



REGULAR MEETING OF COUNCIL

Monday, June 14, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - June 14, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 14, 2021.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - May 31, 2021

Recommendation: That Council adopt the Minutes of the Regular Council meeting held May 31, 2021.

Attachments: [B.1 05-31 Regular minutes.pdf](#)

C. DELEGATIONS

D. PRESENTATIONS

D.1 Accessibility Issues

Recommendation: That Council receive the presentation by Zosia Ettenberg, Langley Pos-Abilities Society, regarding accessibility issues at the Brookwood Plaza and development of an online accessibility map for Langley, BC.

Clerk's Note: Presentation was approved by Council at the May 31, 2021 Regular Council meeting. As requested by Council, the correspondence from Ramin Seifi, General Manager, Engineering and Community Development, addressed to Councillor Arnason, regarding the Brookwood Plaza was received and reviewed by the presenter.

D.2 Shared Waters Alliance

Recommendation: That Council receive the presentation by Christy Juteau, Conservation Science Director, A Rocha Canada & Core Team, Shared Waters Alliance, regarding current activities of the Shared Waters Alliance, areas of alignment with the Township of Langley and opportunities to join together with others to enhance collaboration towards better water quality and improved ecosystem health of Boundary Bay and tributaries flowing into it while also advancing reconciliation.

Clerk's Note: Presentation was approved by Council at the May 31, 2021 Regular Council meeting.

D.3 Tree Protection Bylaw

Recommendation: That Council receive the presentation by Catherine Grey, Community Co-Chair, Tree Protection Advisory Committee, to present proposed changes to the Tree Protection Bylaw 2019 No. 5478.

Clerk's Note: Please refer to Items K.1 and K.2.

E. REPORTS TO COUNCIL

E.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.

**Development Permit Application No. 101188
(Qualico Developments (Vancouver) Inc. /
20500 Block of 78 Avenue)
Report 21-67
File CD 08-23-0201**

Recommendation: That Council authorize issuance of Development Permit No. 101188 to Qualico Developments (Vancouver) Inc. for properties located in the 20500 block of 78 Avenue to the acceptance of the General Manager of Engineering and Community Development, subject to the following conditions being satisfied:

- 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.

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. 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;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Tree management in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection (including Section 5.2 at 3:1 replacement ratio)) being secured by letter of credit, including payment of associated administration fees;
- d. Registration of a restrictive covenant:
 - ☐ prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
- e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
- f. Registration of a party wall and common element maintenance agreement on the title of all lots;
- g. Registration of an easement securing the required visitor parking spaces; and
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: [E.1 cd DP 101188 Qualico.pdf](#)

**E.2 2020 Audited Consolidated Financial Statements
Report 21-74
File FIN 1830-02**

Recommendation: That Council receive and accept the 2020 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

Attachments: [E.2 fin Draft 2020 Audited Consolidated Financial Stmtns.pdf](#)

**E.3 Climate Action Revenue Incentive Program
Report 21-70
File ENG 5280-31**

Recommendation: That Council send a letter to Premier John Horgan, the Minister of Municipal Affairs, the Minister of Environment and Climate Change Strategy, and all local Members of Legislative Assembly requesting immediate consideration for the development of an alternative to the Climate Action Revenue Incentive Program that provides consistent and comparable annual funding for local governments to deliver climate action projects; and further

That Council endorse submission of a resolution to the Union of BC Municipalities (UBCM) for consideration at the upcoming Convention to be held in September 2021 requesting that the Provincial Government immediately develop an alternative to the Climate Action Revenue Incentive Program as a source of sustainable funding for municipalities to undertake critical climate action projects, as outlined in more detail in the body of this report.

Attachments: [E.3 en Climate Action Revenue Incentive Program.pdf](#)

E.4

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.

**Liquor Licence Amendment Application No. 000055
(Camp Beer Co. / 110, 19664 - 64 Avenue)
Report 21-66
File CD 08-10-0056**

Recommendation: That Council consider the endorsement request for structural change (expansion of existing brewery lounge) and an increase in person capacity for Camp Beer Co. located at 19664 - 64 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Camp Beer Co.'s request:

"That Council has considered and ENDORSED the request by Camp Beer Co. for the structural change to an approved lounge endorsement and increase in the person capacity to 160 (80 person indoor lounge, 80 person patio) for the existing brewery lounge serving Camp Beer Co. located at 110, 19664 - 64 Avenue, 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 through a written submission opportunity prior to the June 14, 2021 Council Meeting 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."

