located in the 21600 Block of 48 Avenue from "Single Family Two" to "Limited Commercial"; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641 to rezone the subject lands, from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to provide for the development of two limited commercial / mixed use buildings, subject to the following prerequisites being satisfied to the acceptance of the General Manager Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including onsite detention, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk materials and layout, fencing, signage, landscaping details and security;
5. Provision of a final tree management plan incorporating tree

retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

6. Registration of restrictive covenants:
  - a. Prohibiting vehicular access to and from the site to 48 Avenue;
  - b. Prohibiting reliance on off-site parking; and,
  - c. Restricting access to the site to right in right out only from 216 Street;
7. Registration of an easement granting access to 21628 - 48 Avenue from 216 Street via the drive aisle and associated discharge of easements BL280567 and BL280569 from 4742 - 216 Street and 21617 - 47A Avenue;
8. Satisfaction of the conditions within and discharge of restrictive covenants BK99488 and BK99491;
9. Compliance with the Community Amenity Contributions Policy; and,
10. 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 consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Heritage Alteration Permit No. 101031 at the time of final reading of Bylaws No. 5640 and 5641, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy requirements;
- c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule "A", and the Township's Sign Bylaw;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas to be located within a building in substantial

compliance with Schedule "A";

Although not part of the Heritage Alteration 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 Heritage Alteration Permit application, Murrayville Pedestrian Overpass and Building Permit Administration Fees; and Development Cost Charges
- 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;
- d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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;
- e. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment Bylaw No. 5640 and Rezoning Bylaw No. 5641 in conjunction with the hearing proposed for Heritage Alteration Permit No. 101031.

Explanation - Bylaw No. 5640

Bylaw 2020 No. 5640 amends the Murrayville Community Plan by changing the designation of 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from "Single Family Two" to "Limited Commercial". Bylaw 5640 also adds policy for the "Limited Commercial" land use designation.

Explanation - Bylaw No. 5641

Bylaw 2020 No. 5641 rezones 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to permit a comprehensive development consisting of two mixed use buildings.

**Attachments:** [F.1 cd Grayrose OCP RZ HAP.pdf](#)

**F.2**

**Rezoning Application No. 100527 and  
Development Permit Application No. 101189  
(Isle of Mann Property Group / 20701 - 84 Avenue and  
8400 Block of 207A Street)  
Bylaw No. 5635  
Report 20-128  
File CD 08-26-0208**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635, rezoning 0.92 ha (2.27 ac) of land located at 20701 - 84 Avenue and 8400 Block of 207A Street to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to facilitate the development of 21 lots (10 single family lots, 5 rowhouses and 6 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 noted otherwise 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;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 and 207A Street, and 84 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;
4. 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);
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
6. Registration of restrictive covenants acceptable to the Township:
  - a. Restricting development of rowhouse and semi-detached lots until a Development Permit is issued for the lots;
  - b. Prohibiting clearing of the rowhouse and semi-detached 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. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(RH) and R-CL(SD);
  - d. Prohibiting clearing and restricting building on proposed Lot 21 until future development in conjunction with 8440 - 206 Street;
  - e. Identifying the units (minimum 5% for single family and semi-detached units) required to incorporate the Adaptable Housing Requirements;
- 7. Registration of a 6 metre wide statutory right of way on the west portion of "Lot 16" to permit temporary access;
  - 8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Yorkson Greenway Amenity Policy;
  - 9. 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 at time of final reading of Rezoning Bylaw No. 5635 authorize issuance of Development Permit No. 101189 (proposed single family lots) 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; and
- c. Payment of supplemental development permit fees prior to issuance.

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5635 in conjunction with Development Permit No. 101189.

Explanation - Bylaw No. 5635

Bylaw 2020 No. 5635 rezones 0.92 ha (2.27 ac) of land at 20701 - 84 Avenue and 8400 Block of 207A Street from Suburban



Residential Zone SR-2 and Residential Compact Lot Zone R-CL to Residential Zone R-1A, 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 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).

