SPECIAL MEETING OF COUNCIL

Friday, March 27, 2020 at 2:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 **Special Council Meeting Agenda - March 27, 2020**

Recommendation: That Council adopt the agenda and receive the agenda items of the Special Council meeting held March 27, 2020.

B. ADOPTION OF MINUTES

B.1 **Regular Afternoon Council Meeting - March 23, 2020**

Recommendation: That Council adopt the Minutes of the Regular Afternoon Council meeting held March 23, 2020.

Attachments: B.1 03_23 Regular Afternoon Minutes.pdf

B.2 **Regular Evening Council Meeting - March 23, 2020**

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held March 23, 2020.

Attachments: B.2 03_23 Regular Evenign Minutes.pdf

B.3 **Public Hearing Meeting - March 23, 2020**

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held March 23, 2020.

Attachments: B.3 03_23 Public Hearing Minutes.pdf

C. BYLAWS FOR FINAL ADOPTION

C.1 **Amendment to the Council Procedure Bylaw**
Electronic Meetings
Bylaw No. 5592
Report 20-43
File ADM 3900-25

Recommendation: That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592".

Explanation - Bylaw No. 5592

Bylaw 2020 No. 5592 amends Council Procedure Bylaw 2016 No. 5199. The bylaw incorporates amendments as prescribed in the Community Charter, [SBC 2003] CHAPTER 26, to allow electronic meetings in the event of a public emergency or disaster in the community. The bylaw will remain in force from the date of adoption through the end of day, December 31, 2020.

Attachments: C.1 adm Council Procedure Amendment.pdf

C.2 **Langley 2020 - 2024 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw**
Bylaw No. 5565
Bylaw No. 5564
Report 20-41
File FIN 1700-80

Recommendation: That Council give final reading to the "Langley 2020 - 2024 Five-Year Financial Plan Bylaw 2020 No. 5565"; and

"Development Cost Charge Reserve Fund Expenditure Bylaw 2020 No. 5564".

Explanation - Bylaw No. 5565

The Langley 2020 - 2024 Five-Year Financial Plan Bylaw 2020 No. 5565 authorizes the expenditure of funds for the Municipality. The Langley 2020 - 2024 Five-Year Financial Plan Bylaw 2020 No. 5565 is prepared pursuant to Section 165 of the Community Charter and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2020.

An expenditure that is not provided for in the 2020 - 2024 Five-Year Financial Plan is not lawful.

Explanation - Bylaw No. 5564

Bylaw 2020 No. 5564 provides for the 2020 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2020 - 2024 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $84,091,008, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2020.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

Attachments: C.2 fin Five Year Plan and DCC Bylaw.pdf

C.3 **User Pay Utility Rate Bylaws for 2020**
Bylaw No. 5566
Bylaw No. 5567
Report 20-42
File FIN 1700-80

Recommendation: That Council give final reading to "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2020 No. 5566"; and

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2020 No. 5567".

Explanation - Bylaw No. 5566

Bylaw 2020 No. 5566 sets the minimum charge for metered water customers at $279.10 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $266.04.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.807 per cubic meter. The current rate is $0.769 per cubic meter.

The flat rate for residential customers will be $558.22. The current rate is $532.09.

Explanation - Bylaw No. 5567

Bylaw 2020 No. 5567 sets the annual flat rate per service connection at $487.28 for residential sewer use. The current rate is $482.03.

The rate for Non-Residential sewer use is set at $1.371 per cubic meter of sewage discharged with a minimum of $243.64 per service connection for each six-month period. The current rates are $1.356 per cubic meter of sewage discharged with a minimum of $241.01 per service connection for each six-month period.

Attachments: C.3 fin User Pay Utility Rate Bylaws.pdf

C.4 **Langley Fees and Charges Bylaw Amendment**
Bylaw No. 5593
Report 20-47
File FIN 1810-20

Recommendation: That Council give final reading to the "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5593".

Explanation - Bylaw No. 5593

Bylaw 2020 No. 5593 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: RECREATION, CULTURE, AND PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 6: POLICE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 16: AIRPORT

Attachments: C.4 fin Fees & Charges Amendment Bylaw.pdf

C.5 **Temporary Borrowing Bylaws**
(McLeod Athletic Park Capital Works,
Land Acquisition and Strategic Land Acquisition) and
Municipal Security Issuing Resolution
Bylaw No. 5594
Bylaw No. 5595
Bylaw No. 5596
Report 20-48
File FIN 1760-30

Recommendation: That Council give final reading to "Temporary Borrowing (Park) Bylaw 2020 No. 5594";

"Temporary Borrowing (General) Bylaw 2020 No. 5595"; and

"Temporary Borrowing (General) Bylaw 2020 No. 5596".

Explanation - Bylaw No. 5594

Bylaw 2020 No. 5594 provides for temporary borrowing pending the issuance of debenture securities to complete McLeod Athletic Park Capital Works, in the amount of $1.919 million pursuant to McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507.

Explanation - Bylaw No. 5595

Bylaw 2020 No. 5595 provides for temporary borrowing pending the issuance of debenture securities to complete Land Acquisition, in the amount of $16.398 million pursuant to Land Acquisition Loan Authorization Bylaw 2019 No. 5508.

Explanation - Bylaw No. 5596

Bylaw 2020 No. 5596 provides for temporary borrowing pending the issuance of debenture securities to complete Strategic Land Acquisition, in the amount of $67.67 million pursuant to Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509.

Attachments: C.5 fin Temporary Borrowing Bylaws.pdf

D. ITEMS FROM PRIOR MEETINGS

Mayor Froese has requested reconsideration of the following Item from the March 23, 2020 Regular Evening Meeting of Council in accordance with Section 131 of the Community Charter:

D.1 **Rezoning Application No. 100484**
Development Permit Application No. 100900
(0748694 BC Ltd. / 3134 - 200 Street)
Bylaw No. 5504
Bylaw No. 5511
Report 19-148
File CD 07-23-0069

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504"; and

"Township of Langley Phased Development Agreement (0748694 Ltd.) Bylaw 2019 No. 5511".

Explanation - Bylaw No. 5504

Bylaw 2019 No. 5504 rezones 1.88 ha (4.66 ac) of land located at 3134 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units.

Explanation - Bylaw No. 5511

Bylaw 2019 No. 5511 authorizes the Township of Langley to enter into a phased development agreement with 0748694 BC Ltd.

Development Permit No. 100900

Running concurrently with this Bylaw is Development Permit No. 100900 (0748694 BC Ltd. / 3134 - 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through G";
b. On-site landscaping plans being in compliance with Schedules "H" through "K" 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;

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

a. On-site landscaping to be secured by letter of credit at building permit stage;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Attachments: D.1 cd RZ DP 0748694 BC.pdf

E. OTHER BUSINESS

E.1 Public Hearings

Recommendation: That Council discuss scheduling of Public Hearings during the COVID-19 outbreak.

E.2 Burning Permits

Recommendation: That Council discuss the status of Burning Permits.

F. 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) (i) Solicitor-Client Privilege;
Item C.2 - Section 90(1) (k) Negotiations;
Item D.1 - Section 90(1) (c) Labour Relations; and
Item D.2 - Section 90(1) (a) Personnel.

G. TERMINATE

Township of Langley
Est. 1873

REGULAR AFTERNOON MEETING OF COUNCIL

Monday, March 23, 2020 at 2:30 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, R. Seifi, K. Sinclair, and P. Tulumello

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Afternoon Council Meeting Agenda - March 23, 2020

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Afternoon Council meeting held March 23, 2020.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Afternoon Council Meeting - March 9, 2020

Moved by Councillor Arnason,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Regular Afternoon Council meeting held March 9, 2020.
CARRIED

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Arnason,
Seconded by Councillor Davis,
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 E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(2) (b) Intergovernmental Relations;

Item E.3 - Section 90(1) (e) Property; (k) Negotiations; and
Item E.4 - Section 90(1) (k) Negotiations.
Item F.1 - Section 90(2) (b) Intergovernmental Relations; and
Item F.2 – Section 90(1) (c) Labour
CARRIED

MEETING RECESSED
The meeting recessed at 2:35pm.

MEETING RECONVENED
The meeting reconvened at 4:27pm.

D. PRESENTATIONS

E. DELEGATIONS

Councillor Ferguson left the meeting at 4:28pm.

F. REPORTS TO COUNCIL

F.1 **Affordable Housing Reserve Fund**
Report 20-34
File CD 5040-06

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council direct staff to proceed with the preparation of the Terms of Reference for a Housing Action Plan review and update, to include, among other items, consideration of an Affordable Housing Reserve Fund.
CARRIED

F.2 **Biodiversity Strategy**
Report 20-33
File ENG 5280-10

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council receive the 'Biodiversity Strategy' report for information.
CARRIED

Councillor Ferguson re-entered the meeting at 4:29pm.

F.3 **Bylaw Enforcement**
Public Relations Campaign
Report 20-32
File CD 4000-01

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,

That Council receive the Bylaw Enforcement Public Relations Campaign Report for information and endorse the public relations campaign and awareness strategy as outlined in this report.
CARRIED

F.4 **Draft 2020-2024 Financial Plan**
Report 20-40
File FIN 1700-40

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council approve a 2020 Universal Services property tax revenue increase of 2.98% for Residential property class and all other classes excluding classes 5 and 6, Light Industry and Business/Other respectively;

That Council approve a 2020 Universal Services property tax revenue increase of 5.95% for property classes 5 and 6, Light Industry and Business/Other respectively;

That Council approve a 2020 Water Utility user pay levy increase of 4.91%;

That Council approve a 2020 Sanitary Sewer Utility user pay levy increase of 1.09%; and
That Council authorize staff to bring forward the 2020 – 2024 Financial Plan Bylaw and accompanying rate bylaws based on the above resolutions and or amendments.

AMENDMENT
Moved by Councillor Long,
Seconded b Councillor Ferguson,
That Council work with The UBCM/FCM, the Province of BC and the Federal Government to develop a financial relief plan for property owners in light of anticipated economic hardship on municipal taxpayers resulting from the COVID-19 pandemic.
CARRIED

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Council approve a variation of the Township's Alternative Municipal Tax Collection Scheme, for the year 2020 only, whereby a penalty would be applied on all outstanding tax balances at a rate of 5% after the first business day in July and another 5% after the first business day in September, replacing it with a 1.75% after the first business day in July and 8.25% after November 15.

CARRIED

Councillors Ferguson and Long opposed

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council approve a reduction in the property tax increase proposed for Classes 5 and 6, Light Industry and Business/Other from 5.95% to 2.98%; and

That the reduction in property tax revenue be offset by deferring the $900,000 of 'Operating Contribution to Capital' earmarked to fund a portion of Yorkson Community Park Development.
CARRIED

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Council approve a 0.98% percent reduction in the proposed 2020 Universal Services property tax revenue increase from 2.98% to 2.00%; and

That Council approve the property tax revenue shortfall for 2020 be replaced by proceeds from internal borrowing from the Water Capital Works Reserve in the amount of $1,701,750, if required; and

That Council approve that this internal borrowing for 2020 to be repaid in future years as determined by Council during the 2021 budget process, based on an interest rate equivalent to the Township's investment rate, said payment to be set based on the investment rate at that time.

AMENDMENT TO THE AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That paragraph three be amended to read as follows:

That Council approve that this internal borrowing for 2020 to be repaid in 2021 as determined by Council during the 2021 budget process, based on an interest rate equivalent to the Township's investment rate, said payment to be set based on the investment rate at that time.
CARRIED

Mayor Froese and Councillors Ferguson and Long opposed

AMENDMENT, AS AMENDED
The question was called on the Amendment, as amended, and it was
CARRIED

Councillor Arnason and Ferguson opposed

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That Council approve the removal of the following projects from the funding envelope of 2020 Transportation Capital projects, and refer them to the 2021 budget for discussion:

-- Urban Arterial Road Construction: 212 Street from 76 Ave to 83 Ave
-- Road Widening: 200 Street 7600 Block to LEC
-- Arterial Widening: 200 Street from 66 Ave to 68 Ave
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

G. CORRESPONDENCE

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council receive the correspondence, as presented.
CARRIED

G.1 Day of Mourning
File 0630-01

Letter from Janet Andrews, Secretary-Treasurer, New Westminster & District Labour Council, requesting April 28, 2020 be proclaimed Day of Mourning in recognition of workers killed, injured or disabled on the Job. They also request Council and staff observe one minute of silence in Council Chambers on/or before April 28, 2020.

G.2 Wristband System at Township Facilities
File 0220-20

Correspondence from Lukasz Szlachta requesting the Township of Langley discontinue the wristband system currently in place at Township facilities due to environmental impact.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,

That this matter be referred to a future Council meeting for a presentation from staff.
CARRIED

H. MINUTES OF COMMITTEES

H.1 **Mayor's Standing Committee on Development Management Process Review - July 18, 2019**
Heritage Advisory Committee - March 4, 2020
File 0540-20

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council receive the Minutes of the Mayor's Standing Committee on Development Management Process Review held July 18, 2019 and receive the Minutes of the Council Advisory Committee meeting as listed above.
CARRIED

MEETNG EXTENDED
Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That the meeting be extended to 6:15pm.
CARRIED

I. OTHER BUSINESS

I.1 **Council Meetings**

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson
That Council hold a Special Meeting on Friday, March 27 at 2:00pm.
CARRIED

J. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 6:07pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR EVENING MEETING OF COUNCIL

Monday, March 23, 2020 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, R. Seifi, and K. Sinclair

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - March 23, 2020

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held March 23, 2020, as amended.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - March 9, 2020

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Evening Council meeting held March 9, 2020.
CARRIED

B.2 Public Hearing Meeting - March 9, 2020

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Public Hearing meeting held March 9, 2020.
CARRIED

The agenda order was varied.

J. MAYOR AND COUNCIL REPORT

Mayor Froese commented on the steps that the Township of Langley is taking to help control the Covid-19 outbreak, thanked staff for their extra efforts, and reminded everyone to practice social distancing.

The agenda order then resumed.

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Official Community Plan Amendment and Rezoning Application No. 100185 and Development Permit Application No. 101116 (SH1 Development Corporation / 20115 - 80 Avenue, 20106 - 82 Avenue and 8140 - 200 Street)**
Bylaw No. 5586
Bylaw No. 5587
Bylaw No. 5588
Report 20-46
File CD 08-26-0197

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council give first and second reading to Langley Official community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (SH1 Development Corporation) Bylaw 2020 No. 5586 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SH1 Development Corporation) Bylaw 2020 No. 5587, rezoning 3.11 ha (7.69 ac) of land located at 20115 – 80 Avenue, 20106 – 82 Avenue and 8140 – 200 Street, to Residential Compact Lot Zone R-CL(SD) and Comprehensive Development Zone CD-144, to facilitate the development of 10 semi detached lots, 80 townhouse units (including 11 live-work units) and 117 apartment 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
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 Latimer Neighbourhood Plan;
4. Dedication and construction of a 15.0 metre wide street greenway on the east side of 200 Street and a 4.5 metre wide street greenway on the north side of 80 Avenue, and the south side of 82 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Dedication and construction of an approximately 0.23 acre Urban Green at the intersection of 81 Avenue and 201 Street;
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. Registration of restrictive covenants:
a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, and semi-detached units);
c. Identifying the units (minimum 5% for semi-detached and townhouses and 10% for apartments) required to comply with the adaptable housing requirements;
d. Prohibiting vehicular access to 200 Street;
8. Registration of a temporary access easement over the townhouse lot west of 201 Street in favour of the apartment lot until 200A Street access to a connecting road is available;
9. Registration of a 2.0 metre wide public access right of way through the townhouse lot south of 81 Avenue and the townhouse lot west of 201 Street;
10. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979

No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (SH1 Development Corporation) Bylaw 2020 No. 5586, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council give first and second reading to Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588;

That Council at time of final reading of Rezoning Bylaw No. 5587 authorize issuance of Development Permit No. 101116 subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "GG";
b. On-site landscaping plans being in substantial compliance with Schedules "HH" through "PP", 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;
d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);

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 the subdivision to create apartment and townhouse lots and 10 semi-detached lots;
d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL (SD) zoned lots;
e. On-site landscaping to be secured by letter of credit at building permit stage;
f. Written confirmation from the owner and landscape architect or arborist

that tree protection fencing identified in the tree management plan is in place; and
g. 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 Community / Neighbourhood Plan amendment Bylaw No. 5586, Rezoning Bylaw No. 5587, and Phased Development Agreement Bylaw No. 5588 in conjunction with the hearing for proposed Development Permit No. 101116.
CARRIED

Councillor Woodward opposed

F.2 **Rezoning Application No. 100615 and**
Development Permit Application Nos. 101020, and 101032
(Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street)
Bylaw No. 5570
Bylaw No. 5571
Report 20-44
File CD 08-22-0086

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2020 No. 5570, rezoning 5.26 ha (13.0 ac) of land located at 7517, 7541, 7547 and 7575 - 197 Street to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to facilitate the development of 102 lots (58 single family lots and 44 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. In accordance with the Latimer Neighbourhood Plan requirements:
a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services in the Southwest Phase of the Latimer Neighbourhood Plan, to the acceptance of the Township of Langley and the Langley School District;
b. Secure a community stormwater detention site to serve the storm catchment area;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southwest Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan);
3. 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;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the 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 and the Latimer Neighbourhood Plan;
6. Provision of an enhanced sidewalk in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
7. 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);
8. Registration of restrictive covenants acceptable to the Township:
a. Restricting development of semi-detached lots until a Development Permit is issued for the lots;
b. Prohibiting clearing of the 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(SD);
d. Identifying the units (minimum 5% for single family and semi-detached units) required to incorporate the Adaptable Housing Requirements;
9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA legal review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;
11. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council give first and second reading to Township of Langley Phased Development Agreement (Infinity Properties Ltd.) Bylaw 2020 No. 5571; and
That Council at time of final reading of Rezoning Bylaw No. 5570 authorize

issuance of Development Permit No. 101020 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B);
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;

