



COUNCIL PRIORITIES COMMITTEE

Monday, February 20, 2017 at 2:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Councillor P. Arnason

Mayor J. Froese, Councillors D. Davis, C. Fox, B. Long, A. Quaale, K. Richter,
and B. Whitmarsh

M. Bakken, S. Scheepmaker, R. Seifi, and J. Winslade

W. Bauer, T. Hanson, K. Larsen, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Council Priorities Committee Meeting – February 20, 2017

Moved by Councillor Fox,
Seconded by Councillor Long,
That the Council Priorities Committee approve the agenda and receive the
agenda items of the February 20, 2017 meeting.

CARRIED

B. ITEMS FOR DISCUSSION

The following item was referred to the Council Priorities Committee at
the February 15, 2016 Regular Afternoon Council Meeting:

1. Salmon River Uplands: Development Permit Area Designation

Whereas the Salmon River Uplands area is a unique and important part of
the Township currently experiencing development pressures;

Therefore be it resolved that Council ask staff for a report on the
feasibility of making the Salmon River Uplands a mandatory development
permit area.

REFERRAL

That this matter be referred to a future Council Priorities Committee
meeting for a presentation from staff and further discussion.

CARRIED

B. ITEMS FOR DISCUSSION

T. Hanson, Senior Planner, provided a presentation regarding the feasibility of making the Salmon River Uplands a Development Permit Area (DPA) to address development pressures. The Local Government Act allows local governments to designate DPAs in their Official Community Plan (OCP) for the following purposes:

- Protection of the natural environment, its ecosystems, and biological diversity;
- Protection of development from hazardous conditions;
- Protection of farming;
- Revitalization of an area in which a commercial use is permitted;
- Establishment of objectives for the form and character of intensive residential, commercial, industrial, or multi-family residential development;
- Establishment of objectives to promote energy conservation, water conservation, and the reduction of greenhouse gas emissions.

If a local government designates a DPA in their OCP, the OCP must describe the specific conditions or objectives that justify the DPA designation. Guidelines for how the development proposed for the DPA can address the special conditions or objectives, must also be specified.

Within a designated DPA, requirements include:

- A property owner must obtain a DP prior to development;
- Issuance of a DP cannot be withheld if all specified conditions outline in the guidelines have been met;
- A DP may be issued that varies or supplements a subdivision or zoning bylaw provision;
- Subject to a hearing (TOL), despite there being no statutory obligation.

Other regulatory tools include: Provincial Acts and Regulations, Metro Vancouver Regional Growth Strategy, Greater Vancouver Sewer and Drainage District provision of sanitary sewers, and other Township Bylaws and Management Plans.

Discussion ensued regarding how to control development and secondary suites in the Salmon River Uplands are. It was noted that this could only be achieved by changing the zoning bylaw and increased bylaw restrictions.

C. OTHER BUSINESS

D. **TERMINATE**

Moved by Councillor Davis,
Seconded by Mayor Froese,
That the meeting terminate at 2:38pm.

CARRIED

CERTIFIED CORRECT:

Chair, Councillor P. Arnason