**Attachments:** [F.2 cd Isle of Mann.pdf](#)

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

**G.1**                      **2021 Permissive Tax Exemptions**  
                              **Bylaw No. 5644**  
                              **Bylaw No. 5645**  
                              **Report 20-122**  
                              **File FIN 1970-04**

**Recommendation:** That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw 2020 No. 5644;

That Council give first, second and third reading to the Partnering Permissive Tax Exemption Bylaw 2020 No. 5645;

That Council approve the addition of the Langley Good Times Cruise-In located at 27173 Fraser Highway for 100% exemption for 2021;

That Council approve the addition of the Aldergrove Food Bank located at 27522 Fraser Highway for 1983 square feet of exemption of the improvement for 2021;

That Council approve the addition of Tourism Langley Association located at 50, 5385 - 216 Street for 694 square feet of exemption of the improvement and 2 parking stalls for 2021;

That Council approve a \$75,000 limit on the 2021 exemption for the Langley Rod and Gun Club located at 3854 - 208 Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of \$90,000;

That Council approve a \$75,000 limit on the 2021 exemption for the Langley Memorial Hospital Foundation located at 5122 - 221A Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of \$4,800;

That Council approve the name change from Langley Association for Community Living to Inclusion Langley Society for the following locations: 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221A Street, 202, 5171 - 221A Street, and 203, 5171 - 221A Street;

That Council approve the name change from Lutheran Church - Canada Financial Ministries to Wagner Hills Farm Society located at 8061 - 264 Street;

That Council approve the Vineyard Christian Fellowship Aldergrove located at 27522 Fraser Highway for 2718 square feet of the improvement for 2021;

That Council approve removal of Living Word Christian Church at 20178 - 72 Avenue as they no longer own or occupy the property;

That Council approve the removal of Vineyard Christian Fellowship Aldergrove located at 27309 Fraser Highway as they no longer occupy this location; and

That Council approve amendments to Property Taxation Policy, 03-837 requiring churches and not-for-profit and charitable organizations to apply annually and by June 1 through the Township of Langley online Permissive Tax Exemption application process.

Explanation - Bylaw No. 5644

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 2020 No. 5644 provides for amendments to the following Permissive Tax Exemption Bylaws:

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

- ☐ To add Langley Good Times Cruise-In - 27173 Fraser Highway
- ☐ To add the Aldergrove Food Bank - 27522 Fraser Highway

- ☐ To change the name from Langley Association for Community Living to Inclusion Langley Society - 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221 A Street, 202, 5171 -221A Street, and 203, 5171 - 221A Street
- ☐ To change the name from Lutheran Church - Canada Financial Ministries to Wagner Hills Farm Society - 8061 - 264 Street
- ☐ To reduce the exemption for the Langley Rod and Gun Club from 100% to 46% - 3854 - 208 Street
- ☐ To reduce the exemption for the Langley Memorial Hospital Foundation from 100% to 86% - 5122 - 221A Street

#### Churches Permissive Tax Exemption Bylaw 2014 No. 5118

- ☐ To add the Vineyard Christian Fellowship Aldergrove - 27522 Fraser Highway
- ☐ To remove the Vineyard Christian Fellowship Aldergrove - 27309 Fraser Highway
- ☐ To remove Living Word Christian Church - 20178 - 72 Avenue

Explanation - Bylaw No. 5645

Section 225(2)(a) of the Community Charter allows eligible partnering properties to be considered for exemption.

**Attachments:** [G.1 fin 2020 Permissive Tax Exemptions.pdf](#)

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

**H.1                      Licence Bylaw Amendment  
Cannabis Processing, Research and Development and  
Non-Profit Businesses  
Bylaw No. 5573  
Report 20-115  
File CD 3900-25-5130**

**Recommendation:** That Council give third reading to "Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573".

Explanation - Bylaw No. 5573

Bylaw 2020 No. 5573 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail, processing, and research and development, and to provide requirements for non-profit entities.

Submissions from the public.

**Attachments:** [H.1 cd Licencing Bylaw Amendment.pdf](#)

- H.2**                      **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

**Rezoning Application No. 100608  
(Lehigh Hanson Materials Ltd. / 20111 - 102B Avenue)  
Bylaw No. 5623  
Report 20-120  
File CD 09-02-0173**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No. 5623".

Explanation - Bylaw No. 5623

Bylaw 2020 No. 5623 amends the text of Heavy Industrial Zone M-3 to accommodate construction of an asphalt batch plant on a 7.5 ha (18.6 ac) property located at 20111 - 102B Avenue.