Attachments: [E.4 cd LP 000055 Camp Beer Co.pdf](#)

**E.5 Fort Langley Utility Box Art Wraps
Report 21-73
File ACCI 5210-01**

Recommendation: That Council request staff to complete the project to wrap BC Hydro and Township owned utility boxes in Fort Langley utilizing a combination of original art with themes identified in this report and historic photos from the archives of the Langley Centennial Museum.

Attachments: [E.5 acci Fort Langley Utility Box Art Wraps.pdf](#)

**E.6 DCC Frontending Agreement 1081760 BC Ltd.
Report 21-75
File CD 07-23-0070**

Recommendation: That Council authorize staff to execute a Drainage Development Cost Charges (DCC) Frontending Agreement with 1081760 BC Ltd. in the substantial form and substance of the document presented as Attachment A, for the provision of off-site drainage infrastructure in the Brookwood-Fernridge Community Plan area.

Attachments: [E.6 cd DCCFA 1081760 BC Ltd.pdf](#)

**E.7 Budget Transfer: Glover Road Sanitary Sewer Forcemain
Report 21-77
File ENG 5330-24-52**

Recommendation: That Council authorize a budget transfer, in the amount of \$350,000, to facilitate completion of the Glover Road Sanitary Sewer Forcemain Project between Smith Crescent and Maxwell Crescent as outlined in this report.

Attachments: [E.7 en Glover Road Sanitary Sewer.pdf](#)

**E.8 Fort Langley Community Park
Public Engagement Update
Report 21-72
File ENG 0810-20**

Recommendation: That Council receive the Fort Langley Community Park Public Engagement Update Report for information and provide direction to staff based on the information presented and outlined in the Financial Implications section of this report.

Attachments: [E.8 en FLCP Public Engagement Update.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100643 and
Development Permit Application No. 101193
(Stevovic / 20452 - 80 Avenue)
Bylaw No. 5723
Report 21-69
File CD 08-23-0196**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Stevovic) Bylaw 2021 No. 5723, rezoning 1.36 ha (3.36 ac) of land located at 20452 - 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 60 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 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 204B Street and 80 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. Dedication and construction of a 4.5 m wide street greenway on the south side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, 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);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
 - b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary

- suites within individual townhouse units;
- d. Prohibiting access from 80 Avenue once access from 204B Street is functional;
- e. Prohibiting building of proposed Building 4 as shown on Schedule A of Attachment A until such time as access from 204B Street is functional; and
- f. Requiring a non-disturbance area over the Streamside Protection and Enhancement Area, including final acceptance of streamside restoration and enhancement plans and details, streamside fencing, signage and security;
- 8. Registration of an access easement for emergency access purposes to and from the property to the east (20486 - 80 Avenue);
- 9. Registration of a 2.0 m (6.56 ft) wide statutory right of way for the purpose of a public pathway along the easterly portion of the site;
- 10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity Policy;
- 11. 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. 5723 authorize issuance of Development Permit No. 101193, 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;

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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or

arborist that tree protection fencing identified in the tree management plan is in place; and

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

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5723 in conjunction with Development Permit No. 101193.

Explanation - Bylaw No. 5723

Bylaw 2021 No. 5723 rezones 1.36 ha (3.36 ac) of land at 20452 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 60 units.

Attachments: [F.1 cd DP 101193 Stevovic.pdf](#)

