



REGULAR MEETING OF COUNCIL

Monday, October 4, 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 - October 4, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held October 4, 2021.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - September 20, 2021

Recommendation: That Council adopt the Minutes of the Regular Council meeting held September 20, 2021.

Attachments: [B.1 09 20 Regular minutes.pdf](#)

B.2 Special Council Meeting - September 22, 2021

Recommendation: That Council adopt the Minutes of the Special Council meeting held September 22, 2021.

Attachments: [B.2 09-22 Special Meeting minutes.pdf](#)

C. DELEGATIONS

C.1 James Hansen File 0550-07

Recommendation: Request by James Hansen, to appear before Council to discuss Tender FT 21-219 to widen 216 Street from Telegraph Trail to 88 Avenue which does not include the continuation of the protected cycle lanes.

Attachments: [C.1 James Hansen.pdf](#)

D. PRESENTATIONS**D.1 Rezoning Application No. 100589 (Neufeld / 5759 - 240 Street)**

Recommendation: That Council receive the presentation by staff regarding Rezoning Application No. 100589 (Neufeld / 5759 - 240 Street).

Clerk's Note: At the July 26, 2021 Regular Council meeting, Council deferred the application for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal. Please refer to Item N.1.

E. REPORTS TO COUNCIL**E.1 Sanitary Sewer Local Area Service
28 Avenue and 204 Street to
24 Avenue and 208 Street
Report 21-110
File ENG 5320-20-SWR21-02**

Recommendation: That Council consider the request of property owners and authorize staff to prepare and distribute the official petition to the benefitting properties within the affected area, as shown in Attachment A, to determine the level of support to proceed with a Local Area Service (LAS) initiative for provision of municipal sanitary sewer in accordance with applicable regulations, policies, and procedures;

That subject to confirmation of sufficiency of the petition process, staff be authorized to set the interest rate for the subject Sanitary Sewer LAS at 2.86%, which is equivalent to the Municipal Finance Authority's 20-year Capital Financing Rate plus 0.25%; and further

That Council authorize funding for the subject LAS to be included in the 2022-2026 Financial Plan from borrowing in the form of a 20-year debt issue, through the Municipal Finance Authority.

Attachments: [E.1 en Local Area Service SWR 21-02.pdf](#)

**E.2 Fire Safety Plan Framework
Report 21-108
File PS 7130-01**

Recommendation: That Council receive the Fire Safety Plan Framework report;

That Council direct staff to implement the following steps to reduce the likelihood of significant structural and property damage to adjacent buildings as well as the environment arising from construction-related fire incidents within vulnerable timber-framed apartments, multi-family townhouses, and mixed-use complexes within the Township:

- Where required update/amend the Township's "Construction Fire Safety Plan" process to align with the National Fire Protection Association's 2022 NFPA - 241 standard.
- Expand the current Fire Department "Company Inspection Program" to include inspections by suppression staff during the construction phase of all multi residential structures.
- Enhance enforcement procedures/processes;

That Council pre-approve an additional Fire Prevention Officer as part of the 2022 Financial Plan for the Fire Department; and

That Council direct staff to develop and provide a proactive "Hot Work" educational awareness program for local industry/stakeholders.

Attachments: [E.2 ps Fire Safety Plan Framework.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100603 and
Development Permit Application No. 101160
(Deol / 6869 - 210 Street)
Bylaw No. 5743
Report 21-109
File CD 08-13-0084**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Deol) Bylaw 2021 No. 5743, rezoning a 0.46 ha (1.14 ac) property located at 6869 - 210 Street to Comprehensive Development Zone CD-131 to facilitate the development of 19 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 Northeast Gordon Estate 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 210 Street and 208A Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Construction of the Urban/ALR Interface within the 210 Street road dedication, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security in accordance with the provisions of the Northeast Gordon Estate Neighbourhood Plan;
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. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities;
 - e. Securing the 7.5m wide ALR buffer along the east property line;
8. Provision of a 7.5m wide ALR buffer along the east property line;
9. Provision of improvements and upgrades to the existing community detention pond facility north of the subject site;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Roads Completion and Amenity Policy, and the requirements of the 208 Street Area Greenway Amenity Policy;
11. Payment of applicable Neighbourhood Planning Administration fees, 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;

That Council at time of final reading of Rezoning Bylaw No. 5743, authorize issuance of Development Permit No. 101160 subject to the following conditions:

- a. Building plans being in compliance with Attachment A - Schedule "A"; and
- b. Landscape plans being in substantial compliance with Attachment A - Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements.