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. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and

That Council at time of final reading of Rezoning Bylaw No. 5570 authorize the issuance of Development Permit No. 101032 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance 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; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5570 and Phased Development Agreement Bylaw No. 5571 in conjunction with the hearing for proposed Development Permit Nos. 101020 and 101032.
CARRIED

Councillor Richter opposed

F.3 **Rezoning Application No. 100552 and Development Permit Application No. 101046 (1116005 BC Ltd. / 7122 and 7140 - 204 Street) Bylaw No. 5523 Bylaw No. 5524 Report 20-37 File CD 08-14-0214**

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1116005 BC Ltd.) Bylaw 2020 No. 5523 rezoning 0.8 hectares (2.0 acres) of land located at 7122 and 7140 – 204 Street to Residential Zone R-1A, to facilitate the development of 14 single family 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 otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing 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. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
7. Registration of restrictive covenants:
a. restricting the number of fee simple single family lots to 14;

b. identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements;
c. for the retention and maintenance of a 2.0 m ecological buffer located along the eastern property line of the subject site including a 6.0 m building setback from the westerly edge of the ecological buffer as shown in the Central Gordon Estate Neighbourhood Plan ;
8. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council give first and second reading to Township of Langley Phased Development Agreement (1116005 BC Ltd.) Bylaw 2020 No. 5524;

That Council at the time of final reading of Rezoning Bylaw No. 5523 authorize issuance of Development Permit No. 101046 (form, siting and character) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all Residential R-1A zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community 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 further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5523 and Phased Development Agreement Bylaw No. 5524 in conjunction with the hearing for proposed Development Permit No. 101046.
CARRIED

Councillor Richter opposed

F.4 **Rezoning Application No. 100528 and Development Variance Permit No. 100119 (Sikham / 20507 - 70 Avenue) Bylaw No. 5477 Bylaw No. 5572 Report 20-39 File CD 08-14-0188**

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham) Bylaw 2020 No. 5477 rezoning 0.4 ha (1.0 ac) of land located at 20507 – 70 Avenue to Residential Zone R-1A, to facilitate the development of seven (7) single family 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 otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. 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;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 205 Street and 70A Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw and construction of a local gateway feature at 70 Avenue in accordance with the Central Gordon Estate Neighbourhood Plan;
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. Registration of restrictive covenants:
a. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements;
b. An Exterior Design Control Agreement on all lots;
7. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
8. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Central Gordon Estate Amenity

Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council give first and second reading to Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572;

That Council at the time of final reading of Bylaw No. 5477 authorize the issuance of Development Variance Permit No. 100119 (frontage variance) as follows:
a) Section 401.8 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 are hereby varied to reduce the minimum frontage requirement for Front Loaded Lots from 12 m to 11.6 m for Lots 2 and 3 as shown on Schedule A; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5477 and Phased Development Agreement Bylaw No. 5572 in conjunction with the hearing for proposed Development Variance Permit No. 100119.
CARRIED

Councillors Arnason and Richter opposed

F.5 **Official Community Plan Amendment and**
Rezoning Application No. 100195
Development Permit Application Nos. 101085 and 101086 and
Development Variance Permit Application No. 100121
(0808469 BC Ltd. / 1024426 BC Ltd. /
20497 and 20543 - 74B Avenue)
Bylaw No. 5559
Bylaw No. 5560
Bylaw No. 5561
Report 20-38
File CD 08-23-0181

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighborhood Plan) Bylaw 2001 No. 4030 Amendment (0808469 BC. Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5559 and Township of Langley Zoning Bylaw 1987 No. 2500

Amendment (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5560, to rezone approximately 4.03 hectares (9.9 acres) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R CL(B), R-CL(RH), R-CL(SD) and R-CL(MH), for the purpose of accommodating a mixed residential development consisting of 89 units (49 single family lots, 22 rowhouses, 14 semi-detached lots and one (1) manorhome lot with four (4) units), all 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. 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. Completion 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 205 Street, 205A Street, 76 Avenue, 75 Avenue,75A Avenue, and 74B 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. Protection of Streamside Protection and Enhancement Areas consistent with Attachment B, including final acceptance of the streamside enhancement plans, fencing, signage, registration of streamside protection and no-build covenant, 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. Registration of restrictive covenants:

- Restricting development of semi-detached units, rowhouse lots and manor homes until a Development Permit is issued for the site;
- Prohibiting clearing of the attached 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);
- Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
- Establishing a 4.0 metre no build area between the western edge of the streamside protection area and future single family houses on Lots 23-32

included on the Site Plan (Sketch 11, Rev 2 dated January 28, 2020);
- Prohibiting driveway access to 76 Avenue and 74B Avenue;

7. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement) and the Yorkson Greenway Amenity Zoning Policy;
8. A pocket park being secured in accordance with the Yorkson Neighbourhood Plan; and
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA legal review), 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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5559 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 requirements of the Official Community Plan Consultation Policy (07-160);

That Council give first and second reading to Township of Langley Phased Development Agreement (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5561; and

That Council authorize the issuance of Development Permit No. 101085, at the time of final reading of Bylaw No. 5560 for the proposed single family portions of the development, 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;

That Council at time of final reading of Rezoning Bylaw No. 5560, authorize the issuance of Development Permit No. 101086 (streamside protection) to relocate and reconstruct the Streamside Protection and Enhancement Area in accordance with Section 4.20 of Schedule 3 of the

Official Community Plan, subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B 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;

That Council at the time of final reading of Bylaw No. 5560 authorize the issuance of Development Variance Permit No. 100121 (siting variance) as follows:

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 Lots 14, 33, 39,
40 and 46, indicated on Schedule “A”; and further

That Council authorize staff to schedule the required public hearing for the Neighbourhood Plan Amendment and Rezoning Bylaw Nos. 5559 and 5560 in conjunction with the hearing for proposed Development Permit Nos. 101085 and 101086, and Development Variance Permit No. 100121.
CARRIED

Councillors Arnason and Richter opposed

F.6 **Rezoning Application No. 100602**
(Garuda Investments Ltd. / 140, 145 and 150 - 20826 - 72 Avenue)
Bylaw No. 5585
Report 20-45
File CD 08-13-0092

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (Garuda Investments Ltd.) Bylaw 2020 No. 5585, amending the text of Comprehensive Development Zone CD-110, by adding "Licensee Retail Store" as a permitted use for property located at 140, 145 and 150 – 20826 – 72 Avenue; and further
That Council authorize staff to schedule the required Public Hearing.
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **Amendment to the Council Procedure Bylaw**
Electronic Meetings
Bylaw No. 5592
Report 20-43
File ADM 3900-25

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Long,
That Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592 be amended to state that the option to have electronic meetings be extended to December 31, 2020.
CARRIED

Councillor Richter opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

G.2 **Langley 2020 - 2024 Five-Year Financial Plan Bylaw and**
Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5565
Bylaw No. 5564
Report 20-41
File FIN 1700-80

Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That Council give first, second, and third reading to the Langley 2020 – 2024 Five-Year Financial Plan Bylaw 2020 No. 5565, as amended ; and

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw 2020 No. 5564, as amended.
CARRIED

G.3 User Pay Utility Rate Bylaws for 2020
Bylaw No. 5566
Bylaw No. 5567
Report 20-42
File FIN 1700-80

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2020 No. 5566; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2020 No. 5567.
CARRIED

G.4 Langley Fees and Charges Bylaw Amendment
Bylaw No. 5593
Report 20-47
File FIN 1810-20

Moved by Councillor Long,
Seconded by Councillor Woodward,
That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5593.
CARRIED

Councillor Richter opposed

G.5 Temporary Borrowing Bylaws
(McLeod Athletic Park Capital Works, Land Acquisition and Strategic Land Acquisition) and Municipal Security Issuing Resolution
Bylaw No. 5594
Bylaw No. 5595
Bylaw No. 5596
Report 20-48
File FIN 1760-30

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council give first, second, and third reading to Temporary Borrowing

(McLeod Athletic Park Capital Works) Bylaw 2020 No. 5594 towards the estimated cost of McLeod Athletic Park Capital Works;

That Council give first, second, and third reading to Temporary Borrowing (Land Acquisition) Bylaw 2020 No. 5595 towards the estimated cost of Land Acquisition;

That Council give first, second, and third reading to Temporary Borrowing (Strategic Land Acquisition) Bylaw 2020 No. 5596 towards the estimated cost of Strategic Land Acquisition;

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2020 Fall bond issue, $1.919 million as authorized through McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507;

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2020 Fall bond issue, $16.398 million as authorized through Land Acquisition Loan Authorization Bylaw 2019 No. 5508;

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their 2020 Fall bond issue, $67.67 million as authorized through Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509;

That the Greater Vancouver Regional District be requested to consent to our borrowing of $1.919 million as authorized through McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507 over a twenty (20) year term and include the borrowing in their security issuing bylaw;

That the Greater Vancouver Regional District be requested to consent to our borrowing of $16.398 million as authorized through Land Acquisition Loan Authorization Bylaw 2019 No. 5508 over a thirty (30) year term and include the borrowing in their security issuing bylaw; and

That the Greater Vancouver Regional District be requested to consent to our borrowing of $67.67 million as authorized through Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509 over a thirty (30) year term and include the borrowing in their security issuing bylaw.
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 Rezoning Application No. 100484
Development Permit Application No. 100900
(0748694 BC Ltd. / 3134 - 200 Street)
Bylaw No. 5504
Bylaw No. 5511
Report 19-148
File CD 07-23-0069

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504"; and

"Township of Langley Phased Development Agreement (0748694 Ltd.) Bylaw 2019 No. 5511".

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That staff ask the proponent to enhance the landscaping along 200 Street in front of the development.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
DEFEATED ON A TIE VOTE

Councillors Arnason, Davis, Richter, and Woodward opposed

Rezoning Application No. 100484
Development Permit Application No. 100900
(0748694 BC Ltd. / 3134 – 200 Street)
Bylaw No. 5504
Bylaw No. 5511
Report 19-148
File CD 07-23-0069

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504"; and

"Township of Langley Phased Development Agreement (0748694 Ltd.)

Bylaw 2019 No. 5511".

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That staff ask the proponent to enhance the landscaping along 200 Street in front of the development.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
DEFEATED ON A TIE VOTE

Councillors Arnason, Davis, Richter, and Woodward opposed

Development Permit No. 100900

Running concurrently with this Bylaw is Development Permit No. 100900 (0748694 BC Ltd. / 3134 – 200 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through G";
b. On-site landscaping plans being in compliance with Schedules "H" through "K" 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;

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

a. On-site landscaping to be secured by letter of credit at building permit stage;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

H.2 Rezoning Application No. 100480 and Development Permit Application No. 100897 (1115681 BC Ltd. / 7070, 7080, 7086 - 206 Street and 7045, 7077, 7081 - 207 Street)
Bylaw No. 5562
Bylaw No. 5563
Report 20-15
File CD 08-14-0201

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1115681 BC Ltd.) Bylaw 2020 No. 5562"; and "Township of Langley Phased Development Agreement (1115681 BC Ltd.) Bylaw 2020 No. 5563".
CARRIED

Councillor Richter opposed

Development Permit No. 100897

Running concurrently with this Bylaw is Development Permit No. 100897 (1115681 BC Ltd. / 7070, 7080, 7086 – 206 Street and 7045, 7077, 7081 – 207 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "AD";
b. Provision of security (150% Design Bond) for finalization of landscape design items (including but not limited to Age Friendly Amenity Area components, perimeter landscape screen and area requirements, tree, shrub, and ground cover plants suited to the development proposal, grading, drainage and retention elements), in accordance with the Township's Subdivision and Development Servicing Bylaw, Zoning Bylaw, and the Northeast Gordon Estate Neighbourhood Plan and to the acceptance of the Manager, Green Infrastructure Services.

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

a. On-site landscaping to be secured by letter of credit at building permit stage;
b. Final on-site landscaping plans being in substantial compliance with Schedules "AE" through "AK", 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 Manager, Green Infrastructure Services and Township of Langley General Manager of Engineering and Community Development unless otherwise noted;
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 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.

I. BYLAWS FOR FINAL ADOPTION

I.1 **Official Community Plan Amendment and Rezoning Application No. 100165 and Development Permit Application Nos. 100929 and 100934 (Vesta Properties Ltd. / 20059 - 82 Avenue and 8242 and 8262 - 200 Street)**
Bylaw No. 5386
Bylaw No. 5387
Report 18-96
File CD 08-26-0202

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd. Phase 5) Bylaw 2018 No. 5386"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 5) 2018 Bylaw No. 5387".
CARRIED

Councillors Richter and Woodward opposed

Development Permit No. 100929

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 100929 (Vesta Properties Ltd. / 20059 – 82 Avenue and 8242 and 8262 – 200

Street) 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 “U”, 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;

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. Written confirmation from the owner and landscape architect or arborist that 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 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
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
CARRIED

Councillors Richter and Woodward opposed

Development Permit No. 100934

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 100934 (Vesta Properties Ltd. / 20059 – 82 Avenue and 8242 and 8262 – 200 Street) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedules “A” through “H”;
b. On-site landscaping plans being in substantial compliance with

Schedules “I” through “O”, 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;

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. Written confirmation from the owner and landscape architect or arborist that 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 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;
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
CARRIED

Councillors Richter and Woodward opposed

I.2 2020 Development Cost Charges Bylaw
Bylaw No. 5555
Report 20-06
File CD BA000026

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council give final reading to “Langley Development Cost Charges Bylaw 2020 No. 5555”.
CARRIED

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

The following item has been brought forward from Special Closed Council Meetings:

L.1 Community Arbour Day

Whereas the Township of Langley will be hosting the annual Arbour Day Celebration on Sunday, April 26, 2020; and

Whereas Council may direct staff to arrange commemorative tree plantings for individuals at the 2020 Community Arbour Day Celebration;

Therefore be it resolved that commemorative tree plantings take place for the individuals listed below and that the funds be derived from Council Contingency, at the cost of $500 per tree.

1. Debbie Froese
2. Mark Warawa
3. Mae Smith
4. Glenn Howes
5. Lucinda (Cindy) Anderson
6. Dean Drysdale
7. Rob Sampson

Section 90(1) (b) Personal

M. OTHER BUSINESS

M.1 Declaration of State of Local Emergency

Moved by Councillor Long,
Seconded by Councillor Arnason,
Whereas the COVID-19 outbreak has been declared a pandemic by the World Health Organization;

Whereas the Province of British Columbia has declared a State of Emergency due to the spread of COVID-19;

Whereas the COVID-19 outbreak represents a significant threat to the health and safety of the residents and businesses of the Township of Langley; and

Whereas the actions to stop the spread of COVID-19 requires prompt coordination of action or special regulation of persons or property to protect the health, safety or welfare of people or to limit damage to property;

Therefore:

It is hereby ordered pursuant to Section 12 (1) of the Emergency Program

Act (RS, 1996, Chap 111) and Section 20(2) of the Community Charter (Chapter 26 [SBC]) that a state of local emergency exists in the Township of Langley due to the COVID-19 outbreak;

It is further hereby ordered pursuant to Section 20(2) of the Community Charter (Chapter 26 [SBC]) that another form of emergency exists in the Township of Langley due to the COVID-19 outbreak;

It is further ordered that the Township of Langley, its employees, servants and agents are empowered pursuant to Section 13 (1) of the Emergency Program Act and Section 20(2) of the Community Charter to do all acts and implement all procedures that are considered necessary to prevent or to alleviate the effects of the emergency.

It is ordered by the Mayor and Council of the Township of Langley on March 23, 2020 to remain in force for seven days until March 30, 2020 at midnight unless cancelled by order of the Mayor and Council of the Township of Langley or the Minister responsible.
CARRIED

M.2 Council Meetings

Moved by Councillor Richter,
Seconded by Councillor Arnason,
Whereas the COVID-19 outbreak represents a rapidly evolving situation;

Whereas the current Council calendar does not contain the flexibility to rapidly adapt to the incoming information, critical changes and potential requirements that COVID-19 might pose to the health and safety of residents and businesses; and

Whereas Council would be better served during the COVID-19 outbreak by having a flexible calendar to schedule Special meetings of Council as required, noting that for consistency, Special Council meetings may be scheduled on the same day as indicated on the current Council calendar;

Therefore:

Council hereby cancels the following scheduled meetings of Council:

April 6, 2020
Regular Afternoon Council Meeting;
Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing;

April 20, 2020
Regular Afternoon Council Meeting;

Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing;

May 4, 2020
Regular Afternoon Council Meeting;
Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing;

May 25, 2020
Regular Afternoon Council Meeting;
Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing; and

Council hereby adds the following meeting of Council:

March 27, 2020
2:00pm
Special Meeting of Council

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the motion be amended as follows:

Therefore:

Council hereby converts the following scheduled meetings of Council to Special Meetings to be scheduled, based on the call of the Chair or the Clerk.

April 6, 2020
Regular Afternoon Council Meeting;
Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing;

April 20, 2020
Regular Afternoon Council Meeting;
Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing;

May 4, 2020
Regular Afternoon Council Meeting;
Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing;

May 25, 2020
Regular Afternoon Council Meeting;
Regular Evening Meeting of Council;
Regular Meeting for the Purpose of Public Hearing; and

Council hereby adds the following meeting of Council:

March 27, 2020
2:00pm
Special Meeting of Council
CARRIED

Mayor Froese opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 8:05pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, March 23, 2020 at 8:10 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken and R. Seifi

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 **Regular Meeting for Public Hearing and Development Permits - March 23, 2020**

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 23, 2020, as amended.
CARRIED

B. PUBLIC INPUT OPPORTUNITY

B.1 **Bylaws for an Inter-Municipal Ride-Hailing Business Licence**
Bylaw No. 5580
Bylaw No. 5581
Report 20-26
File CD 3900-25

"Inter-Municipal Transportation Network Services Business Licence Agreement 2020 No. 5580"; and

"Inter-Municipal TNS Business Licence 2020 No. 5581"

Explanation – Bylaw No. 5580

Bylaw 2020 No. 5580 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-Municipal Transportation Network Services Business Licence scheme.