F.2

**Official Community Plan Amendment and
Rezoning Application No. 100217 and
Development Permit Application No. 101107
(Paddington Properties (NE Gordon) Ltd. /
20617 and 20643 - 68 Avenue)
Bylaw No. 5710
Bylaw No. 5711
Report 21-78
File CD 08-14-0206**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711, rezoning 0.68 ha (1.68 ac) of land located at 20617 and 20643 - 68 Avenue to Comprehensive Development Zone CD-160 to facilitate development of 32 residential units consisting of townhouses, duplexes, and a detached strata unit, 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;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
 3. Securing of a community stormwater detention site to serve the storm catchment area;
 4. Dedication of the existing stormwater detention pond secured by Statutory Right of Way CA 5002275 located at the northeast portion of 20643 - 68 Avenue (Lot 25 Section 14 Township 8 New Westminster District Plan 41072);
 5. Provision of road dedications, widening, statutory right of ways, and necessary traffic improvements for 206 Street and 68 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
 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. Final completion of detailed landscape plans and compliance with the Age Friendly Amenity Area requirements;
 8. Registration of restrictive covenants:
 - a. Identifying the units (minimum 5%) to incorporate the Adaptable Housing requirements;
 - b. Prohibiting development of secondary suites within individual units and prohibiting garages from being developed for purposes other than parking of vehicles;
 - c. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 9. Compliance with the 208 Street Area Greenway Amenity Policy and Community Amenity Contributions Policy (with an additional contribution of \$115,500 for five (5) units) proposed;
 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 the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd. Bylaw 2021 No. 5710 as 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, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5711 authorize issuance of Development Permit No. 101107 (form, siting, and character) 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 Schedules "B" 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan amendment Bylaw No. 5710, Rezoning Bylaw No. 5711 in conjunction with the hearing for proposed Development Permit No. 101107.

Explanation - Bylaw No. 5710

Bylaw 2021 No. 5710 amends the Northeast Gordon Estate Neighbourhood Plan for lands located at 20617 and 20643 - 68 Avenue to increase the density allowable in the "Attached Single Family" and "Townhouse A" land use designations.

Explanation - Bylaw No. 5711

Bylaw 2021 No. 5711 rezones 20617 - 68 Avenue and a portion of 20643 - 68 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-160 to permit a comprehensive development consisting of 32 dwelling units.

Attachments: [F.2 cd DP 101107 Paddington Properties.pdf](#)

F.3

**Rezoning Application No. 100598 and
Development Permit Application No. 101141
(Manorlane Properties (Willowbrook) Inc. / 6350 - 197 Street)
Bylaw No. 5718
Bylaw No. 5719
Bylaw No. 5720
Report 21-79
File CD 08-10-0042**

Recommendation: That Council give first and second reading to Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718, discharging Land Use Contract No. 74 from the property located at 6350 - 197 Street;

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719 rezoning 0.42 ha (1.05 ac) of land located at 6350 - 197 Street to Comprehensive Development Zone CD-161 to facilitate the development of 133 rental apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Applicant to confirm adequacy of existing infrastructure (road/drainage/sanitary and water) to support proposed development. A Servicing Agreement may be required to be 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;
2. Approval of the necessary bylaws by the Ministry of Transportation and Infrastructure;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Willowbrook Community Plan;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. 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);

6. Compliance with Age Friendly Amenity Area requirements;
7. Acceptance of final landscape drawings;
8. Registration of a restrictive covenant identifying the units (10% of apartment units) required in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
9. Compliance with the Township's Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy; and
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;

That Council grant first and second reading to Housing Agreement (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5720 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject property;

That Council at time of final reading of Rezoning Bylaw No. 5719 authorize issuance of Development Permit No. 101141 subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building plans 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 and Age Friendly Amenity Area requirements;
- c. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. All rooftop mechanical equipment to be screened from view; and
- f. All refuse areas to be located in an enclosure and screened.

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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an onsite servicing and stormwater management

plan in accordance with the Subdivision and Development Servicing Bylaw;

- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required public hearing for Land Use Contract Discharge Bylaw No. 5718 and Rezoning Bylaw No. 5719.

Explanation - Bylaw No. 5718

Bylaw 2021 No. 5718 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

Explanation - Bylaw No. 5719

Bylaw 2021 No. 5719 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 square metres of commercial area.

Explanation - Bylaw No. 5720

Bylaw 2021 No. 5718 authorizes the Township of Langley to enter into a Housing Agreement with Manorlane Properties (Willowbrook) Inc. to secure rental housing and affordable rental units on the subject property located at 6350 - 197 Street.

Attachments: [F.3 cd DP 101141 Manorlane.pdf](#)

**F.4 Rezoning Application No. 100589
 (Neufeld / 5759 - 240 Street)
 Bylaw No. 5717
 Report 21-68
 File CD 11-09-0033**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 - 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance

of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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;
2. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
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. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
 - a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
 - b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
 - c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
 - d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5717.