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

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5743 in conjunction with proposed Development Permit No. 101160.

Explanation - Bylaw No. 5743

Bylaw 2021 No. 5743 rezones the property located at 6869 - 210 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 19 Townhouse units.

Attachments: [F.1 cd Deol RZ.pdf](#)

**F.2 Land Use Contract Discharge and Rezoning
Application No. 100588 (McTaft Properties Ltd. /
6897 Glover Road and 21690 Smith Crescent)
Bylaw No. 5745
Bylaw No. 5746
Report 21-112
File CD 11-18-0001**

Recommendation: That Council give first and second reading to Land Use Contract No. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745, discharging Land Use Contract No. 31 from the properties located at 6897 Glover Road and 21690 Smith Crescent;

That Council give first and second reading to the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McTaft Properties Ltd.) Bylaw 2021 No. 5746 to rezone the properties to Comprehensive Development Zone CD-167, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manger of Engineering and Community Development, prior to final reading:

1. Approval of the rezoning and land use contract discharge Bylaws by the provincial Ministry of Transportation and Infrastructure (MoTI);
2. Provision of a Traffic Impact Assessment (TIA) and securing of any required works and improvements to accommodate proposed uses, site access and public safety to ensure compliance with Transportation Canada Notice and Order (January 20, 2003), MoTI and Township requirements, as applicable, including, but not limited, to review of Smith Crescent, Glover Road (Highway 10), Crush Crescent intersections and all associated horizontal and vertical alignment challenges in the referenced road network;
3. Provision of a 3 m wide recreational trail within a statutory right of way along the Glover Road frontage in accordance with the Official Community Plan (OCP);
4. Registration of the following restrictive covenants securing a 15 m wide ALR buffer along the north, west and east property lines;
5. Payment of all applicable fees and charges, including supplemental rezoning fees; and
6. Consolidation of the subject lands; or provision of an access easement securing access to Smith Crescent for 6897 Glover Road over the property to the north (21690 Smith Crescent); and further

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5745 and Rezoning Bylaw No. 5746.

Explanation - Bylaw No. 5745

Bylaw 2021 No. 5745 discharges Land Use Contract No. 31 from properties located at 6897 Glover Road and 21690 Smith Crescent.

Explanation - Bylaw No. 5746

Bylaw 2021 No. 5746 rezones properties at 6897 Glover Road and 21690 Smith Crescent to Comprehensive Development Zone CD-167.

Attachments: [F.2 cd McTaft LUC RZ.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

**I.1 2022 Permissive Tax Exemptions
Bylaw No. 5733
Report 21-101
File FIN 1970-04**

Recommendation: That Council give final reading to the "Permissive Tax Exemption Amending Bylaw 2021 No. 5733".

Explanation - Bylaw No. 5733

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

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

Bylaw 2021 No. 5733 provides for amendments to the following Permissive Tax Exemption Bylaws:

- Charitable and Not-For-Profit Bylaw 2014 No. 5117 as in Schedule A.
- Churches Permissive Tax Exemption Bylaw 2014 No. 5118 as in Schedule B.
- Partnering Agreement Tax Exemption Bylaw 2020 No. 5645 as in Schedule C.

Attachments: [I.1 fin Permissive Tax Exemption Amending Bylaw.pdf](#)

I.2

**Rezoning Application No. 100584 and
Development Permit Application No. 101006
(Mitchell Group / between 198A and 200 Streets and
86 and 88 Avenues)
Bylaw No. 5494
Report 19-112
File CD 08-27-0062**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group) Bylaw 2019 No. 5494".

Explanation - Bylaw No. 5494

Bylaw 2019 No. 5494 rezones 5.67 ha (14.01 ac) of land located between 198A and 200 Streets and 86 and 88 Avenues, to Comprehensive Development Zone CD-138 to facilitate development of a 264 room hotel with banquet / conference facility and two (2) eleven (11) storey office buildings.