Explanation – Bylaw No. 5581

Bylaw 2020 No. 5581 is a bylaw to enter into an Inter-municipal Transportation Network Services (TNS) Business Licence scheme pursuant to section 14 of the Community Charter.

Submissions from the public:

There were no submissions received from the public.

MOTION
Moved by Councillor Richter,
Seconded by Councillor Long,
That Council consider final reading of "Inter-Municipal Transportation Network Services Business Licence Agreement 2020 No. 5580"; and

"Inter-Municipal TNS Business Licence 2020 No. 5581".
CARRIED

MOTION
Moved by Councillor Richter,
Seconded by Councillor Long,
That Council grant final reading of "Inter-Municipal Transportation Network Services Business Licence Agreement 2020 No. 5580"; and

"Inter-Municipal TNS Business Licence 2020 No. 5581"
CARRIED

C. DEVELOPMENT PERMITS

C.1 **Development Permit Application No. 101102**
(Langley Tech Properties Ltd. / 19923 - 80A Avenue)
Report 20-36
File CD 08-27-0059

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council authorize issuance of Development Permit No. 101102 to Langley Tech Properties Ltd. for property located at the 19923 – 80A Avenue, subject to the following conditions being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:
a. Building plans being in substantial compliance with Schedules "A" through "G";
b. Landscape plans being in substantial compliance with Schedule "I";
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 Schedules "C" through "F" and "H" and in compliance with the Township's Sign Bylaw;
e. Section 957.5 - Maximum Building Height of the Township's Zoning Bylaw being varied to increase the maximum building height from 18.0 m (59.0 ft) to 19.4 m (63.6 ft);
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
g. 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 to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

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 in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township 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.

Submissions from the public:

There were no submissions received from the public.
CARRIED

C.2 **Development Variance Permit**
Application No. 100118 (Hilton / 24634 - 44 Avenue)
Report 20-35
File CD 10-34-0066

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Variance Permit No. 100118 for property located at 24634 44 Avenue, to facilitate a subdivision into two (2) lots, subject to the following conditions:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirements in the Suburban Residential Zone SR-1 from 55 metres (180 feet) to 51.4 metres (169 feet) as indicated in Schedule A; and
b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township's General Manager of Engineering and Community Development.

Submissions from the public:

There were no submissions received from the public.
CARRIED

Councillors Arnason and Richter opposed

The agenda order was varied.

D. PUBLIC HEARING

D.2 Willowbrook Land Value Capture System
Bylaw No. 5582
Report 20-22
File CD 6480-31-001

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Willowbrook Land Value Capture System) Bylaw 2020 No. 5582"

Explanation – Bylaw No. 5582

Bylaw 2020 No. 5582 amends the Willowbrook Community Plan by adding policies to commit the Township to update the planning document, develop a land value capture system in the updated plan, set 2018 as the base year for the land value capture system, and indicate the Township's intention to capture up to 75% of any increase in land value as a result of transit infrastructure upgrades.
Submissions from the public:

There were no submissions received from the public.

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Long,
That Council consider third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Willowbrook Land Value Capture System) Bylaw 2020 No. 5582".
CARRIED

Councillor Whitmarsh opposed

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Arnason,
That Council grant third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Willowbrook Land Value Capture System) Bylaw 2020 No. 5582"
CARRIED

Councillor Whitmarsh opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 8:23pm.

D.1 **Cannabis Retail Sales**
Bylaw No. 5574
Bylaw No. 5575
Bylaw No. 5576
Bylaw No. 5579
Report 20-20
File CD BA000027

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Cannabis Retail Sales) Bylaw 2020 No. 5574";

"Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5575";

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5576"; and

"Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5579"
Explanation – Bylaw No. 5574

Bylaw 2020 No. 5574 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by adding definitions to implement and regulate retail, processing, production, research, and wholesale of cannabis products.

Explanation – Bylaw No. 5575

Bylaw 2020 No. 5575 amends the Development Application Procedures Bylaw 2018 No. 5428 by adding a new application type and application fee for cannabis retail sales.

Explanation – Bylaw No. 5576

Bylaw 2020 No. 5576 amends the Fees and Charges Bylaw 2007 No. 4616 by adding new fees and charges relating to cannabis retail sales.

Explanation – Bylaw No. 5579

Bylaw 2020 No. 5579 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail.

Submissions from the public:

There were no submissions received from the public.

MOTION
Moved by Councillor Long,
RECEIVED NO SECONDER
That Council consider third reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Cannabis Retail Sales) Bylaw 2020 No. 5574”;

“Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5575”;
“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5576”; and

“Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5579”

MOTION
Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That upon receiving no correspondence and no submissions that the matter be referred for an additional Public Hearing.
CARRIED

E. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That the meeting terminate at 8:27pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5592

EXPLANATORY NOTE

Bylaw 2020 No. 5592 amends Council Procedure Bylaw 2016 No. 5199. The bylaw incorporates amendments as prescribed in the *Community Charter, [SBC 2003] CHAPTER 26*, to allow electronic meetings in the event of a public emergency or disaster in the community. The bylaw will remain in force from the date of adoption through the end of day, December 31, 2020.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5592

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592”.

2. The “Council Procedure Bylaw 2016 No. 5199”, as amended, is further amended:

   (a) Part 5 – Meetings of Council

   Add the following:

   Electronic Meetings

   5.19 A Council member who is unable to attend a Regular Council or Special Council meeting due to a public emergency or disaster in the community, may participate in the meetings by means of visual and audio electronic or other communication.

   5.20 For all meeting open to the public, the Chair of the meeting and the Township Clerk/Deputy Clerk must be in attendance in the location that the public may attend to hear or watch and hear the meeting.

   5.21 The Part 5, Sections 19 and 20 expire at 11:59pm, December 31, 2020.

NOTICE GIVEN THE 19, and 20 day of March 2020.

SECOND NOTICE GIVEN THE 26, and 27 day of March 2020.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2020 – 2024 FIVE-YEAR FINANCIAL PLAN BYLAW 2020 NO. 5565

EXPLANATORY NOTE

The Langley 2020 - 2024 Five-Year Financial Plan Bylaw 2020 No. 5565 authorizes the expenditure of funds for the Municipality. The Langley 2020 - 2024 Five-Year Financial Plan Bylaw 2020 No. 5565 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2020.

An expenditure that is not provided for in the 2020 - 2024 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2020 - 2024 FIVE-YEAR FINANCIAL PLAN BYLAW 2020 NO. 5565

A bylaw to establish the Five-Year Financial Plan from 2020 to 2024.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2020:

NOW THEREFORE, the Local Government Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley 2020 - 2024 Five-Year Financial Plan Bylaw 2020 No. 5565"

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2020 – 2024 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2020 - 2024 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2020 - 2024 FIVE YEAR FINANCIAL PLAN BYLAW 2020 NO. 5565
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources;
2. The distribution of property taxes among property classes; and
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	56%	3%
Sale of Service – Utilities	19%	0%
Sale of Service - Other	10%	0%
Other sources	11%	42%
Transfer from own funds	4%	30%
Proceeds from borrowing	0%	25%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2020. Property taxes form the greatest proportion of operating revenue for the Township and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues with the majority of funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and, as a last resort, from debt financing.

2. Distribution of estimated 2020 (2019) property taxes among the various property classes

Property Class	Property Class Description	2020 (Est) Property tax Revenue %	2019 (Act) Property tax Revenue %
Property Tax Revenue Increase		*2.00% Increase*	*3.85% Increase*
1	Residential	63.13%	63.03%
2	Utilities	0.98%	0.97%
4	Major Industry	0.22%	0.23%
5	Light Industry	9.65%	9.80%
6	Business	25.31%	25.23%
8	Recreation	0.20%	0.20%
9	Farm	0.51%	0.54%
	Total	**100.00%**	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to the services offered by the Township.

Per Council Report 19-140, dated September 30, 2019 Council approved permissive tax exemptions calculated to be approximately $1,481,342, which is slightly more than a 1% property tax increase (107%) (2019- 96%) property tax revenue increase[1] .

	2020 (Estimated)	2019 (Actual)
Charitable and Not-For-Profit	**$ 674,337**	$ 641,427
Churches	**781,320**	745,740
Heritage Properties	**25,685**	24,462
Total	**$1,481,342**	$1,411,629

1 1% Universal Services Property Tax Increase for 2020 = $1,337,500

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2020 - 2024 FIVE YEAR FINANCIAL PLAN BYLAW 2020 NO. 5565
SCHEDULE "B" – FINANCIAL PLAN

	2020 $	2021 $	2022 $	2023 $	2024 $
REVENUE					
Operating Plan					
Property Taxes and Levies	148,088,027	161,939,181	170,461,925	178,878,812	187,711,981
Sale of Services-Utilities	51,490,053	54,856,437	59,277,519	64,057,778	67,953,972
Sale of Services-Other	26,358,648	26,310,496	26,325,913	26,344,292	26,429,569
Other Revenue	31,165,110	31,526,482	31,694,809	31,684,217	32,030,652
Transfer from Surplus and Reserves	13,308,334	2,827,203	2,695,918	6,787,488	6,787,488
Operating Plan Sub-total	**270,410,172**	**277,459,799**	**290,456,084**	**307,752,587**	**320,913,662**
Capital Plan					
Contribution from Current Year Revenue	9,889,376	10,006,376	10,006,376	10,006,376	10,006,376
Transfer from Prior Year's Surplus	3,410,019	798,360	1,163,360	150,000	150,000
Transfer from Development Cost Charge Reserves	75,906,161	61,169,810	26,271,837	19,487,837	40,577,837
Transfer from Capital Surplus and Reserves	112,282,648	19,058,000	20,675,632	19,949,573	20,245,915
Private Funds and Other Sources	83,891,971	61,970,640	59,767,640	59,181,000	59,181,000
Proceeds From Borrowing	97,675,432	15,000,000	15,000,000	15,000,000	15,000,000
Capital Plan Sub-Total	**383,055,607**	**168,003,186**	**132,884,845**	**123,774,786**	**145,161,128**
TOTAL FINANCIAL PLAN REVENUE	**653,465,779**	**445,462,985**	**423,340,929**	**431,527,373**	**466,074,790**
EXPENDITURE					
Operating Plan					
Municipal Services	231,608,016	233,551,704	243,175,453	256,770,505	265,792,161
Debt Service	13,749,577	15,251,740	15,251,740	15,214,240	15,214,240
Contribution to Funds and Reserves	25,052,579	28,656,355	32,028,891	35,767,842	39,907,261
Operating Plan Sub-Total	**270,410,172**	**277,459,799**	**290,456,084**	**307,752,587**	**320,913,662**
Capital Plan	**383,055,607**	**168,003,186**	**132,884,845**	**123,774,786**	**145,161,128**
TOTAL FINANCIAL PLAN EXPENDITURES	**653,465,779**	**445,462,985**	**423,340,929**	**431,527,373**	**466,074,790**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2020 NO. 5564

EXPLANATORY NOTE

Bylaw 2020 No. 5564 provides for the 2020 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2020 – 2024 Five Year Financial Plan. The projects are for road, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $84,091,008, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2020.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW 2020 NO. 5564

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

	TOTAL
Roads	**37,569,502**
Stormwater	**4,144,811**
Sewer	**4,910,229**
Water	**16,542,145**
Parkland	**17,059,753**
Park Development	**3,864,568**
TOTAL	**84,091,008**

NOW THEREFORE, the Municipal Council of The Corporation of the Township of Langley, In Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw shall be cited as “Development Cost Charge Reserve Fund Expenditure Bylaw 2020 No. 5564”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding eighty-four million ninety-one thousand and eight dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2020 NO. 5566

EXPLANATORY NOTE

Bylaw 2020 No. 5566 sets the minimum charge for metered water customers at $279.10 for each six-month period for the first 110 cubic meters of water consumed. The current rate is $266.04.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of $0.807 per cubic meter. The current rate is $0.769 per cubic meter.

The flat rate for residential customers will be $558.22. The current rate is $532.09.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2020 NO. 5566

WHEREAS Bylaw No. 4697, cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2020 No. 5566".

2. Bylaw No. 4697 cited as "Langley Waterworks Regulation Bylaw 2008 No. 4697" is amended by deleting Section 1 and Section 2 of Schedule "A" attached to Bylaw 4697 and substituting the following therefore:

Section 1 BASIC RATES

The annual flat rate for a distinct premise is $558.22.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

Subject to the following: the annual flat rate for 2020 shall be multiplied by 366/283 and calculated from March 23, 2020.

Section 2 RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of $279.10 per service connection.
- The remainder at $0.808 per cubic meter (Metered Rate).
- The minimum charge is $279.10 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2020 shall be multiplied by 366/283 and calculated from March 23, 2020.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2020 NO. 5567

EXPLANATORY NOTE

Bylaw 2020 No. 5567 sets the annual flat rate per service connection at $487.28 for residential sewer use. The current rate is $482.03.

The rate for Non-Residential sewer use is set at $1.371 per cubic meter of sewage discharged with a minimum of $243.64 per service connection for each six-month period. The current rates are $1.356 per cubic meter of sewage discharged with a minimum of $241.01 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2020 NO. 5567

WHEREAS Bylaw No. 5367, cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 5367;

NOW THEREFORE, the Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2020 No. 5567".

2. Bylaw No. 5367 cited as "Langley Sewerworks Regulation Bylaw 2018 No. 5367" is amended by deleting Section 1. A., Section 2. A. and Section 4 of Schedule "B" attached to Bylaw 5367 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a district premise is $487.28.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

Subject to the following: the annual flat rate for 2020 shall be multiplied by 366/283 and calculated from March 23, 2020.

Section 2 RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums
Where a connection:

(a) Is to a property used for industrial, commercial, or institutional purpose
(b) Is to a property with farm classification as identified by the B.C. Assessment Authority
(c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwellings

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = $1.371

The minimum charge for each six month period is $243.64 per service connection.

Subject to the following: The minimum charge for each six month period for 2020 shall be multiplied by 366/283 and calculated from March 23, 2020.

Section 4 RATES FOR CONTAMINATED GROUNDWATER

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD “Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164.”

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = $1.371 per cubic meter.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2020 NO. 5593

EXPLANATORY NOTE

Bylaw 2020 No. 5593 amends the Fees and Charges Bylaw 2007 No. 4616, and its amendments, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services, and continuing the consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: RECREATION, CULTURE, AND PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 6: POLICE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 16: AIRPORT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2020 NO. 5593

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5593”.

2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

3. The Township hereby imposes fees and charges for the provision of services and information as specified in Schedules “1”, “2”, “3”, “5”, “6”, ”8”, ”10”, and “16”, attached to and forming part of this bylaw. Schedules ”4”, “7”, “9”, “11”, “12”, “13”, “14” and ”15” remain unchanged.

4. The following fees and charges are hereby imposed to align with the new Fees and Charges Bylaw 2020 No. 5593

   a) Recreation, Parks & Culture – Schedule 1
   b) Cemeteries – Schedule 2
   c) Animal Control – Schedule 3
   d) Miscellaneous Corporate – Schedule 5
   e) Police – Schedule 6
   f) Transportation – Schedule 8
   g) Filming – Schedule 10
   h) Airport – Schedule 16

5. Federal and Provincial sales taxes will be added when applicable.

6. Wherever this Bylaw sets out fees and charges with respect to other Township bylaws and such other bylaws contain similar fees and charges, this Bylaw is deemed to prevail.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

SCHEDULE 1. RECREATION, CULTURE, AND PARKS
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2020 No. 5593

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
1.1 Pool, Fitness, and Arena Admissions		
Single Admissions	Child	$3.05
	Youth	$3.86
	Adult	$6.14
	Senior	$4.62
	Super Senior	$0.95
	Family	$12.00
	Student	$4.38
	Drop-in Hockey	$6.29
	Loonie Admission	$1.00
	Toonie Admission	$1.90
10 Pass	Child	$27.43
	Youth	$34.67
	Adult	$55.33
	Senior	$41.52
	Family	$108.00
	Student	$39.43
20 Pass	Child	$51.81
	Youth	$65.52
	Adult	$104.38
	Senior	$78.48
	Family	$204.00
	Student	$74.48
1 Month	Child	$33.52
	Youth	$42.43
	Adult	$67.57
	Senior	$50.81
	Family	$132.00
	Student	$48.19
3 Months	Child	$91.43
	Youth	$115.71
	Adult	$184.29
	Senior	$138.57
	Family	$360.00
	Student	$131.43
1 Year	Child	$259.05
	Youth	$327.86
	Adult	$522.14
	Senior	$392.62
	Family	$1,020.00
Youth Summer Pass	Youth Summer Pass	$19.05
1.2 Fort Langley Outdoor Pool Admissions		
Single Admissions	Child	$1.19
	Youth	$1.81
	Adult	$2.90
	Senior	$1.81
	Super Senior	$0.95
	Family	$4.57
10 Pass	Child	$9.52
	Youth	$14.48
	Adult	$23.24
	Senior	$14.48
	Family	$36.57
Season Card	Child	$41.71
	Youth	$67.86
	Adult	$97.00
	Senior	$67.86
Fort Langley Outdoor Pools	Rental Commercial Hourly	$139.11
	Rental Non-Profit Hourly	$46.37
	Rental Private Hourly	$92.74