Explanation - Bylaw No. 5717

Bylaw 2021 No. 5717 rezones the property located at 5759 - 240 Street from Rural Zone RU-1 to Suburban Residential Zone SR-1 to accommodate fee simple subdivision of 39 single family lots.

Attachments: [F.4 cd RO 100589 Neufeld.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Drinking Water Conservation Bylaw Update
Bylaw No. 5716
Report 21-71
File ENG 5600-10**

Recommendation: That Council grant first, second, and third reading to Township of Langley Drinking Water Conservation Bylaw 2018 No. 5321 Amendment Bylaw 2021 No. 5716.

Explanation - Bylaw No. 5716

Bylaw 2021 No. 5716 amends Drinking Water Conservation Bylaw 2018 No. 5321 by including provisions for water restriction exemption permits related to the application of nematodes to combat the European Chafer Beetle.

Attachments: [G.1 en Water Conservation Bylaw Update.pdf](#)

**G.2 Drainage Development Works Agreement Bylaw
(1081760 BC Ltd.)
Bylaw No. 5697
Report 21-76
File CD 07-23-0070**

Recommendation: That Council give first, second, and third reading to Drainage Development Works Agreement (1081760 BC Ltd.) Bylaw 2021 No. 5697, for the provision of off-site drainage infrastructure for the area of Fernridge in the Brookwood-Fernridge Community Plan.

Explanation - Bylaw No. 5697

Bylaw 2021 No. 5697 authorizes the execution of a Development Works Agreement between the Township of Langley and 1081760 BC Ltd., for the provision of Drainage Works in the

Fernridge Neighbourhood Plan area of the Township of Langley, and the imposition of a charge on the owners of parcels of land within the specified area, benefiting from the said works.

Attachments: [G.2 cd DWA 1081760 BC Ltd.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- H.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. 100661
(McDonald / 23639 - 36A Avenue)
Bylaw No. 5715
Report 21-61
File CD 10-28-0049**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715".

Explanation - Bylaw No. 5715

Bylaw 2021 No. 5715 rezones the property located at 23639 - 36A Avenue from Rural Zone RU-3 to Rural Zone RU-3A to accommodate subdivision of the lot into two (2) fee simple single family lots.

Attachments: [H.1 cd RZ 100661 McDonald.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. 100543 and
Development Permit Applications No. 101171 and
101211 (M-3 Management Inc. / Lugg /
7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686".

Explanation - Bylaw No. 5686

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

Development Permit No. 101171

Running concurrently with this Bylaw is Development Permit No. 101171 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment A subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley 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. 101211

Running concurrently with this Bylaw is Development Permit No. 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment B 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);
- 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;
- c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit fees prior to issuance.

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Completion of a subdivision consistent with the rezoning bylaw; and
- d. Payment of building permit administration fees.

Attachments: [H.2 cd RZ 100543 M-3 Management Inc.pdf](#)

H.3

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. 100612 and
Development Permit Application No. 101166
(Zenterra Developments Ltd. / 19781 - 80 Avenue)
Bylaw No. 5709
Report 21-65
File CD 08-27-0070**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709".

Explanation - Bylaw No. 5709

Bylaw 2021 No. 5709 rezones a 1.0 ha (2.5 ac) site located at 19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

Development Permit No. 101166

Running concurrently with this Bylaw is Development Permit No. 101166 (Zenterra Developments Ltd. / 19781 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- 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;

- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened.

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. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Attachments: [H.3 cd RZ 100612 Zenterra Developments Ltd.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

J.1 Provincial Awareness Campaign File 0530-05

Recommendation: That Council receive the correspondence from Cathy Peters, BC anti-human trafficking educator, speaker, advocate, requesting Council write the Premier of BC and the Solicitor General, in support of providing funding / training for law enforcement and developing a provincial awareness campaign to prevent human sex trafficking in BC.

Attachments: [J.1 Provincial Awareness Campaign.pdf](#)

K. MINUTES OF COMMITTEES

K.1 **Agricultural Advisory and Economic Enhancement Committee - May 26, 2021**
 Tree Protection Advisory Committee - May 27, 2021
 Heritage Advisory Committee - June 2, 2021
 Tree Protection Advisory Committee Report - June 14, 2021
 File 0540-20

Recommendation: That Council receive the Minutes of the Council Advisory Committee meetings as listed above and the June 14, 2021 Tree Protection Advisory Committee report.