Development Permit No. 101006

That Council authorize issuance of Development Permit No. 101006 (Mitchell Group / between 198A and 200 Streets and 86 and 88 Avenues) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N";
- b. On-site landscaping plans being in substantial compliance with Schedules "O" through "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. All signage being in compliance with the Township's Sign Bylaw and Schedules "I" through "L" with the exception of the following variances:
 - i. Section 8.1.2 of the Township's Sign Bylaw 2012 No. 4927 being varied to permit a maximum fascia and projecting sign area of 26.28 square metres (283 square feet) for signs B3, B6, B7 and B8

- combined on the office building as shown in Schedule "L";
- ii. Section 8.1.5 of the Township's Sign Bylaw 2012 No. 4927 being varied to permit a maximum of 6 non-accessory tenant sign panels on proposed lot 1 (hotel lot) to a maximum total size of 10.6 square metres (114 square feet) as indicated for signs C1 and C4 in Schedule "L";
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "M" through "N";
- e. All refuse areas to be located underground, with the exception of staging areas, and screened to the acceptance of the Township.
- f. Section 107.3 of the Township's Zoning Bylaw No. 2500 being varied to reduce the required number of parking spaces for proposed lot 1 (hotel lot) from 415 to 177 parking spaces and for proposed lot 3 (office 2 lot) from 689 to 642 parking spaces.

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 No. 101109;
- b. Landscaping and boulevard treatment to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. 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 to the acceptance of the Township;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the Township and incorporation of its recommendations into the final development design;
- f. 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
- g. 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 8, 2019 attached to the Bylaw have been completed other than

development prerequisite number 10 requiring security of an easement and concurrence for site design changes on the existing Chevron gas station site at 8615 - 200 Street which has been addressed to the satisfaction of the General Manager of Engineering and Community Development by modifying the site design to accommodate a right in only turn movement to the site from 200 Street. The site plan and landscape plans in Development Permit No. 101006 have been updated to reflect the revised access.

The Public Hearing for the Bylaw was held on July 22, 2019 with third reading given on September 9, 2019. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw 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 Bylaw was delayed to allow for prioritization of other projects in relation to the DCC deadline and due to the COVID-19 impacts on the office leasing and hospitality sectors. Currently, the sectors are recovering, and the applicant is confident bringing the 200,000 SF of leasable space in the first office building to market.

Attachments: [I.2 cd Mitchell Grp RZ DP.pdf](#)

J. CORRESPONDENCE

J.1 School Site Acquisition File 0400-80

Recommendation: That Council receive the letter from Brian Iseli, Secretary-Treasurer, School District #35, requesting consideration of the Eligible School Sites proposal.

Clerk's Note: Staff advise that the communication from the Langley Board of Education (SD #35), dated September 22, 2021, is first in a two-step process for the SD #35 to inform the affected local governments of their intent to increase the School Site Acquisition Charges (SSAC's) to better reflect the most current land values, in relation with fees payable by developers (similar to DCCs for municipal services) to offset costs associated with acquisition of land for school sites.

Staff confirm that in accordance with applicable legislation, if no response from the affected local government is received by SD #35 within 60 days (i.e. November 21, 2021), then the local government is deemed to have no objections to the proposal to increase the SSAC's, subject to approval of the SD #35 and the provincial Minister of Education. Staff further confirm that the resolution passed by the Board of SD #35, as communicated in their letter dated

September 22, 2021, is consistent with discussions held at the staff level between the Township of Langley and SD #35 and municipal growth projections.

Accordingly, should it be deemed desirable, Council may wish to pass the following resolution to formally indicate its support for the proposed approach:

"That the Township of Langley Council accept the Langley Board of Education resolution of September 21, 2021, of proposed eligible school site requirements for the Langley school district."

Attachments: [J.1 School Sites Acquisition.pdf](#)

K. MINUTES OF COMMITTEES

K.1 **Seniors Advisory Committee - September 15, 2021**
Council Process Committee - September 20, 2021
Tree Protection Advisory Committee - September 21, 2021
Agricultural Advisory and Economic Enhancement Committee -
September 22, 2021
File 0540-20

Recommendation: That Council adopt the Minutes from the Council Process Committee meeting held September 20, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.

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

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

The following Rezoning application was deferred at the July 26, 2021 Regular Council meeting:

N.1 **Rezoning Application No. 100589**
(Neufeld / 5759 - 240 Street)
Bylaw No. 5717
Report 21-111
File CD 11-09-0033

Recommendation: That Council consider the information contained in this report and give first and second reading to Bylaw No. 5717, subject to 11 development prerequisites, as outlined in the June 14, 2021 Report to Council (Report: 21-68) being completed prior to final

reading; and that staff be authorized to proceed with the next steps, including the scheduling of a public input opportunity.