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
Waterpark Single Admissions	Child	$4.40
	Youth	$5.65
	Adult	$8.93
	Senior	$6.79
	Super Senior	$0.95
	Family	$17.68
	Student	$6.38
Waterpark 10 Pass	Child	$39.62
	Youth	$50.86
	Adult	$80.29
	Senior	$61.05
	Family	$159.05
	Student	$57.33
Waterpark 20 Pass	Child	$74.48
	Youth	$96.38
	Adult	$151.43
	Senior	$115.81
	Family	$300.38
	Student	$108.57
1.3 Museum Admissions		
Annual Pass Program	Child	$6.62
	Youth	$9.38
	Adult	$13.24
	Senior	$9.38
	Family	$26.57
1.4 Swimming Pool Rentals		
	Aquaplay - Commercial Prime	$535.61
	Aquaplay - Commercial Non- Prime	$267.80
	Aquaplay - Private Prime	$357.07
	Aquaplay - Private Non-Prime	$178.54
	Aquaplay - Non-Profit Prime	$178.54
	Aquaplay - Non-Profit Non-Prime	$89.26
	Aquatic Club Meet - Non Profit 12.5m lane - Prime Hourly Rate	$7.00
	Aquatic Club Meet - Non Profit 25m lane - Prime Hourly Rate	$14.00
	Aquatic Club Meet - Non Profit 50m lane - Prime Hourly Rate	$28.00
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly Rate	$21.00
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly Rate	$42.00
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly Rate	$84.00
	Beachside Green - Commercial Prime	$535.61
	Beachside Green - Commercial Non- Prime	$267.80
	Beachside Green - Private Prime	$357.07
	Beachside Green - Private Non-Prime	$178.54
	Beachside Green - Non-Profit Prime	$178.54
	Beachside Green - Non-Profit Non-Prime	$89.26
	Dive Tank Commercial - Prime Hourly Rate	$72.06
	Dive Tank Commercial - Non Prime Hourly Rate	$36.03
	Dive Tank Private - Prime Hourly Rate	$48.04
	Dive Tank Private - Non Prime Hourly Rate	$24.02
	Dive Tank Non-Profit - Prime Hourly Rate	$24.02
	Dive Tank Non-Profit - Non-Prime Hourly Rate	$12.01
	1/2 Dive Tank Commercial - Prime Hourly Rate	$36.06
	1/2 Dive Tank Commercial - Non Prime Hourly Rate	$18.04
	1/2 Dive Tank Private - Prime Hourly Rate	$24.04
	1/2 Dive Tank Private - Non Prime Hourly Rate	$12.02
	1/2 Dive Tank Non-Profit - Prime Hourly Rate	$12.02
	1/2 Dive Tank Non-Profit - Non-Prime Hourly Rate	$6.02
	Lazy River - Commercial Prime	$714.14
	Lazy River - Commercial Non- Prime	$357.07
	Lazy River - Private Prime	$476.09
	Lazy River - Private Non-Prime	$238.05
	Lazy River - Non-Profit Prime	$238.05
	Lazy River - Non-Profit Non-Prime	$119.03

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
	Leisure Pool - Commercial Prime	$714.14
	Leisure Pool - Commercial Non-Prime	$357.07
	Leisure Pool - Private Prime	$476.09
	Leisure Pool - Private Non-Prime	$238.05
	Leisure Pool - Non-Profit Prime	$238.05
	Leisure Pool - Non-Profit Non-Prime	$119.03
	Pool Lane 10m-12.5m - Commercial Prime Hourly Rate	$18.81
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly Rate	$9.43
	Pool Lane 10m-12.5m - Private Prime Hourly Rate	$12.52
	Pool Lane 10m-12.5m - Private Non-Prime Hourly Rate	$6.29
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly Rate	$6.29
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly Rate	$3.14
	Pool Lane 17.5m - Commercial Prime Hourly Rate	$28.14
	Pool Lane 17.5m - Commercial Non-Prime Hourly Rate	$14.10
	Pool Lane 17.5m - Private Prime Hourly Rate	$18.76
	Pool Lane 17.5m - Private Non-Prime Hourly Rate	$9.38
	Pool Lane 17.5m - Non-Profit Prime Hourly Rate	$9.38
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly Rate	$4.71
	Pool Lane 25m - Commercial Prime Hourly Rate	$37.62
	Pool Lane 25m - Commercial Non-Prime Hourly Rate	$18.81
	Pool Lane 25m - Private Prime Hourly Rate	$25.10
	Pool Lane 25m - Private Non-Prime Hourly Rate	$12.52
	Pool Lane 25m - Non-Profit Prime Hourly Rate	$12.52
	Pool Lane 25m - Non-Profit Non-Prime Hourly Rate	$6.29
	Pool Lane 50m - Commercial Prime Hourly Rate	$75.24
	Pool Lane 50m - Commercial Non-Prime Hourly Rate	$37.61
	Pool Lane 50m - Private Prime Hourly Rate	$50.14
	Pool Lane 50m - Private Non-Prime Hourly Rate	$25.10
	Pool Lane 50m - Non-Profit Prime Hourly Rate	$25.10
	Pool Lane 50m - Non-Profit Non-Prime Hourly Rate	$12.52
	Tidal Pool with Video - Commercial Prime	$714.14
	Tidal Pool with Video - Commercial Non- Prime	$357.07
	Tidal Pool with Video - Private Prime	$476.09
	Tidal Pool with Video - Private Non-Prime	$238.05
	Tidal Pool with Video - Non-Profit Prime	$238.05
	Tidal Pool with Video - Non-Profit Non-Prime	$119.03
	Waterslides - Commercial Prime	$714.14
	Waterslides - Commercial Non-Prime	$357.07
	Waterslides - Private Prime	$476.09
	Waterslides - Private Non-Prime	$238.05
	Waterslides - Non-Profit Prime	$238.05
	Waterslides - Non-Profit Non-Prime	$119.03
	Wave Pool - Commercial Prime	$714.14
	Wave Pool - Commercial Non-Prime	$357.07
	Wave Pool - Private Prime	$476.09
	Wave Pool - Private Non-Prime	$238.05
	Wave Pool - Non-Profit Prime	$238.05
	Wave Pool - Non-Profit Non-Prime	$119.03
1.5 Arena Ice		
	Commercial - Prime Hourly Rate	$456.55
	Commercial - Non-Prime Hourly Rate	$263.40
	Private - Prime Hourly Rate	$375.25
	Private - Non-Prime Hourly Rate	$210.14
	Non-Profit - Prime Hourly Rate	$141.09
	Non-Profit - Non-Prime Hourly Rate	$85.56
	Junior Hockey Game/Practice - Season-Prime Hourly Rate	$168.94
	Junior Hockey Game - Playoff-Prime Hourly Rate,**plus $1.00 per person over first 500	$168.94
	Junior Hockey Practice - Season- Non-Prime Hourly Rate	$97.98
1.6 Arena Dry Floor		
	Commercial - Prime Hourly Rate	$177.99
	Commercial - Non-Prime Hourly Rate	$106.79
	Private - Prime Hourly Rate	$87.90
	Private - Non-Prime Hourly Rate	$52.76
	Non-Profit - Prime Hourly Rate	$45.65
	Non-Profit - Non-Prime Hourly Rate	$27.39
	Senior "A" Lacrosse - Prime Hourly Rate	$111.56

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
1.7 Curling Ice		
	Commercial - Prime Hourly Rate/sheet	$38.88
	Adult - Prime Hourly Rate/sheet	$33.64
	Youth - Prime Hourly Rate/sheet	$16.15
	Senior - Prime Hourly Rate/sheet	$17.85
	Commercial - Non-Prime Hourly Rate/sheet	$23.32
	Adult - Non-Prime Hourly Rate/sheet	$19.84
	Youth - Non-Prime Hourly Rate/sheet	$9.69
	Senior - Non-Prime Hourly Rate/sheet	$10.71
1.8 Curling Dry Floor		
	Commercial - Prime Hourly Rate	$75.59
	Adult - Prime Hourly Rate	$37.80
	Youth - Prime Hourly Rate	$26.90
	Senior - Prime Hourly Rate	$29.07
	Commercial - Non-Prime Hourly Rate	$45.35
	Adult - Non-Prime Hourly Rate	$22.67
	Youth - Non-Prime Hourly Rate	$16.14
	Senior - Non-Prime Hourly Rate	$17.45
Sports Box Class A1 GPC	Commercial Hourly	$144.97
Includes contribution to park asset	Private Hourly	$84.55
replacement reserve fund.	Non-Profit Adult Hourly	$49.56
	Non-Profit Youth Hourly	$25.44
1.9 Facility Rentals		
Aerobic Rooms		
	Aerobics Room - Commercial Hourly	$103.66
	Aerobics Room - Private Hourly	$69.10
	Aerobics Room - Non-Profit Hourly	$34.56
Gymnasiums		
	Gymnasium - Full - Double Gym Non-Prime Private	$91.75
	Gymnasium - Full - Double Gym Non-Prime Non-Profit	$45.88
	Gymnasium - Half - Single Gym Non-Prime Private	$45.88
	Gymnasium - Half - Single Gym Non-Prime Non-Profit	$22.94
	Gymnasium - Quarter - Half Gym Non-Prime Private	$22.94
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit	$11.47
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$275.26
	Gymnasium - Full - Double Gym - Prime Private Hourly	$183.50
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$91.75
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$137.63
	Gymnasium - Half - Single Gym - Prime Private Hourly	$91.75
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$45.88
	Gymnasium - Quarter - Half Gym - Prime Private	$45.88
	Gymnasium - Quarter - Half Gym - Prime Non-Profit	$22.94
	Gymnasium - Elementary School - Commercial Hourly	$137.63
	Gymnasium - Elementary School - Private Hourly	$91.75
	Gymnasium - Elementary School - Non-profit Hourly	$45.88
	Gymnasium - Middle School - Commercial Hourly	$153.19
	Gymnasium - Middle School - Private Hourly	$102.12
	Gymnasium - Middle School - Non-profit Hourly	$51.06
High Performance Area		
Willoughby Community Centre	High Performance Area - Commercial Hourly Rate	$103.66
	High Performance Area - Private Hourly Rate	$69.10
	High Performance Area - Non-Profit Hourly Rate	$34.56
Lobbies		
	Lobby - Commercial Hourly Rate	$35.95
	Lobby - Private Hourly Rate	$27.90
	Lobby - Non-Profit Hourly Rate	$13.95
Civic Facility	Lobby - Commercial Hourly Rate	$41.91
	Lobby - Private Hourly Rate	$27.93
	Lobby - Non-Profit Hourly Rate	$13.96
Meeting Rooms		
	Fraser River Theatre - Commercial Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$1,564.46
	Fraser River Theatre - General Use Booking Flat Rate (Fri & Sat) 12 noon to 2:00 am	$782.23
	Fraser River Theatre - Commercial Hourly Rate	$147.61
	Fraser River Theatre - Private Hourly Rate	$98.41
	Fraser River Theatre - Non-Profit Hourly Rate	$49.20

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
	Meeting Room - capacity up to 60 - Commercial Hourly	$41.91
	Meeting Room - capacity up to 60 - Private Hourly	$27.93
	Meeting Room - capacity up to 60 - Non-Profit Hourly	$13.96
Derek Doubleday Arboretum Meeting Rooms	Commercial Hourly Rate - capacity up to 15 seated, up to 40 standing	$41.91
	Private Hourly Rate - capacity up to 15 seated, up to 40 standing	$27.93
	Non-Profit Hourly Rate - capacity up to 15 seated, up to 40 standing	$13.96
Multipurpose Rooms		
	Multipurpose Room - capacity up to 35 - Commercial Hourly	$41.91
	Multipurpose Room - capacity up to 35 - Private Hourly	$27.93
	Multipurpose Room - capacity up to 35 - Non-profit Hourly	$13.96
	Multipurpose Room - capacity up to 75 - Commercial Hourly	$63.85
	Multipurpose Room - capacity up to 75 - Private Hourly	$42.56
	Multipurpose Room - capacity up to 75 - Non-Profit Hourly	$21.28
	Multipurpose Room - capacity up to 133 - Commercial Hourly	$73.97
	Multipurpose Room - capacity up to 133 - Private Hourly	$49.31
	Multipurpose Room - capacity up to 133 - Non-Profit Hourly	$24.67
	Multipurpose Room - capacity up to 133 - Commercial Uses Flat Rate 12noon-2am	$591.85
	Multipurpose Room - capacity up to 133 - Non-Profit Uses Flat Rate 12noon-2am	$197.29
	Multipurpose Room - capacity up to 133 - Private Use Flat Rate 12noon-2am	$394.56
Facility Specific		
ACUCC	Roof Deck - capacity up to 60 - Commercial Hourly	$127.70
	Roof Deck - capacity up to 60 - Private Hourly	$85.13
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$42.57
Aldergrove Kinsmen Community Centre	Friday Event Set-up	$102.05
	Fee only applied if room is available 4 weeks before actual rental Fri/Sat	
	Main Hall Meeting - capacity up to 75 - Commercial Hourly	$63.85
	Main Hall Meeting - capacity up to 75 - Private Hourly	$42.56
	Main Hall Meeting - capacity up to 75 - Non-Profit Hourly	$21.28
	Main Hall Meeting - capacity up to 75 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,564.46
	Main Hall Meeting - capacity up to 75 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$782.23
	Main Hall Meeting - capacity up to 150 - Commercial Hourly	$103.66
	Main Hall Meeting - capacity up to 150 - Private Hourly	$69.10
	Main Hall Meeting - capacity up to 150 - Non-Profit Hourly	$34.56
	Main Hall Meeting - capacity up to 150 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,564.46
	Main Hall Meeting - capacity up to 150 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$782.23
	Main Hall Meeting - capacity up to 250 - Commercial Hourly	$147.61
	Main Hall Meeting - capacity up to 250 - Private Hourly	$98.41
	Main Hall Meeting - capacity up to 250 - Non-Profit Hourly	$49.20
	Main Hall Meeting - capacity up to 250 - Commercial Uses Flat Rate (Fri/Sat) 12noon-2am	$1,564.46
	Main Hall Meeting - capacity up to 250 - General Uses Flat Rate (Fri/Sat) 12noon-2am	$782.23
	Kitchen only - Commercial Hourly	$42.31
	Kitchen only - Private Hourly	$28.20
	Kitchen only - Non-Profit Hourly	$14.11
George Preston Recreation Centre	Kitchen - Commercial Hourly	$42.31
	Kitchen - Private Hourly	$28.20
	Kitchen - Non-profit Hourly	$14.11
	Lower Lounge - Commercial Hourly	$42.31
	Lower Lounge - Private Hourly	$28.20
	Lower Lounge - Non-Profit Hourly	$14.11
	Upper Lounge - Commercial Hourly	$73.97
	Upper Lounge - Private Hourly	$49.31
	Upper Lounge - Non-profit Hourly	$24.67
Bedford Landing Plaza**	Commercial Hourly Rate	$28.64
**Public Spaces Waste Management	Private Hourly Rate	$14.65
	Non-Profit Hourly Rate	$7.33
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$691.47
	Private Per Day Rate	$461.00
	Non-Profit Per Day Rate	$230.49

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Commercial Per Day Rate	$419.13
	Private Per Day Rate	$279.42
	Non-Profit Per Day Rate	$139.71
Park Concession Rental	Per day	$70.86
	Seasonal Monthly Non-Profit Rate	$306.63
Park Picnic Shelter	Commercial Hourly Rate	$29.34
	Private Hourly Rate	$14.65
	Non-Profit Hourly Rate	$7.33
Ponder Park Camping Fee	Per night, per child	$1.00
Boat Launch Closure Fee	Per event fee	$327.78
Access to Private Property Permit Fee	Per permit (includes tax)	$100.00
Park Permit Application Fee	Per permit	$50.00
Spirit Stage Fee	Commercial - first day	$540.25
	Commercial - additional day	$270.13
	Private - first day	$360.16
	Private - additional day	$180.07
	Non-Profit - first day	$180.07
	Non-Profit - additional day	$90.04
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$264.49
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$528.99
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$956.68
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special	$1,913.37
	Connection to electrical system, daily fee	$1,458.74
Video Display Screen	Commercial Hourly Rate	$196.69
	Private Hourly Rate	$131.13
	Non-Profit Hourly Rate	$65.56
1.10 Fields		
Synthetic Turf Fields Class AAA**	Prime - Commercial Hourly	$375.00
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$320.00
	Prime - Non-Profit Adult Hourly	$190.00
	Prime - Non-Profit Youth Hourly	$120.00
	Non-Prime - Commercial Hourly	$320.00
	Non-Prime - Private Hourly	$280.00
	Non-Prime - Non-Profit Adult Hourly	$150.00
	Non-Prime - Non-Profit Youth Hourly	$95.00
Synthetic Turf Fields Class A**	Prime - Commercial Hourly	$122.76
** Includes contribution to park asset replacement reserve fund.	Prime - Private Hourly	$106.56
	Prime - Non-Profit Adult Hourly	$56.72
	Prime - Non-Profit Youth Hourly	$37.53
	Non-Prime - Commercial Hourly	$101.40
	Non-Prime - Private Hourly	$85.19
	Non-Prime - Non-Profit Adult Hourly	$34.67
	Non-Prime - Non-Profit Youth Hourly	$17.79
Synthetic Turf Fields Class B**	Prime - Commercial Hourly	$85.93
(70% Class A)	Prime - Private Hourly	$74.59
** Includes contribution to park asset replacement reserve fund.	Prime - Non-Profit Adult Hourly	$39.70
	Prime - Non-Profit Youth Hourly	$26.27
	Non-Prime - Commercial Hourly	$70.98
	Non-Prime - Private Hourly	$59.64
	Non-Prime - Non-Profit Adult Hourly	$24.27
	Non-Prime - Non-Profit Youth Hourly	$12.45
All Weather Fields	Commercial Hourly	$28.27
	Private Hourly	$18.84
	Non-Profit Adult Hourly	$6.28
	Non-Profit Youth Hourly	$3.14
Sport Fields	Class A Facility - Commercial Hourly	$29.19
	Class A Facility - Private Hourly	$19.45
	Class A Facility - Non-Profit Adult Hourly	$9.74
	Class A Facility - Non-Profit Youth Hourly	$4.85
Sport Fields	Class A Tournament - Commercial Hourly	$21.74
	Class A Tournament - Private Hourly	$14.51
	Class A Tournament - Non-Profit Adult Hourly	$7.25
	Class A Tournament - Non-Profit Youth Hourly	$3.62