**Attachments:** [H.2 cd Lehigh Hanson RZ.pdf](#)

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

- I.1**                      **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

**Rezoning Application No. 100613  
(Janda Group Holdings Inc. / 20178 - 96 Avenue)  
Bylaw No. 5636  
Report 20-117  
File CD 08-35-0198**

**Recommendation:** That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5636".

Explanation - Bylaw No. 5636

Bylaw 2020 No. 5636 amends the Comprehensive Development Zone CD-14 by adding pharmacy to the list of permitted uses to accommodate a pharmacy at 20178 - 96 Avenue.

Clerk's Note: As Bylaw No. 5636 (Janda Group Holdings Inc. / 20178 - 96 Ave) does not have any development prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw on the Council agenda of October 5, 2020.

**Attachments:** [I.1 cd Janda RZ.pdf](#)

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

- J.1 Highway Closure and Dedication Removal (Township - Fort Block Lane)**  
**Bylaw No. 5634**  
**Report C20-25**  
**File ADM PM002696**

**Recommendation:** That Council give final reading to "Highway Closing and Dedication Removal (Township - Fort Block Lane) Bylaw 2020 No. 5634".

Explanation - Bylaw No. 5634

Bylaw 2020 No. 5634 authorizes the closure and highway dedication removal from a portion of lane between Royal Street and King Street at Mavis Avenue.

**Attachments:** [J.1 adm Fort Block North Lane Only Road Closure.pdf](#)

- J.2 LED Street Lighting Conversion Loan Authorization Bylaw 2020 and Alternative Approval Process**  
**Bylaw No. 5620**  
**Report 20-70**  
**File FIN 1760-20**

**Recommendation:** That Council give final reading to "LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620".

Explanation - Bylaw No. 5620

Bylaw 2020 No. 5620 authorizes the Township of Langley to borrow \$4.392 million towards the estimated cost of the LED Street Light Program: Multiple Locations Project.

**Attachments:** [J.2 LED Street Lighting Conversion Loan Authorization.pdf](#)

**J.3**

**Official Community Plan Amendment and  
Rezoning Application No. 100194 and  
Development Permit Application No. 101164  
(Essence Holdings (Parc Central 1) Inc. / 20261 - 72B Avenue)  
Bylaw No. 5632  
Bylaw No. 5633  
Report 20-100  
File CD 08-23-0200**

**Recommendation:** That Council give final reading to "Langley Official Community Plan  
Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)  
Bylaw 1998 No. 3800 Amendment (Central Gordon Estate  
Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment  
(Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment  
(Essence Properties (Parc Central 1) Inc.) Bylaw 2020 No. 5633".

Explanation - Bylaw No. 5632

Bylaw 2020 No. 5632 amends the Central Gordon Estate  
Neighbourhood Plan for a 0.8 ha (1.9 ac) of land located at  
20261 - 72B Avenue to increase the density allowable in the  
Townhouse B land use designation. The amendment is required to  
facilitate the development of 30 townhouse units.

Explanation - Bylaw No. 5633

Bylaw 2020 No. 5633 amends the Comprehensive Development  
Zone CD-124 to change the number of permitted townhouses to 110  
from 102.

Development Permit No. 101164

That Council authorize issuance of Development Permit No. 101164  
(Essence Holdings (Parc Central 1) Inc. / 20261 - 72B Avenue) in  
accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. On-site landscaping plans being in substantial compliance with  
Schedule "B" and in compliance with Subdivision and Development  
Servicing Bylaw (Schedule I - Tree Protection) and the Township's  
Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect or  
arborist that the tree protection fencing identified in the tree  
management plan is in place;

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. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. On-site landscaping to be secured by letter of credit at building permit stage; and
- c. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 27, 2020 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 14, 2020 with third reading given on September 14, 2020.

**Attachments:** [J.3 cd Essence Holdings \(Park Central 1\).pdf](#)

**J.4                      Rezoning Application No. 100533 and  
Development Permit Application No. 101077  
(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)  
Bylaw No. 5499  
Report 19-138  
File CD 08-26-0185**

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

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.

Development Permit No. 101077

That Council authorize issuance of 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of September 9, 2019 attached to the Bylaw has been satisfactorily addressed. The Public Hearing for the Bylaw was held on September 30, 2019 with third reading given on October 7, 2019.