Attachments: [K.1 Committee Minutes.pdf](#)
[K.1 Committee Report.pdf](#)

K.2 **Tree Protection Advisory Committee Recommended Motions**
 File 0540-20

Recommendation: That Council give first and second reading to Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712;

That Council give first, second and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5713;

That Council give first, second and third reading to Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714; and

That Council authorize staff to schedule a Public Input Opportunity to solicit written submissions for Bylaw 2021 No. 5712.

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

Council requested a presentation on the following motion at the May 10, 2021 Regular Council Meeting:

N.1 **Aldergrove Intersection Road Widening**

Recommendation: MOTION
Moved by Councillor Woodward,
Seconded by Councillor Richter,

Therefore be it resolved that Council hereby directs staff to not proceed with additional road widening of Fraser Highway and/or 272 Street into Parcel A, but instead proceed to review and consider the parking lane and other policy alternatives outlined within the Transportation Master Plan unique to this section of Fraser Highway through downtown Aldergrove.

AMENDMENT

Moved by Mayor Froese,

Seconded by Councillor Woodward,

That Item D be amended to ask staff to report back on other options as opposed to road widening of Fraser Highway and/or 272 Street into Parcel A.

CARRIED

Clerk's Note: Further to the Council resolution of May 10, 2021, directing staff to proceed with a rezoning application for the former Alder Inn site as soon as possible, and the presentation made by staff, as directed by Council, at its subsequent meeting on May 31, 2021, it is recommended that Council direct staff to proceed with Option 3B1 - Balanced Intersection Improvements, to facilitate widening of Fraser Highway and 272 Street, consistent with historic bylaws, plans and past practice; while incorporating an adjustment to the floor space ratio (FSR) calculation to ensure no net loss in the overall density of the ultimate proposed mixed use development on the site.

Attachments: [N.1 Fraser Hwy at 272 St May 31 Council Presentation.pdf](#)

Council deferred the following motions at the May 31, 2021 Regular Council meeting:

N.2

**Council Process Committee Recommended Motion
File 0540-20**

Recommendation: Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of signs that include the candidate's name to 100 signs.

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Ferguson,

That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Councillor Arnason opposed

Attachments: [N.2 c5034 Election Sign Bylaw.pdf](#)

**N.3 Council Process Committee Recommended Motion
File 0540-20**

Recommendation: That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the size of campaign signs to a maximum of 16 square feet.

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Long,

That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Councillor Arnason opposed

**N.4 Council Process Committee Recommended Motion
File 0540-20**

Recommendation: That Council direct staff to enforce the placement and size of political signs pro-actively, not complaint driven.

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Long,

That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Councillor Arnason opposed

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

The following information has been brought forward from the May 31, 2021 Special Closed meeting for public information:

O.1 Recognition of former Councillor Grant Ward

Recommendation: MOTION

That staff accelerate the development of the pocket park at the Langley Regional Airport and that Council name the park the "Grant Ward Park" in recognition of his contributions to the Township of Langley.

CARRIED

Section 90(1) (b) Personal

P. OTHER BUSINESS

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

P.1 Barry Dashner Delegation

Recommendation: Whereas the May 31, 2021 Delegation to Council by Mr. Barry Dashner raised the question of the need to review and update the 2001 Fort Langley Streetscape Plan;

Therefore be it resolved that the Dashner Delegation of May 31, 2021 be referred to staff for a report on the potential process and timeline to update the 20 year old Fort Langley Streetscape Plan.

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

P.2 Updated Cost Estimate and Timeline to Complete Yorkson Community Park

Recommendation: Whereas:

1. With the recent completion of the indoor tennis facility originally planned for 2025, the original cost estimates and projected phasing for the completion of Yorkson Community Park from 2016 to 2025 is now obsolete; and
2. Given the rapidly increasing population of this area within Willoughby, and other areas such as Carvolth without comparable community park spaces, the completion of Yorkson Community Park is important and needed;

Therefore be it resolved that staff be directed to undertake and complete updated construction cost estimates and new projected timeline for the completion of Yorkson Community Park, hereby referred to the 2022 budget process for future consideration by Council at that time.

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 D.1 - Section 90(1) (c) Labour Relations; (e) Property;
Item E.1 - Section 90(1) (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (f) Law Enforcement; and
Item H.1 - Section 90(1) (e) Property.

R. TERMINATE