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
Sport Fields	Class B Facility - Commercial Hourly	$23.53
	Class B Facility - Private Hourly	$15.68
	Class B Facility - Non-Profit Adult Hourly	$7.85
	Class B Facility - Non-Profit Youth Hourly	$3.92
Sport Fields	Class B Tournament - Commercial Hourly	$18.00
	Class B Tournament - Private Hourly	$12.00
	Class B Tournament - Non-Profit Adult Hourly	$6.00
	Class B Tournament - Non-Profit Youth Hourly	$3.00
Sport Fields	Class C Facility - Commercial Hourly	$14.32
	Class C Facility - Private Hourly	$9.54
	Class C Facility - Non-Profit Adult Hourly	$4.77
	Class C Facility - Non-Profit Youth Hourly	$2.38
Sport Fields	Class C Tournament - Commercial Hourly	$11.19
	Class C Tournament - Private Hourly	$7.47
	Class C Tournament - Non-Profit Adult Hourly	$3.72
	Class C Tournament - Non-Profit Youth Hourly	$1.87
Disc Golf	Class A Facility - Commercial Hourly	$43.37
	Class A Facility - Private Hourly	$28.91
	Class A Facility - Non-Profit Adult Hourly	$14.46
	Class A Facility - Non-Profit Youth Hourly	$7.24
Sports Box Class A MAP	Commercial Hourly	$98.99
Includes contribution to park asset replacement reserve fund.	Private Hourly	$83.17
	Non-Profit Adult Hourly	$33.85
	Non-Profit Youth Hourly	$17.37
Sports Box Class B	Commercial Hourly	$22.97
	Private Hourly	$15.31
	Non-Profit Adult Hourly	$7.66
	Non-Profit Youth Hourly	$3.83
Bocce Courts Class A	Commercial Hourly	$43.37
	Private Hourly	$28.91
	Non-Profit Adult Hourly	$14.46
	Non-Profit Youth Hourly	$7.23
Tennis Courts Class A	Commercial Hourly	$43.37
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$28.91
Langley Meadows	Non-Profit Adult Hourly	$14.46
	Non-Profit Youth Hourly	$7.23
Tennis Courts Class B	Commercial Hourly	$22.97
	Private Hourly	$15.31
	Non-Profit Adult Hourly	$7.66
	Non-Profit Youth Hourly	$3.83
Outdoor Basketball Courts Class A	Commercial Hourly	$43.37
	Private Hourly	$28.91
	Non-Profit Adult Hourly	$14.46
	Non-Profit Youth Hourly	$7.23
Sand Volleyball Class B	Commercial Hourly	$22.97
	Private Hourly	$15.31
	Non-Profit Adult Hourly	$7.66
	Non-Profit Youth Hourly	$3.83
Skate Park Class A	Commercial Hourly	$43.37
	Private Hourly	$28.91
	Non-Profit Adult Hourly	$14.46
	Non-Profit Youth Hourly	$7.23
Mountain Bike Park Class A	Commercial Hourly	$43.37
	Private Hourly	$28.91
	Non-Profit Adult Hourly	$14.46
	Non-Profit Youth Hourly	$7.23
Non Formal Park Use Class B	Commercial Hourly	$22.97
	Private Hourly	$15.31
	Non-Profit Adult Hourly	$7.66
	Non-Profit Youth Hourly	$3.83
MAP Synthetic Turf Diamond	Prime - Commercial Hourly	$63.14
	Prime - Private Hourly	$51.47
	Prime - Non-Profit Adult Hourly	$27.04
	Prime - Non-Profit Youth Hourly	$17.00

RECREATION, CULTURE, and PARKS Fee Type	Description	Proposed Fees & Charges without tax
	Non-Prime Commercial Hourly	$55.04
	Non-Prime Private Hourly	$43.36
	Non-Prime Non-Profit Adult Hourly	$18.69
	Non-Prime Non-Profit Youth Hourly	$9.51
Stadium	Outdoor Amenities only - with concession (7 hours) Commercial	$594.16
	Full Access - Single Sport Event (7 hours) Non-Profit Youth	$618.67
	Full Access - Single Sport Event (7 hours) Non-Profit Adult	$693.63
	Full Access - Single Sport Event (7 hours) Private	$820.36
	Full Access - Single Sport Event (7 hours) Non-profit, with admission	$932.11
	Full Access - Single Sport Event (7 hours) Commercial	$1,903.76
	Full Access - Multi Use/Special Event (7 hours) Youth	$902.14
	Full Access - Multi Use/Special Event (7 hours) Adult	$902.14
	Full Access - Multi Use/Special Event (7 hours) Private	$1,152.88
	Full Access - Multi Use/Special Event (7 hours) Non-profit, with admission	$1,403.61
	Full Access - Multi Use/Special Event (7 hours) Commercial	$1,903.76
	Removal or installation of football uprights at the oval field	$2,652.25
Stadium Announcers Booth	Commercial Hourly	$65.36
	Private Hourly	$43.57
	Non-profit	$21.79
Score Board	Per Hour Rate	$5.15
Audio System	Per Hour Rate	$7.73
Track Four Lanes	Commercial Hourly Rate	$43.85
(100% to reserve fund)	Private Hourly Rate	$29.24
	Non-Profit Hourly Rate	$14.62
Track Two Lanes	Commercial Hourly Rate	$21.93
(100% to reserve fund)	Private Hourly Rate	$14.62
	Non-Profit Hourly Rate	$7.31
Stadium - additional hours	Full Access - Single Sport Event Youth	$64.06
(Hourly rate)	Full Access - Single Sport Event Adult	$78.36
	Full Access - Single Sport Event Private	$96.75
	Full Access - Single Sport Event Non-profit, with admission	$114.48
	Full Access - Single Sport Event Commercial	$272.55
	Full Access - Multi Use/Special Event Youth	$128.78
	Full Access - Multi Use/Special Event Adult	$128.78
	Full Access - Multi Use/Special Event Private	$164.89
	Full Access - Multi Use/Special Event Non-profit, with admission	$201.01
	Full Access - Multi Use/Special Event Commercial	$272.55
Sports Field & Sports Box Lighting Fee	Per Hour Rate	$2.06
Bleacher Move	2 Sets or Fewer	$245.24
Bleacher Move	3 sets or more	$441.44
Soccer Goal Set-Up	Per Occurrence Rate	$257.50
Amphitheatre**	Commercial Hourly	$55.96
** WCP 200 seat outdoor venue	Private Hourly	$44.77
	Non-Profit Hourly	$22.38
1.11 Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
1.11 Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
1.12 Public Service Signs		
Signage for non-profit sports	Sign Fabrication by Township	$100.00
organizations, or public services	Sign Installation by Township	$50.00
1.13 Administration Fee		
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (max $500.00)

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 No. 4616
AMENDMENT BYLAW 2020 No. 5593

CEMETERIES Fee Type	Description	Cemetery Revenue	Cemetery Care Fund	Fees & Charges without tax
2.1 Cemetery				
(Tax is not included)				
Right of Interment-Resident	Adult Size	$2,318.00	$772.00	$3,090.00
25% to Care Fund, Niche 25% to Care Fund	Child Size	$788.00	$263.00	$1,051.00
	Infant Size	$788.00	$263.00	$1,051.00
	Cremation Boulder	$1,672.00	$557.00	$2,229.00
	Cremation Plot	$1,004.00	$335.00	$1,339.00
	Natural/Hydrid	$2,318.00	$772.00	$3,090.00
	Scattering Garden	$247.00	$82.00	$329.00
	Single Lawn Crypt	$2,594.00	$864.00	$3,458.00
	Double Lawn Crypt	$3,192.00	$1,064.00	$4,256.00
	Veteran-includes former resident	$1,159.00	$386.00	$1,545.00
	Veteran Cremation Plot-includes former resident	$503.00	$167.00	$670.00
	Wall Niche Single	$1,672.00	$557.00	$2,229.00
	Wall Niche Double	$2,261.00	$753.00	$3,014.00
Fort Langley Cemetery Adult Premium Lot	Interment resident casket in place, upright marker, adult size	$4,635.00	$1,545.00	$6,180.00
	Interment non-resident casket in place, upright marker, adult size	$9,270.00	$3,090.00	$12,360.00
Right of Interment - Non-Resident	Adult Size	$4,635.00	$1,545.00	$6,180.00
25% to Care Fund, Niche 25% to Care Fund	Child Size	$2,360.00	$786.00	$3,146.00
(generallly 2X resident)	Infant Size	$1,535.00	$511.00	$2,046.00
	Cremation Boulder	$2,509.00	$836.00	$3,345.00
	Cremated Plot	$2,009.00	$669.00	$2,678.00
	Natural/Hydrid	$4,635.00	$1,545.00	$6,180.00
	Scattering Garden	$247.00	$82.00	$329.00
	Single Lawn Crypt	$5,187.00	$1,729.00	$6,916.00
	Double Lawn Crypt	$6,386.00	$2,128.00	$8,514.00
	Veteran	$2,318.00	$772.00	$3,090.00
	Veteran Cremation Plot	$1,004.00	$335.00	$1,339.00
	Wall Niche Single	$1,892.00	$630.00	$2,522.00
	Wall Niche Double	$2,435.00	$812.00	$3,247.00
Fort Langley Cemetery Cremation Premium Lot	Interment resident, upright marker, cremation plot	$2,009.00	$669.00	$2,678.00
	Interment non-resident, upright marker, cremation plot	$4,017.00	$1,339.00	$5,356.00
Opening and Closing of Lot for Interment	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,278.00	$0.00	$1,278.00
	Adult Size - First Level Saturday or Sunday	$2,556.00	$0.00	$2,556.00
	Adult Size - First Level Statutory Holiday	$3,835.00	$0.00	$3,835.00
	Adult Size - Second Level	$1,473.00	$0.00	$1,473.00
	Adult Size - Second Level Saturday or Sunday	$2,947.00	$0.00	$2,947.00
	Adult Size - Second Level Statutory Holiday	$4,420.00	$0.00	$4,420.00
	Adult Size - Lawn Crypt Second Level	$1,278.00	$0.00	$1,278.00
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$2,556.00	$0.00	$2,556.00
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$3,835.00	$0.00	$3,835.00
	Child Size	$838.00	$0.00	$838.00
	Child Size - Saturday or Sunday	$1,676.00	$0.00	$1,676.00
	Child Size - Statutory Holiday	$2,514.00	$0.00	$2,514.00
	Infant Size	$488.00	$0.00	$488.00
	Infant Size - Saturday or Sunday	$976.00	$0.00	$976.00
	Infant Size - Statutory Holiday	$1,465.00	$0.00	$1,465.00
	Cremated Remains (includes Veteran)	$591.00	$0.00	$591.00
	Cremated Remains - Saturday or Sunday	$1,181.00	$0.00	$1,181.00
	Cremated Remains - Statutory Holiday	$1,773.00	$0.00	$1,773.00
	Cremated Remains - Add to Existing Site	$0.00	$325.00	$325.00
	Casket Remains - Add to Existing Site	$0.00	$750.00	$750.00
	Wall Niche	$459.00	$0.00	$459.00
	Wall Niche - Saturday or Sunday	$917.00	$0.00	$917.00
	Wall Niche - Statutory Holiday	$1,377.00	$0.00	$1,377.00
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$2,554.00	$0.00	$2,554.00
	Adult Size - Double Depth	$3,834.00	$0.00	$3,834.00
	Adult Size - If Top Level Occupied	$6,177.00	$0.00	$6,177.00
	Child Size	$1,676.00	$0.00	$1,676.00
	Infant Size	$979.00	$0.00	$979.00
	Cremated Remains	$577.00	$17.00	$594.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$257.00	$85.00	$342.00
25% to Care Fund	Ground Marker Setting Fee - Upright Marker	$512.00	$171.00	$683.00

CEMETERIES Fee Type	Description	Cemetery Revenue	Cemetery Care Fund	Fees & Charges without tax
Cemetery Products and Other Fees				
	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$384.00	$0.00	$384.00
	Granite Memorial Bench	$3,562.00	$1,187.00	$4,749.00
	Replacement Certificate - Right of Interment	$48.00	$0.00	$48.00
	Transfer Fee	$126.00	$0.00	$126.00
	Surrender/Sell Back Fee	$126.00	$0.00	$126.00
	Niche Wall Wreath Plate	Cost plus 50%	10% of Cost	**Cost plus 60%**
	Cremation Liner	Cost plus 50%	$0.00	**Cost plus 50%**
	Fibreglass Full Casket Liner	Cost plus 50%	$0.00	**Cost plus 50%**
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	$0.00	**Cost plus 50%**

SCHEDULE 3. ANIMAL CONTROL

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2020 No. 5593

Fee Type	Description	Fees & Charges without tax
Male/Female	Regular	$63.35
	Regular Discounted on or before Feb 1st	$53.35
	Seniors (over 65 years of age)	$42.35
	Seniors Discounted on or before Feb 1st	$32.35
Male/Female Neutered/Spayed	Regular	$34.35
	Regular Discounted on or before Feb 1st	$24.35
	Seniors (over 65 years of age)	$27.35
	Seniors Discounted on or before Feb 1st	$17.35
Dangerous Dog	Regular	$303.35
	Regular Discounted on or before Feb 1st	$303.35
	Seniors (over 65 years of age)	$303.35
	Seniors Discounted on or before Feb 1st	$303.35
Aggressive Dog	Regular	$153.35
	Regular Discounted on or before Feb 1st	$153.35
	Seniors (over 65 years of age)	$153.35
	Seniors Discounted on or before Feb 1st	$153.35
Hobby Kennel	In conjunction with payment of their business licence, a Hobby Kennel is entitled to receive a maximum 6 dog licence tags at no additional cost. For Hobby Kennels, no further licences may be issued or purchased.	N/A
Commercial Kennel	In conjunction with payment of their business licence, a Commercial Kennel is entitled to receive a maximum 6 dog tags at no additional cost. For Commercial Kennels, further licences may be purchased at a cost of $10.00 each.	$13.35
Working Dogs for the Disabled	Notwithstanding all of the fees stated above, an annual licence fee is applicable for each working dog used to assist the disabled.	$10.00
Other Dog Fees	A fee is applicable for replacement of a lost or destroyed licence tag	$10.00
	A fee is applicable for the transferring of a licence under section 12 or 13; or for issuing a licence under section 14 (Bylaw 4440)	$13.35
Registration for Audible Bird Scare Device (Propane Cannon)	Annual registration fee per site, as defined in the Township of Langley Audible Bird Scare Devices Farm Byalw 2013 No. 5005, as amended.	$125.00 per annum, plus applicable tax(es)

SCHEDULE 5. MISCELLANEOUS CORPORATE

FEES AND CHARGES BYLAW 2007 No. 4616

AMENDMENT BYLAW 2020 No. 5593

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30
Maps (Colour)	Maps - Colour - standard paper size 11" X 17"	$6.15
Survey Certificates	Survey Certificate copies	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00
Community plans	Community plans	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records Searches	$20.00

SCHEDULE 6. POLICE
FEES AND CHARGES BYLAW 2007 No. 4616
PREVIOUS: AMENDMENT BYLAW 2018 No. 5368
CURRENT: AMENDMENT BYLAW 2020 No. 5593

POLICE Fee Type	Description	Proposed Fees & Charges without tax
6.1 Disclosure	Transcripts (certified)	$50.00
	Video/Audio Tape/Photo CD	$55.00
	Photograph - custom print	$10.00
	Photocopies (Per Page) Black & White	$0.50
	Photocopies (Per Page) Colour	$1.00
6.2 False Alarms	False Alarm (revenue from bylaw for police attendance at second and subsequent alarms - for any six month period)	$75.00
6.3 Police Information Check	Per individual with or without fingerprints	$65.00
6.4 Police Certificates	Police Certificates (for travel documents)	$65.00
6.5 Fingerprints	Fingerprints only (including those for volunteers)	$65.00
6.6 Accident Reports	Mechanical Inspection	$100.00
	Traffic Analysis Report	$500.00
	Police or Traffic Report (ICBC-CL 59 & CL152)	$55.00
	MVA 6020 – (Scaled Drawing/Field Drawing/Planned Drawing)	$50.00
	MVA 6020- (Measurements)	$50.00
	File Research	$35.00/Hour to $60.00/Hour
6.7 Administration	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 8. TRANSPORTATION

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2020 No. 5593

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$100.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for street furniture & sandwich board sign purposes	$75.00 (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer
Highway Use Application and Permits Fees: Filming	See Schedule 10	
DRIVEWAYS		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE PERMITS		
Oversize Vehicle Permit	Oversize Vehicle Permit (Per Trip)	$50.00
OVERWEIGHT PERMITS		
For each trip on a Municipal Highway the fee to be charged for an overweight permit under the schedule shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
OVERWEIGHT AMOUNT		
Overweight Vehicle Permit	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Tri) - Over 15,000 kg	$1,025.00
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00
Sign Removal	Sign area greater than 10m2	75.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
PAVEMENT CUT		
Pavement Reinstatement Fee	$65/m2, minimum charge $400, includes $10/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$75.00/m2, min. charge $500.00
Pavement Penalty Charge	$25/m2, minimum charge $200. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$25.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $1,500 [includes 3 hours work at $500/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $1,500.00
Signal Sequencing Data Request	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Integrated / Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Integrated / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
ELECTRIC VEHICLE CHARGERS		
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$0.35/kWh ($2 minimum charge)
INSPECTION FEE		
	Inspections related to all Permits within this schedule	$68.25 per inspection
SECURITY DEPOSIT		
	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
MUNICIPAL ACCESS AGREEMENT PLAN APPROVAL FEE		
	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2020 No. 5593