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: [N.1 cd Neufeld RZ.pdf](#)

The following motion was deferred at the September 20, 2021 Regular Council Meeting:

N.2 Salmon River Uplands - Rural Plan Amendments

Recommendation: Moved by Councillor Arnason,
Seconded by Councillor Long,
Whereas the Township of Langley adopted its extant Rural Plan in 1993, which plan has amongst its stated goals, the retention and enhancement of the existing countryside character of those areas designated as agricultural or rural in the Official Community Plan;

Whereas the Salmon River Uplands are specifically addressed in the Rural Plan at paragraph 5.7.1, regarding the need for a more detailed plan to be prepared to set out policies for future growth, subdivision, and agriculture in the area; and

Whereas specific policy goals and any planning framework for the area are currently undeveloped, and therefore do not provide adequate consideration for a variety of ensuing policy initiatives, nor an appropriate and established framework for the evaluation of proposed projects, with particular concerns already identified to include water resources, climate change mitigation method requirements, tree canopy coverage, smart growth principles, rational service provision, and other current best management planning considerations;

Therefore be it resolved that Council direct staff to provide a focused review of the current plan with respect to residential subdivision development in the Salmon River Uplands, and report back to Council on recommended amendments and enhancements to the Rural Area Plan in order to address these under-developed goals so as to provide an interim framework in which to evaluate residential development proposals within the area.

DEFERRAL

Moved by Councillor Davis,
Seconded by Councillor Arnason,

That this motion be deferred to the October 4, 2021 Regular Council meeting when all members of Council can be in attendance.

CARRIED

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

P. OTHER BUSINESS

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

P.1 Township of Langley Ownership of 207A Street

Recommendation: Whereas 207A Street between 82 and 84 Avenue is widely used by the public, including access for Yorkson Creek Middle School added well after its initial construction;

Therefore be it resolved that staff be directed to initiate and complete the necessary legal process to assume public ownership of 207A Street between 82 to 84 Avenue by the Township of Langley.

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

P.2 Financial Assistance for COVID-19 Related Budget Shortfalls

Recommendation: Whereas revenues from user fees at municipal recreation facilities have been severely reduced due to Public Health Order COVID-19 restrictions resulting in considerable budget shortfalls and financial challenges for local governments in BC;

Whereas the COVID-19 Delta variant and other unforeseen circumstances has prevented the Province to move into 'step 4' of the BC Restart Plan which would have restored attendance at these facilities; and

Whereas these recreational facilities and services provided by local governments are vital to the health and welfare of our citizens;

Therefore be it resolved that Council send a letter to Premier Horgan requesting further financial assistance from the Province of British Columbia to Local Governments to aid in keeping recreation facilities open as the COVID-19 pandemic continues; and

That the letter be copied to the Township of Langley's Members of the Legislative Assembly, all Local Governments in British Columbia, the Union of British Columbia Municipalities, and the Lower Mainland Local Government Association.

Councillor Ferguson presented the following Notices of Motion within the deadlines according to Council's policy:

P.3 Proposed SkyTrain Extension 2028

Recommendation: Whereas based on the most recent projections, the proposed SkyTrain extension to Langley will not be completed until 2028; and

Whereas rapid transit to Langley is a critical component of sustainable development in a growing region;

Therefore be it resolved that the Township of Langley request a presentation by TransLink to explore opportunities for advancing the current estimated timelines to meet the needs of the community.

P.4 Universal Charging System

Recommendation: Whereas the European Council has put forward the concept of a Universal Charging System for electronic devices (Cell phones, computers, etc.); and

Whereas this Universal Charging System could save money, frustration, and eliminate waste generated from electronic devices;

Therefore be it resolved that the Township of Langley request the Canadian Government to consider implementation of a Universal Charging System for electronic devices; and

That copies of this motion and request be submitted to the LMLGA, UBCM, and the FCM, as well as our local Members of Parliament.

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 C.1 - Section 90(1) (g) Legal;
- Item E.1 - Section 90(1) (k) Negotiations;
- Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
- Item F.1 - Section 90(1) (g) Legal;
- Item F.2 - Section 90(1) (g) Legal;

Item F.3 - Section 90(2) (b) Intergovernmental Relations;
Item F.4 - Section 90(2) (b) Intergovernmental Relations;
Item F.5 - Section 90(1) (k) Negotiations;
Item F.6 - Section 90(1) (m) Another Enactment; and
Item F.7 - Section 90(1) (g) Legal.

R. TERMINATE