**Attachments:** [J.4 cd Castlehill Carvolth.pdf](#)



**J.5                      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 final 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

That Council authorize issuance of 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

That Council authorize issuance of 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 1, 2019 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on April 15, 2019 with third reading given on May 13, 2019. 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. During this period, resolution of the development prerequisite items, including finalization of securing the required neighbourhood park, was on-going.

**Attachments:** [J.5 cd 08-23-155 Qualico.pdf](#)

## **K. CORRESPONDENCE**

**L. MINUTES OF COMMITTEES**

- L.1**                      **Heritage Advisory Committee - September 2, 2020**  
                              **Seniors Advisory Committee - September 15, 2020**  
                              **File 0540-20**

**Recommendation:** That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

**Attachments:** [L.1 Committee Minutes.pdf](#)

**M. MAYOR AND COUNCIL REPORT****N. METRO VANCOUVER REPRESENTATIVES REPORT****O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

The following information has been brought forward from the September 14, 2020 Special Closed Council meeting for public information:

- O.1**                      **Tree Protection Advisory Committee (TPAC)**  
                              **Report C20-24**  
                              **File CD 0540-20-TPAC-01**

**Recommendation:** Council proceeded with the selection process for the Tree Protection Advisory Committee (TPAC).

**MOTION**

That the following individuals be appointed to the Tree Protection Advisory Committee (TPAC):

- ☐ Christine Bishop
- ☐ John Evanochko
- ☐ Catherine Grey
- ☐ Matt Muller
- ☐ Al Neufeld
- ☐ Hanae Sakurai
- ☐ Trevor Smith
- ☐ Amber Stewart
- ☐ John Turner

**CARRIED**

Section 90(1) (a) Personnel

The following information has been brought forward from the September 21, 2020 Special Closed Council meeting for public information:

**O.2                      Tree Protection Advisory Committee Appointments  
File 0540-01**

**Recommendation:** That Councillor Whitmarsh be appointed the Council Co-Chair of the Tree Protection Advisory Committee; and

That Councillor Arnason be appointed the Alternate Council Co-Chair of the Tree Protection Advisory Committee.

CARRIED

Section 90(1) (a) Personnel

**P. OTHER BUSINESS**

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

**P.1                      Appointment of Municipal Directors to the MetroVancouver  
Regional District Board**

**Recommendation:** Whereas the Township of Langley now has a population over 120,000;

Whereas based on its population, the Township of Langley is entitled to 2 voting members on the MetroVancouver Regional Board, each carrying an equal number of votes at the MetroVancouver Board;

Whereas the TOL Council elects by secret ballot its representatives to the MetroVancouver Board;

Whereas MetroVancouver Regional Board decisions have a significant impact on the Township of Langley via the regional taxes and user fees that TOL residents pay each year; and

Whereas the population of the Township of Langley is entitled to transparent and accountable local representation at the MetroVancouver Regional Board decision-making table;

Therefore be it resolved that:

1. All votes for Township of Langley representatives to the MetroVancouver Regional Board be held in open Council meetings following 2 minute public speeches about their eligibility for a MetroVancouver Regional Board seat;

2. The successful TOL candidates to the MetroVancouver Board can only be deemed elected if they receive a 50% plus 1 majority vote of Council; and

3. If MetroVancouver Board candidates receive less than a 50% plus 1 majority vote, then the lowest ranking candidates are dropped from the ballot and revotes are held until the 2 elected positions each receive at least a 50% plus 1 majority vote of Council.

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

**P.2 Korean Mask Donation**

**Recommendation:** Whereas the Gapyeong County of South Korea donated 10,000 Comet Disposable Masks to the Township of Langley;

Whereas the COVID-19 pandemic continues to affect our community, residents and staff; and

Whereas our local Fire Department and Langley Emergency Program uses masks routinely in order to conduct their daily work tasks such as fire inspection, public education, and emergency preparedness responses;

Therefore be it resolved that Council donate the 10,000 Comet Disposable Masks to the Township Fire Department and Langley Emergency Program for use in their day-to-day operations.

**Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING**

**Recommendation:** That Council now resolve into a Special Closed Meeting for discussion of the following items, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;  
Item F.1 - Section 90(1) (b) Personal; and  
Item F.2 - Section 90(1) (c) Labour Relations.

**R. TERMINATE**