FILMING Fee Type	Description	Proposed Fees & Charges without tax
USE OF Recreation & Culture Facilities and Parks		
Facility and Park Rental		
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88
	Half Day Rates - up to 6 hrs per day	$1,382.94
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Per Day Rates - over 6 hrs per day	$1,676.52
	Half Day Rates - up to 6 hrs per day	$838.26
Parking Lots		
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94
	Filming Prep / Wrap Up (per day)	$1,382.94
	Parking use only	$691.47
Parking Lot Use - WGC, WCB, WBY, AKC, LCM, ACUCC, GPC, all other parks	Filming w/o use of Facilitiy or Park	$838.26
	Filming Prep / Wrap Up (per day)	$838.26
	Parking use only	$419.13
Staff Costs	Staff wages as required	At Cost
USE OF Highways		
Highways Use Application: Filming on Private Property	Application for Highways Use Permit for filming purposes	$25.00
Highways Use Application & Permite Fee: Filming on Public Property	Highways Use Permit for filming purposes	$300.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$68.25/inspection
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$50.00
Highways Use Application and Permit: Filming on Public Property	Consolidation of Film Application & Highways Use Permit fees for filming purposes	$300.00
USE OF Airport		
RCMP Traffic/Site Control Assistance: Filming	Four (4) hour minimum charge for designated RCMP traffic/site control assistance	$94.00/hour
Filming - Sign	Per sign fee where production requests for TOL requires addition, modification or installation of sign	At Cost
Filming - Airport Fee	Fee for service	$250.00/half-day; $500.00/day
Filming - Airport Parking Fee	Fee for service	$250.00/day
Filming - Airport Liaison to Business	Fee for service - based on nature of filming, extent filming and only as identified as necessary by Airport Manager	At Cost
Filming - Runway Closure Fee	Fee for service	$2,000.00
Filming - Airport - Airside Operating Surface Use	A fee to compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
USE OF FIREHALL		
Fire Hall - 1/2 day	1/2 Day	$150.00
Fire Hall - Full Day	Full Day	$300.00
Fire Hall - Parking Lot	Parking Lot Rental - Per Day	$450.00
Fire - Site Inspections	Special Effects Site Inspections	$100.00
Filming Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 No.4616

AMENDMENT BYLAW 2020 No. 5593

AIRPORT Fee Type	Description	Fees & Charges without tax
Aircraft Parking		
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,200.00
Yearly Grass Tie-down Fee	Annual grass aircraft tie-down space	$900.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$150.00
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$7.50
Mail Service		
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$150.00
Key Deposit	Refundable mailbox key deposit	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00
Gate Access		
Avigilon Gate Access Card Fee	For each Airport access card, including replacements (must be pre-approved)	$14.29

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (PARK) BYLAW 2020 NO. 5594

EXPLANATORY NOTE

Bylaw 2020 No. 5594 provides for temporary borrowing pending the issuance of debenture securities to complete McLeod Athletic Park Capital Works, in the amount of $1.919 million pursuant to McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (PARK) BYLAW 2020 NO. 5594

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS the Council has adopted Bylaw No. 5507, cited as McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507 authorizing the borrowing of a sum not exceeding one million nine hundred and nineteen thousand dollars ($1,919,000) to complete McLeod Athletic Park Capital Works;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of one million nine hundred and nineteen thousand dollars ($ 1,919,000), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

This bylaw may be cited as Temporary Borrowing (Park) Bylaw 2020 No. 5594.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (GENERAL) BYLAW 2020 NO. 5595

EXPLANATORY NOTE

Bylaw 2020 No. 5595 provides for temporary borrowing pending the issuance of debenture securities to complete Land Acquisition, in the amount of $16.398 million pursuant to Land Acquisition Loan Authorization Bylaw 2019 No. 5508.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (GENERAL) BYLAW 2020 NO. 5595

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS the Council has adopted Bylaw No. 5508, cited as Land Acquisition Loan Authorization Bylaw 2019 No. 5508 authorizing the borrowing of a sum not exceeding sixteen million three hundred ninety-eight thousand dollars ($ 16,398,000) to complete Land Acquisition;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of sixteen million three hundred ninety-eight thousand dollars ($16,398,000), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Land Acquisition Loan Authorization Bylaw 2019 No. 5508.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

This bylaw may be cited as Temporary Borrowing (General) Bylaw 2020 No. 5595.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (GENERAL) BYLAW 2020 NO. 5596

EXPLANATORY NOTE

Bylaw 2020 No. 5596 provides for temporary borrowing pending the issuance of debenture securities to complete Strategic Land Acquisition, in the amount of $67.67 million pursuant to Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING (GENERAL) BYLAW 2020 NO. 5596

WHEREAS it is provided by Section 181 of the *Community Charter* that the Council may, where it has adopted a loan authorization bylaw, without further assents or approvals, borrow temporarily from any person under the conditions therein set out;

AND WHEREAS the Council has adopted Bylaw No. 5509, cited as Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509 authorizing the borrowing of a sum not exceeding sixty-seven million six hundred seventy thousand dollars ($ 67,670,000) to complete Strategic Land Acquisition;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of sixty-seven million six hundred seventy thousand dollars ($67,670,000), as the same may be required.

The form of obligation to be given as acknowledgement of the liability shall be a promissory note or notes bearing the corporate seal and signed by the Mayor and the Financial Administration Officer.

The money so borrowed shall be used solely for the purposes set out in said Strategic Land Acquisition Loan Authorization Bylaw 2019 No. 5509.

The proceeds from the sale of the debentures or so much thereof as may be necessary shall be used to repay the money so borrowed.

This bylaw may be cited as Temporary Borrowing (General) Bylaw 2020 No. 5596.

READ A FIRST TIME the	23	day of	March	, 2020
READ A SECOND TIME the	23	day of	March	, 2020
READ A THIRD TIME the	23	day of	March	, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0748694 BC LTD.)

BYLAW 2019 NO. 5504

EXPLANATORY NOTE

Bylaw 2019 No. 5504 rezones 1.88 ha (4.66 ac) of land located at 3134 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0748694 BC LTD.)

BYLAW 2019 NO. 5504

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-116" after the words "Comprehensive Development Zone CD-115"

   b. Adding to Section 110.1 after the words "CD-115" the words "CD-116 – 1.5 ha"

   c. Adding after Section 1015 "Comprehensive Development Zone CD-115" the following as Section 1016 "Comprehensive Development Zone CD-116"

1016 **COMPREHENSIVE DEVELOPMENT ZONE CD-116**

Uses Permitted

1016.1 In the CD-116 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

Density

1016.2 The density permitted shall be no greater than 44 units per hectare.

Lot Coverage

1016.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

1016.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1016.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storey*s.

Parking and Loading

1016.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1016.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1016.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1016.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1016.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

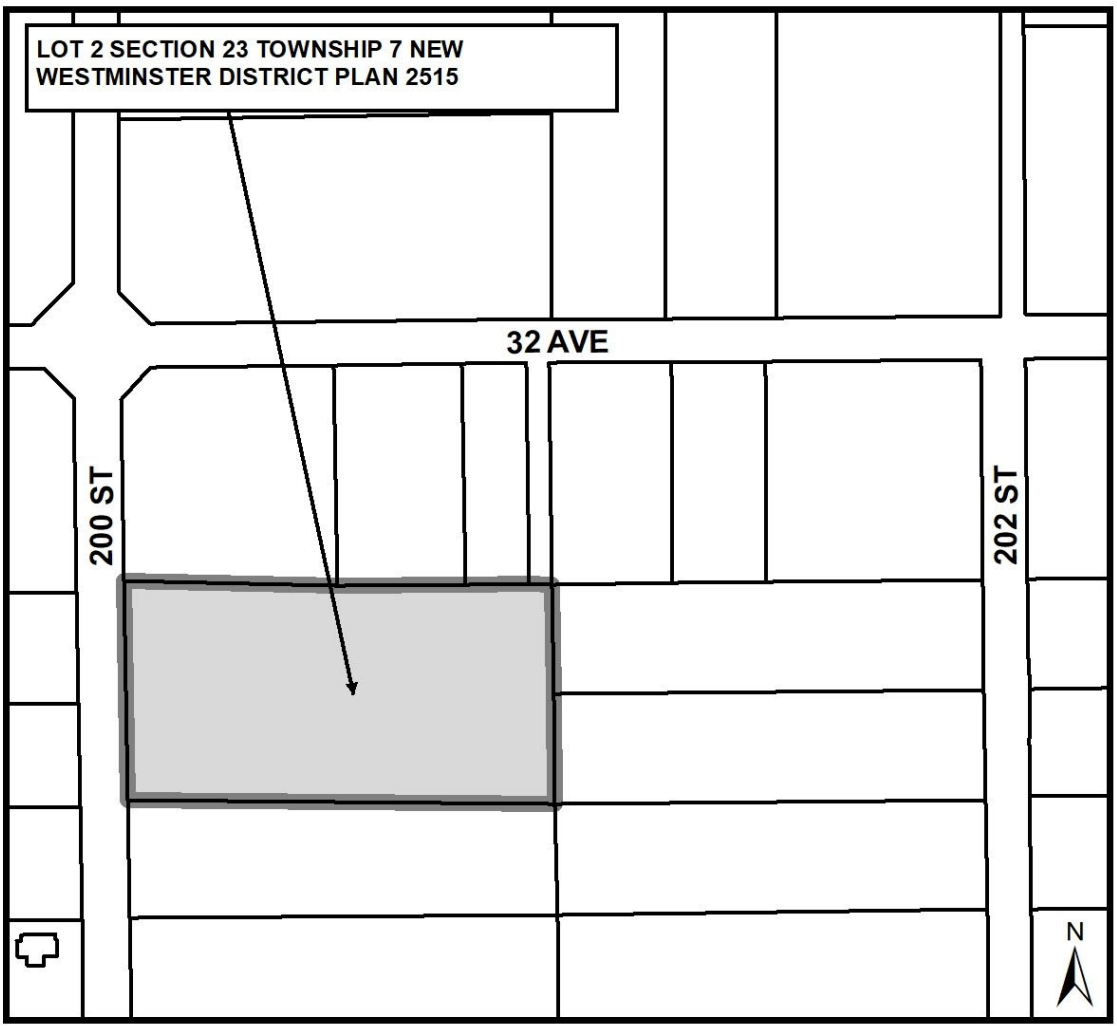
Lot 2 Section 23 Township 7 New Westminster District Plan 2515

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-116.

READ A FIRST TIME the	21	day of	October	, 2019.
READ A SECOND TIME the	21	day of	October	, 2019.
PUBLIC HEARING HELD the	09	day of	March	, 2020.
READ A THIRD TIME the		day of		, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5504



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(0748694 BC LTD.) BYLAW 2019 NO. 5511

EXPLANATORY NOTE

Bylaw 2019 No. 5511 authorizes the Township of Langley to enter into a phased development agreement with 0748694 BC Ltd.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT

(0748694 LTD.) BYLAW 2019 NO. 5511

A Bylaw to enter into a phased development agreement;

WHEREAS under Section 516 of the *Local Government Act* a municipality may enter into a phased development agreement with the owner of land to provide the municipality with amenities, works and services and other things; provide assurances related to future changes to land use regulations; and allow development to proceed in phases over an extended period of time;

AND WHEREAS Council has considered the bylaw in conjunction with the Official Community Plan;

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Phased Development Agreement (0748694 Ltd.) Bylaw 2019 No. 5511”.

2. Appendix “A” is a copy of the phased development agreement.

3. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding of invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and the Mayor and Corporate Officer, are authorized to execute that certain form of phased development agreement attached to and forming part of this bylaw as Appendix “A”.

READ A FIRST TIME the	21	day of	October	, 2019
READ A SECOND TIME the	21	day of	October	, 2019
NOTICE WAS ADVERTISED ON	28 and 04	day of	February March	, 2020
PUBLIC HEARING HELD the	09	day of	March	, 2020
READ A THIRD TIME the		day of		, 2020
ADOPTED the		day of		, 2020

_____ Mayor _____ Township Clerk

APPENDIX 'A'

PHASED DEVELOPMENT AGREEMENT

(0748694 BC LTD.)

THIS AGREEMENT dated for reference _____, 2019

BETWEEN:

0748694 BC Ltd.
PO Box 39545 Broadmoor
Richmond, BC
V7A 5G9

(the "**Developer**")

AND

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC
V2Y 3J1

(the "**Township**")

THIS AGREEMENT WITNESSES that, pursuant to section 516 of the *Local Government Act*, and in consideration of the promises hereby contained, the parties agree as follows:

Definitions

1. In this Agreement

"**Amenities**" means collectively the Cash in Lieu, the dedication of the Roads and the Ecological Greenway pursuant to this Agreement;

"**Assumption Agreement**" has the meaning set out in section 29;

"**Authorized Assignee**" has the meaning in section 24;

"**Cash in Lieu**" has the meaning set out in section 2;

"**Development**" means the design and construction on the Lands of residential development consisting of 82 townhouse units, together with all servicing works and landscaping, as shown on the Site Plan;

"**Greenway**" means a 4.5 metre wide area to be dedicated and constructed as a greenway to the satisfaction of the Township, on the east side of 200 Street, as shown on the Site Plan;

"**Lands**" means the lands and premises legally described as PID: 012-732-991, East Lot 2 Section 23 Township 7 New Westminster District Plan 2515;

"**PDA Bylaw**" means the bylaw authorizing the entering into of this Agreement, being the

"Township of Langley Phased Development Agreement Bylaw 2019, No. 5511;

"**Policy**" means the Community Amenity Contributions Policy No. 07-166, as amended from time to time;

"**Rezoning Bylaw**" means Zoning Bylaw Amendment 2019 No. 5504, a copy of which is attached as Schedule C;

"**Roads**" means the east half of 200 Street, and 201 Street as generally shown on the Site Plan;

"**Site Plan"** means the plan attached as Schedule A;

"**Specified Bylaw Provisions**" means any and all provisions of the Rezoning Bylaw that regulate:

(a) the use of land, buildings and other structures;

(b) the density of the use of land, buildings and other structures;

(c) the siting, size and dimensions of:

(i) buildings and other structures; and

(ii) uses that are permitted on the land; and

(d) the location of uses on the land and within buildings and other structures;

(e) the shape, dimensions and area, including the establishment of minimum and maximum sizes, of parcels of land that may be created by subdivision; or

(f) the conditions that will entitle an owner to different density regulations;

"**Term**" means five years from the date on which the Township executes this Agreement, following the adoption of the PDA Bylaw; and

"**Zoning Bylaw**" means Township of Langley Zoning Bylaw No. 2500, 1987, as amended by the Rezoning Bylaw.

Amenities and Restrictions

2. The Developer will deliver to the Township the amount of $394,748.00 (the "**Cash in Lieu**"). The Cash in Lieu represents an amount in lieu of amenities for the benefit of the residents of the Township contemplated in the Policy and calculated in accordance with the Policy.

3. The Cash in Lieu will be payable in accordance with the Policy, being one of the following, at the discretion of the Township:

(a) prior to the adoption of the Rezoning Bylaw; or

(b) at the time of issuance of a development permit or a building permit for the Development, provided that the entire Cash in Lieu amount is secured by a letter of credit.

4. The delivery of the Cash in Lieu does not exempt the Developer or the Development from any other requirements or conditions imposed in connection with the Rezoning Bylaw, in connection with the subdivision of the Lands, or in connection with any development or building permit for the Development.

5. The Developer will survey and diligently seek all necessary approvals to dedicate areas necessary to widen or to create the Roads as municipal roads pursuant to section 107 of the *Land Title Act*, or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Roads to the Township. The areas required as Roads will be consistent with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw.

6. The Developer will survey and diligently seek all necessary approvals to dedicate the Ecological Greenway as a public area pursuant to section 107 of the *Land Title Act,* or as otherwise may be acceptable to the Township, with the intent of transferring the freehold in the Ecological Greenway to the Township.

7. The Developer will not apply for any development permit, building permit or subdivision of the Lands or the Development, and the Township or the Township's approving officer will have no obligation to consider any such application, until the Developer has complied with sections 3, 5, 6 and 8, to the satisfaction of the Township.

8. The Lands will only be subdivided as necessary to create the layout shown on the Site Plan, unless authorized by the Township in writing in advance. The Developer will not apply to file a subdivision plan (under the *Land Title Act*), a strata plan (under the *Strata Property Act*) or otherwise create shared interest in the Lands that is different from the layout shown on the Site Plan. The Township and the Township's approving officer will have no obligation to consider any application for subdivision inconsistent with the Site Plan.

Bylaw Changes

9. Changes made during the Term to the Specified Bylaw Provisions will not apply to the Development or the Lands, unless:

   (a) the changes fall within the limits established by section 516 of the *Local Government Act*, being:

      (i) changes to enable the Township to comply with an enactment of British Columbia or of Canada;

      (ii) changes to comply with the order of a Court or arbitrator or another direction in respect of which the Township has a legal requirement to obey;

      (iii) changes that, in the opinion of the Township, are necessary to address a hazardous condition of which the Township was unaware at the time it entered into this Agreement; and

      (iv) other changes that may be made as a result of an amendment to the *Local Government Act*;

   (b) this Agreement has been terminated; or

   (c) the Developer has agreed in writing that the changes apply.

10. In the event of the repeal of the Zoning Bylaw in its entirety, including where that bylaw is replaced by one or more bylaws under the *Local Government Act*, the Specified Bylaw Provisions will continue to apply to the Lands for the balance of the Term, despite such repeal.

11. The agreement of the Developer that changes to provisions of the Zoning Bylaw that fall within the definition of the Specified Bylaw Provisions will apply to the Development or the Lands will only be effective if it is in writing and includes the terms set out in Schedule B.

12. Changes made to the provisions of the Zoning Bylaw that do not fall within the definition of the Specified Bylaw Provisions will apply to the Development and the Lands. The interpretation of whether a section in the Zoning Bylaw is one of the Specified Bylaw Provisions is not impacted by the headings used in the Zoning Bylaw.

Amendment

13. No amendment to this Agreement will be effective unless it is made in writing and is duly executed by the Developer and the Township.

14. The Township, by resolution without a new public hearing, and the Developer, may agree to "minor amendments" of this Agreement. For the purposes of this Agreement, a "minor amendment" is any amendment other than one that proposes the renewal or extension of this Agreement or changes to any of the following provisions of this Agreement:

    (a) the Lands;

    (b) the definition of the Specified Bylaw Provisions

    (c) the Term of this Agreement;

    (d) the provision of this Agreement regarding what cannot constitute a minor amendment; or

    (e) the provisions of this Agreement regarding transfer.

15. Nothing in section 15 prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.

16. A public hearing is required as a precondition to an amendment to this Agreement that is not a minor amendment.

Term, Termination and Enforcement

17. This Agreement will be in place during the Term after which it will expire and all rights granted herein will terminate, except as expressly stated otherwise.

18. The parties may terminate this Agreement by mutual written agreement at any time before the transfer of a subdivided parcel within the Lands to a third party.

19. The Township may, but is not obliged to, terminate this Agreement if the Developer is in default of any of its obligations and has not corrected the default within 30 days of written notice by the Township.

20. The following enforcement procedures and remedies will be available to a party if the other party does not comply with any other section hereof when required:

    (a) either party may commence proceedings for a declaration or to otherwise enforce against any breach, and, if successful, will be entitled to recover costs from the other on a solicitor and his own client basis; and

    (b) either party may commence proceedings for injunctive relief in connection with a breach, and, if successful, will be entitled to receive costs from the other on a solicitor and his own client basis;

    provided however that, in the event of a default in performance of any such sections, a party will give the other party written notice within thirty days after it becomes aware that any default has occurred, and the other will have thirty days from the date of the written notice to correct the default.

21. Whether or not the Developer proceeds with the Development during the Term:

    (a) the expiry or termination of this Agreement will not entitle the Developer to recover any portion of the Amenities or to seek restitution in relation thereto or in relation to any other obligation of as performed. The Developer further agrees that the Township's covenant that the Specified Bylaw Provisions will not be amended during the Term constitutes sufficient consideration for the Amenities; and

    (b) the Developer will not commence or advance a legal proceeding of any kind to seek to quash, set aside, hold invalid this Agreement, or the Zoning Bylaw, or to recover any portion of the Amenities, or seek restitution in relation to any of the Amenities, and if does any of the foregoing, the Township may provide this Agreement to a Court as a full and complete answer.

Rights and obligations upon title transfer

22. Nothing in the Agreement in any way limits the right of the Developer to sell all, or any portion of, the Lands.

23. In the event of a sale, the "class of persons" by whom the rights set out in this Agreement may be exercised without further consent by the Township, as contemplated by section 516 of the *Local Government Act,* is any company, partnership, individual or other entity to whom the Developer transfers the Lands, or individual parcels subdivided therefrom, other than companies, partnerships, individuals or entities that are in receivership or bankruptcy (the "**Authorized Assignee(s)**").

24. A company, partnership, individual or entity that is in receivership or bankruptcy may only exercise the rights set out in this Agreement if it first obtains the consent of the Township to the assignment of such rights. Otherwise, consent of the Township to the assignment is not required.

25. The Developer's obligations under this Agreement are binding on all persons who acquire an interest in the land affected by this Agreement.

26. In the event of a transfer of the whole of the Lands to an Authorized Assignee, the following will apply:

(a) this Agreement is, effective immediately upon such transfer, assigned to the transferee such as to be a Phased Development Agreement between the Township of the transferee, and enforceable as between the Township and the transferee;

(b) the obligations of the Developer to the Township under this Agreement (as compared to the obligations of the transferee to the Township) will cease if the Developer provides the Township with an acknowledgement signed by the transferee that the transferee assumes the obligations of the Developer under this Agreement; and

(c) notwithstanding section 27(b), the Developer will not be released as regards any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands, unless the Township provides the Developer with a release to that effect.

27. In the event of a transfer of any subdivided portion of the Lands:

(a) subject to section 28(c), the transferee will have all right, title, benefit, interest, privilege and advantage of the Developer of this Agreement in respect of the portion of the Lands transferred to the transferee, but only in respect of that portion of the Lands transferred;

(b) the agreement of the transferee is not and will not be required under this Agreement on the issue of whether a change made to the Specified Bylaw Provisions is applicable to the development of lands other than the portion of the Lands transferred to the transferee; and

(c) unless otherwise set out in the Assumption Agreement, notwithstanding section 28(a), the transferee:

(i) will not have any rights under any provision of this Agreement other than section 6, as against the Developer or the Township; and

(ii) the transferee will have no rights or remedies against the Developer or the Township in the event of the termination of this Agreement pursuant to provisions herein.

28. Unless an assumption agreement is entered into between the Township, the Developer and the transferee, in the form satisfactory to the Township (the "**Assumption Agreement**") a transfer of a subdivided portion of the Lands does not in any way affect:

(a) the rights and obligations of the Township as against the Developer (as compared to the transferee) under this Agreement;

(b) the rights and obligations of the Developer (as compared to the transferee) as against the Township under this Agreement; or

(c) the Township's right to terminate this Agreement (and by doing so terminate the rights of the transferee) under this Agreement.

29. The Assumption Agreement can provide that some or all of the rights and obligations of the Developer to the Township under this Agreement are transferred to the transferee and cease to be rights or obligations of the Developer, as set out in the Assumption Agreement.

30. Unless otherwise provided for in the Assumption Agreement, the obligation of the transferee in respect of a subdivided portion of the Lands includes an obligation to:

    (a) cooperate fully and promptly execute all documentation that the Developer may require; and

    (b) provide all authorizations, access and information that the Developer may require,

    to facilitate or enable the performance and discharge by the Developer of its rights and obligations under this Agreement.

Other

31. This Agreement will enure to the benefit of and will be binding upon the parties hereto, and their respective successors and permitted assigns.

32. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.

33. This Agreement does not restrict any discretion of the Township's Council or officials under its or their statutory powers, apart from the restrictions expressly provided for herein and as provided for in section 516 of the *Local Government Act.*

34. All obligations of the Developer hereunder are subject to the Developer being able to obtain all bylaw and statutorily required approvals therefor.

35. The Developer and the Township will do all further acts as may be necessary for carrying out this Agreement, including without limitation execution of all required documentation and alterations required to achieve registration at the Land Title Office.

36. This Agreement (including consequential agreements contemplated herein) is the entire agreement (verbal or written) between the parties regarding the Specified Bylaw Provisions and the payment of Cash in Lieu. The parties acknowledge and agree that the Developer and the Township may enter into other agreements and covenants in respect to the Rezoning Bylaw, the Development and the Lands, including a servicing agreement for the construction of the Roads, the Greenway and other servicing for the Development, development works agreement, latecomer agreements, Statutory Rights of Way, and covenants pursuant to section 219 of the *Land Title Act*.

37. Time is of the essence of this Agreement.

38. All obligations of the parties will be suspended so long as the performance of such obligation is prevented, in whole or in part, by reason of labour dispute, fire, act of God, unusual delay by common carriers, earthquake, act of the elements, riot, civil commotion or inability to obtain necessary materials on the open market, and the period in which any party is required to perform any such obligation is extended for the period of such suspension. The impact of the Developer's financial circumstances upon the Developer's ability to perform this Agreement does not suspend the Developer's obligations under this Agreement. This provision does not extend the Term. Furthermore, delays in Development (for any reason) will not result in extension of the Term.

39. No provision of this Agreement is to be considered to have been waived by a party unless the waiver is expressed in writing by the party. The waiver by a party of any breach by another party of any provision is not to be construed as or constitute a waiver of any further or other breach.

40. If any part of this Agreement other than section 6 is held to be invalid, illegal or unenforceable by a Court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part. In the event that section 6 is held to be invalid, illegal or unenforceable by a Court having jurisdiction to do so, such a holding will not limit such nonconforming use protection as has accrued to the Developer or transferee in connection with the subdivision and development of the Lands in keeping with the Site Plan, including by way of the doctrine of "commitment to use", nor the application of the law related to unjust enrichment.

Interpretation

41. In this Agreement:

(a) the headings and captions are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement or any of its provisions;

(b) the word "including" when following any general term or statement is not to be construed as limiting the general term or statement to the specific items or matters set forth or to similar terms or matters but rather as permitting it to refer to other items or matters that could reasonably fall within its scope;

(c) a reference to currency means Canadian currency;

(d) a reference to a statute includes every regulation made pursuant thereto, all amendments to the statute or to any such regulation in force from time to time and any statute or regulation that supplements or supersedes such statute or any such regulation;

(e) a reference to time or date is to the local time or date in Langley, British Columbia;

(f) a word importing the masculine gender includes the feminine or neuter, and a word importing the singular includes the plural and vice versa;

(g) a reference to approval, authorization, consent, designation, waiver or notice means written approval, authorization, consent, designation, waiver or notice; and

(h) a reference to a section means a section of this Agreement, unless a specific reference is provided to a statute.

42. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

Indemnity and Release

43. The Developer will indemnify and save harmless the Township from any and all claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever, whether based in law or equity, whether known or unknown, which anyone has or may have against the Township or which the Township incurs as a result of any loss, damage or injury, including economic loss or deprivation, arising out of or connected with or any breach by the Developer of this Agreement.

44. The Developer hereby releases forever discharges the Township of and from any claims, causes of action, suits, demands, fines, penalties, costs, deprivation, expenses or legal fees whatsoever which the Developer can or may have against the Township, whether based in law or equity, whether known or unknown, for any loss, damage or injury, including economic loss or deprivation, that the Developer may sustain or suffer arising out of or connected with this Agreement, including the restrictions and requirements of this Agreement, the provisions of the Amenities, or any breach by the Developer of any covenant in this Agreement.

45. The indemnity and release provisions of sections 44 and 45 will survive the expiry or termination of this Agreement.

Notice

46. A notice, demand, statement, request or other evidence required or permitted to be given hereunder must be written and will be sufficiently given if delivered in person or by registered mail, as follows:

(a) if to the Developer:

0748694 BC Ltd.
PO Box 39545 Broadmoor
Richmond, BC
V7A 5G9

(b) if to the Township:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

Attention: General Manager, Engineering and Community Development

and a party at any time may give notice to the others of a change of address after which the address so specified will be considered to be the address of the party who gave the notice. Any notice, demand, statement, request or other evidence delivered in person will be considered to have been given at the time of personal delivery and if delivered by registered mail, on the date of receipt.

Execution

47. This agreement may be executed in counterparts and may be electronically delivered.

Costs

48. Every obligation of the Developer under this Agreement must be satisfied by the Developer at its sole cost.

Schedules

49. The following schedules are annexed to and form part of this Agreement:

Schedule A – Site Plan

Schedule B – Form for Agreement to Bylaw Changes

Schedule C – Copy of the Rezoning Bylaw

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first written above.

0748694 BC Ltd.

Per:_____
Authorized Signatory

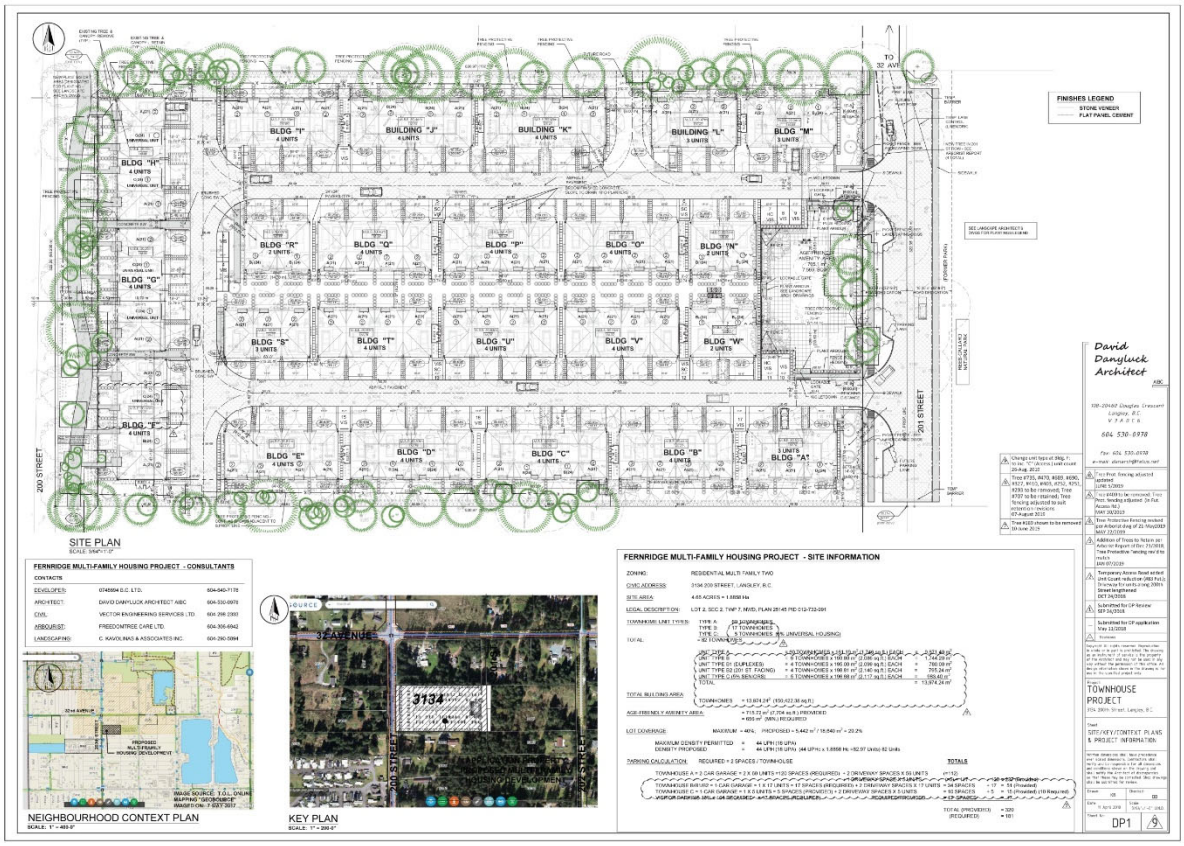
Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE A
SITE PLAN



SCHEDULE B
FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ___ day of ___, ____ BETWEEN:

0748694 BC Ltd.
PO Box 39545 Broadmoor
Richmond, BC
V7A 5G9

(the "**Developer**")

AND:

The Corporation of the Township of Langley
20338-65 Avenue
Langley, BC V2Y 3J1

(the "**Township**")

WHEREAS:

A. The Township has entered into a Phased Development Agreement authorized by Bylaw 2019, No.5511, dated the ___ day of _____, _____ (the "**PDA**");

B. The Developer is the registered owner of the lands described below, being all or part of the lands that are the subject of the PDA:

PID: PID: 012-732-991, East Lot 2 Section 23 Township 7 New Westminster District Plan 2515 (the "**Lands**");

C. The Township has, pursuant to Bylaw 2019, No. 5504 amended the provisions of its Zoning Bylaw as set out below:

[set out the amendments that the Township and the Developer agree apply to the Lands]

(the "**Amended Provisions**")

D. The Developer and the Township wish to agree that the Amended Provisions apply to the Lands;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT:

1. The Developer and the Township hereby agree, further to section 516 of the *Local Government Act*, that the Amended Provisions apply to the development of the Lands.

2. Apart from the amendment of the Amended Provisions, the agreement of the Township and the Developer hereunder is not intended to, and does not, in any way:

(a) limit or otherwise alter the rights and responsibilities of the Developer and the Township under the PDA, which will continue in full force and effect, and be enforceable by both parties, notwithstanding section 1; or

(b) impact lands that may be the subject of the PDA other than the Lands.

3. Without limiting the generality of section 1, the Township and the Developer, noting that neither the definition of Specified Bylaw Provisions in the PDA, nor the provisions of the PDA relating to the Specified Bylaw Provisions, have been amended, agree and confirm that:

(a) the foregoing agreement in respect of the Amended Provisions does not imply, and will not be construed as implying, that the Developer has waived the protection that the PDA provides to it in respect of the Specified Bylaw Provisions, apart from the application of the Amended Provisions; and

(b) any further or subsequent changes to the Specified Bylaw Provisions, other than the Amended Provisions, will not apply to the development of the Lands unless the Developer agrees in writing that they apply on the basis set out at sections 2 and 3 of this Agreement.

IN WITNESS WHEREOF the Parties have executed this Agreement as of the date first written above.

0748694 BC Ltd.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE C
Rezoning Bylaw
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (0748694 BC LTD.) BYLAW 2019 NO. 5504

EXPLANATORY NOTE

Bylaw 2019 No. 5504 rezones 1.88 ha (4.66 ac) of land located at 3134 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (0748694 BC LTD.)

BYLAW 2019 NO. 5504

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-116" after the words "Comprehensive Development Zone CD-115"

   b. Adding to Section 110.1 after the words "CD-115" the words "CD-116 – 0.5 ha"

   c. Adding after Section 1015 "Comprehensive Development Zone CD-115" the following as Section 1016 "Comprehensive Development Zone CD-116"

1016 **COMPREHENSIVE DEVELOPMENT ZONE CD-116**

Uses Permitted

1016.1 In the CD-116 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

Density

1016.2 The density permitted shall be no greater than 44 units per hectare.

Lot Coverage

1016.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Buildings and Structures

1016.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1016.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storey*s.

Parking and Loading

1016.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1016.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1016.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1016.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1016.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

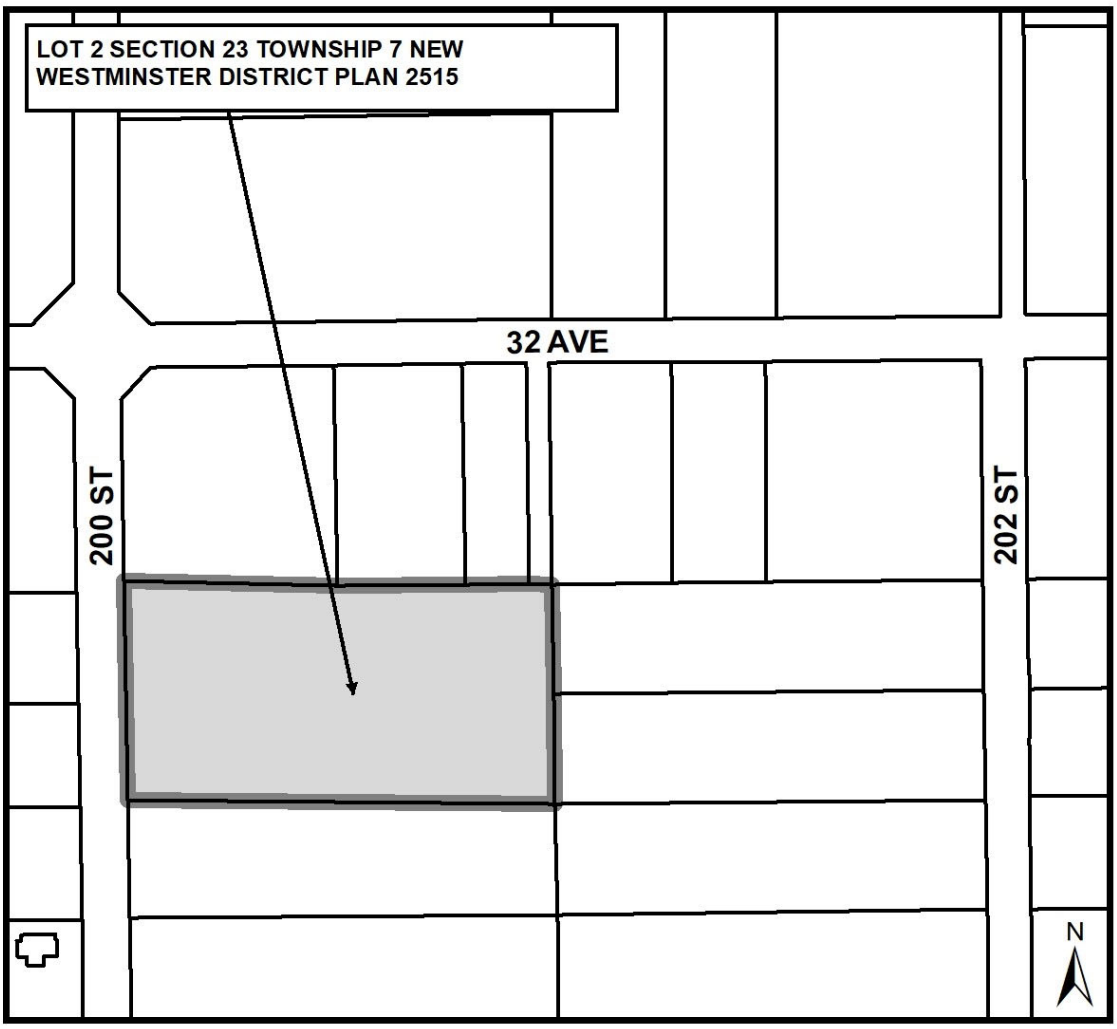
Lot 2 Section 23 Township 7 New Westminster District Plan 2515

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-116.

READ A FIRST TIME the	day of	, 2019.
READ A SECOND TIME the	day of	, 2019.
PUBLIC HEARING HELD the	day of	, 2019.
READ A THIRD TIME the	day of	, 2019.
ADOPTED the	day of	, 2019.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5504



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SEPTEMBER 30, 2019 - REGULAR EVENING MEETING	**REPORT:**	19-148
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-23-0069
SUBJECT:	REZONING APPLICATION NO. 100484 DEVELOPMENT PERMIT APPLICATION NO. 100900 (0748694 BC LTD. / 3134 – 200 STREET)		

PROPOSAL:

Application to rezone 1.88 ha (4.66 ac) of land at 3134 - 200 Street in the Brookswood/Fernridge Community Plan area to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5504, subject to 12 development prerequisites; that Council give first and second reading to the accompanying Phased Development Agreement Bylaw No. 5511; that Council authorize issuance (at time of final reading of Bylaw No. 5504) of Development Permit No. 100900; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal complies with the Brookswood/Fernridge Community Plan and was submitted prior to May 16, 2017 for consideration based on the 1987 plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504, rezoning 1.88 ha (4.66 ac) of land located at 3134 – 200 Street in the Brookswood/Fernridge Community Plan area, to Comprehensive Development Zone CD-116 to accommodate 82 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 the required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, and compliance with the Erosion and Sediment Control Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of a report demonstrating how the 2, 5, and 100 year post development flows will be managed to pre-development conditions in accordance with the Stormwater Management Plan, including provision of a community stormwater detention facility;
4. Provision of road dedications, widenings and necessary traffic improvements for 200 Street and 201 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookswood/Fernridge Community Plan;
5. Provision of greenway and trail dedications and rights of way, and necessary improvements including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security, for 200 Street;
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. Compliance with Age Friendly Amenity Area requirements;
8. Registration of a cross access easement in favour of the properties to the north (3166 - 200 Street, 20050 and 20088 – 32 Avenue);
9. Registration of restrictive covenants acceptable to the Township:
   a) Prohibiting access from the site to 200 Street and prohibiting parking on 200 Street;
   b) Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) and prohibiting garages from being developed for purposes other than parking of vehicles; and
   c) Identifying a minimum of 5% of townhouse units required to incorporate the Basic Adaptable Housing Requirements;
10. Execution of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
11. Provision of an overall layout plan for the area identified as A2 in the Anderson Creek Integrated Stormwater Management Plan, including roads, greenways, environmental setbacks, land use and conceptual servicing; and
12. 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 at time of final reading of Rezoning Bylaw No. 5504 authorize issuance of Development Permit No. 100900 subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through G";
b. On-site landscaping plans being in compliance with Schedules "H" through "K" 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;

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

a. On-site landscaping to be secured by letter of credit at building permit stage;
b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council give first and second reading to Township of Langley Phased Development Agreement (0748694 BC Ltd.) Bylaw 2019 No. 5511; and further

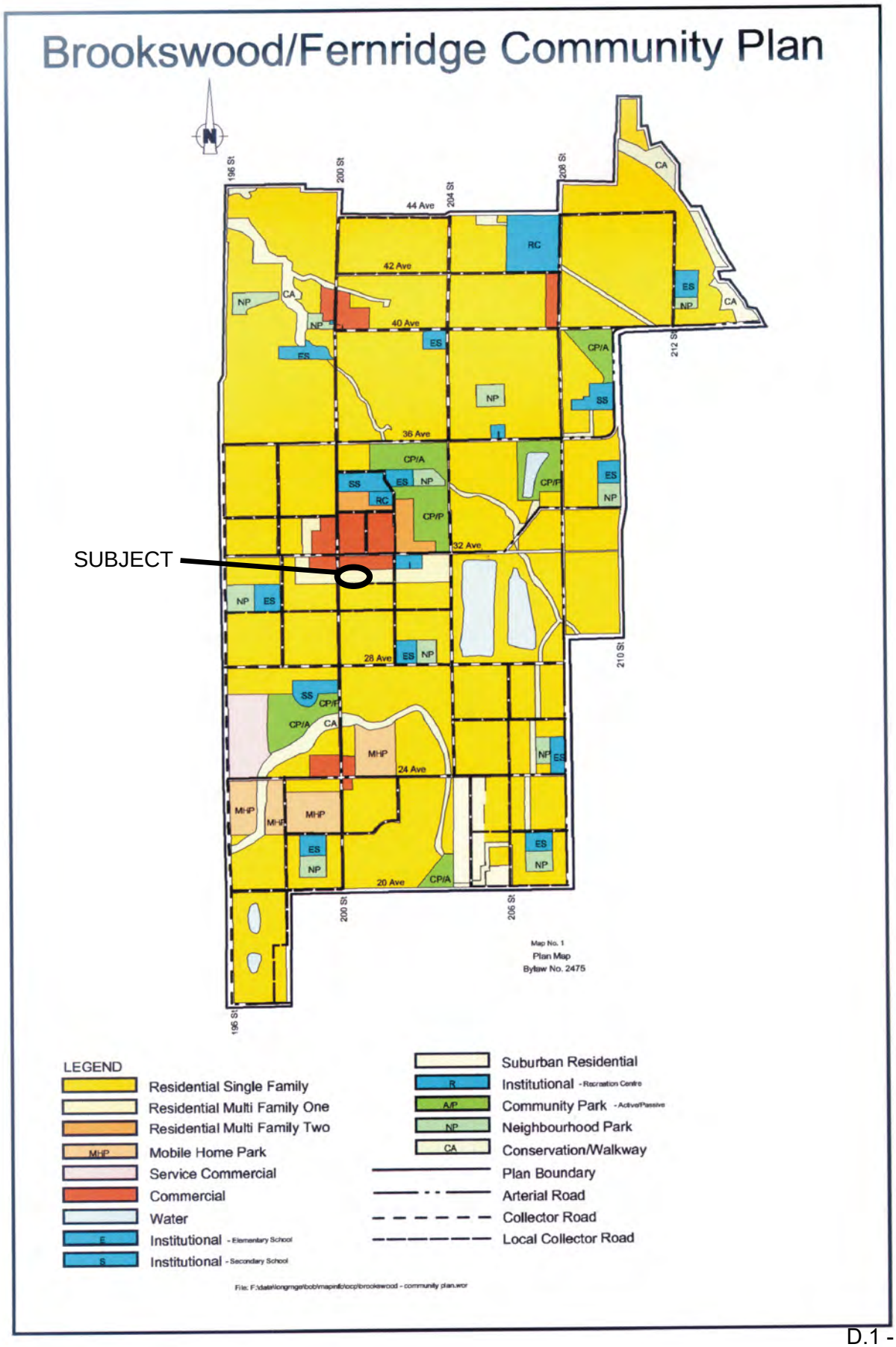
That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5504 and Phased Development Agreement Bylaw No. 5511 in conjunction with the hearing for proposed Development Permit No. 100900.

EXECUTIVE SUMMARY:

0748694 BC Ltd. has applied to rezone 1.88 ha (4.66 ac) of land at 3134 – 200 Street in the Brookswood / Fernridge Community Plan area to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units. The development complies with the Brookswood / Fernridge Community Plan. Final reading of the rezoning bylaw is contingent upon completion of 12 development prerequisites outlined in this report. The proponent's application also includes a development permit to provide Council the opportunity to review the form and character of the proposed development.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5504 and Phased Development Agreement Bylaw No. 5511 and Development Permit No. 100900.


Brookswood/Fernridge Community Plan
SUBJECT
196 St
200 St
204 St
208 St
212 St
210 St
206 St
44 Ave
42 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
Map No. 1
Plan Map
Bylaw No. 2475
LEGEND
Residential Single Family
Residential Multi Family One
Residential Multi Family Two
Mobile Home Park
Service Commercial
Commercial
Water
Institutional - Elementary School
Institutional - Secondary School
Suburban Residential
Institutional - Recreation Centre
Community Park - Active/Passive
Neighbourhood Park
Conservation/Walkway
Plan Boundary
Arterial Road
Collector Road
Local Collector Road

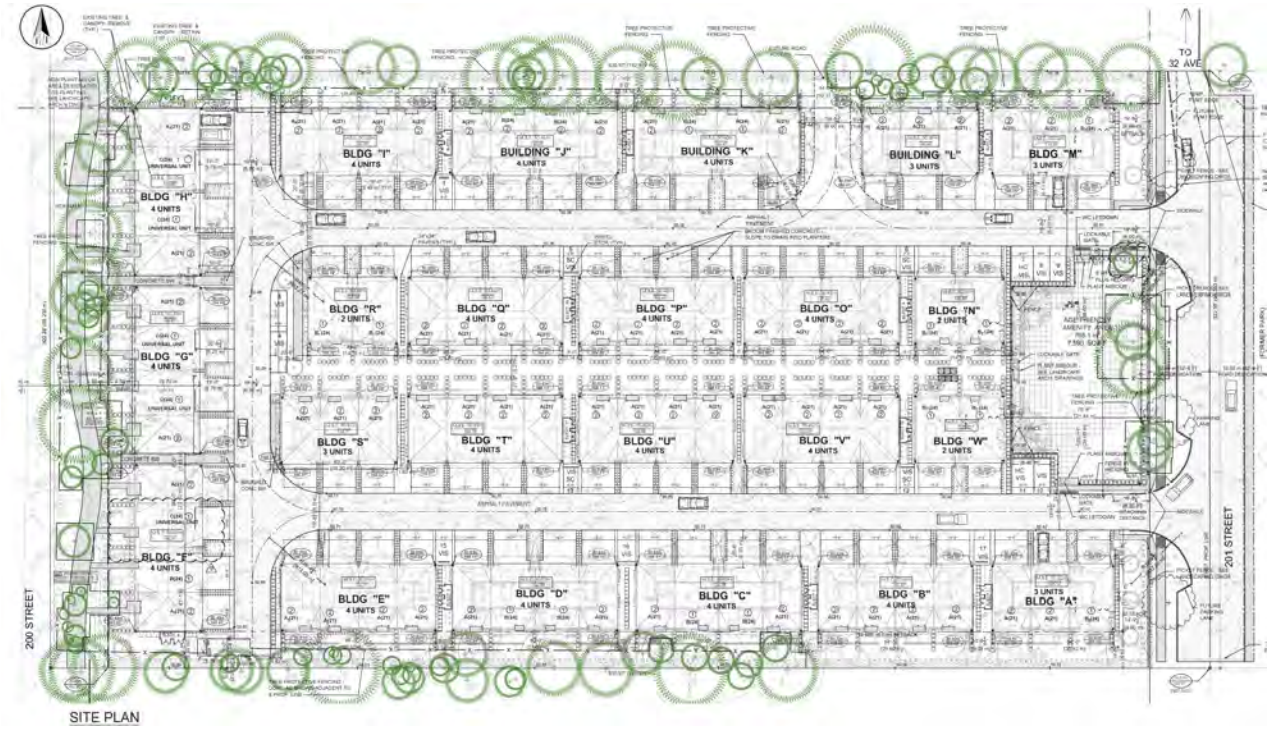


ZONING BYLAW NO. 2500





RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	0748694 BC Ltd. PO Box 39545 Broadmoor Richmond BC, V7A 5G9
Legal Description:	Lot 2 Section 23 Township 7 New Westminster District Plan 2515
Location:	3134 – 200 Street
Area:	1.89 ha (4.66 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-116
Brookswood / Fernridge Community Plan:	Residential Multi-Family One

BACKGROUND/HISTORY:

The subject site is zoned Suburban Residential Zone SR-2 and is designated Residential Multi-Family One in the Brookswood/Fernridge Community Plan adopted in 1987.

The “Residential Multi-Family One” designation accommodated development of townhouse or apartment and had a maximum permitted density of 44 dwellings per hectare (17.8 units per acre).

In May 2011, in response to a petition signed by property owners and area residents, Council directed staff to proceed with a process to update the existing Community Plan that would enable completion of new Neighbourhood Plans in the area and accommodate subsequent development. Based on this direction in 2012 a planning process was initiated to update the Brookswood/Fernridge Community Plan.

In 2014 the proposed updated Brookswood-Fernridge Community Plan was presented to Council. On March 31, 2014, after the close of the public hearing, Council did not grant third reading to the draft 2014 Plan.

On January 11, 2016 Council directed staff to undertake an update of the Brookswood/ Fernridge Community Plan that considers all research, input, and information collected to date, (minor update), based on a public engagement strategy as determined by Council; direct staff to process development applications concurrent with a neighbourhood planning process, to be authorized by Council, based on a public engagement strategy as determined by Council; and, consider separate Plan areas to create a new Fernridge Community Plan, separate from Brookswood. On October 23, 2017 Council adopted the Brookswood / Fernridge Community plan update. The Community Development Division most recently provided a memo to Council on August 22, 2019 that provided a Phase 1 Summary Report related to the Brookswood / Fernridge neighbourhood planning (Booth, Fernridge and Rinn) process, including information on public engagement events, the major emerging themes and next steps, pursuant to the Terms of Reference.

Consideration of the subject proposal is consistent with Council's January 11, 2016 directive to process development applications concurrent with a neighbourhood planning process. On May 8, 2017 (through its consideration of the Brookswood-Fernridge Community Plan Update Report) Council confirmed that in-stream applications (i.e. those received before the May 16, 2017 Brookswood-Fernridge Community Plan Open House) may continue to be reviewed and considered in the context of the 1987 plan. The subject application was received on May 15, 2017.

DISCUSSION/ANALYSIS:

0748694 BC Ltd. has applied to rezone 1.88 ha (4.66 ac) of land in the Brookswood / Fernridge Community Plan area to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units.

The subject site is designated Residential Multi-Family One under the 1987 Plan. Section 2.4.2 of the 1987 Brookswood / Fernridge Community plan states that areas designated Residential Multi-Family One shall be developed as townhouse or apartment and have a maximum permitted density of 44 dwellings per hectare (17.8 units per acre). The applicant has proposed townhouses for the site at a density of 43.4 uph (17.6 units per acre). The proposed rezoning application therefore can be considered consistent with the Brookswood / Fernridge Community Plan.

The subject property is currently used for suburban residential purposes. Access to the property is from 200 Street.

Adjacent Uses:

North:	Three (3) properties, zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse in the 2017 Brookswood - Fernridge Community Plan;
South:	A property, zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse in the 2017 Brookswood - Fernridge Community Plan;
East:	Two (2) properties, zoned Suburban Residential Zone SR-2, designated Park and Open Space in the 2017 Brookswood - Fernridge Community Plan; and
West:	200 Street, beyond which are two (2) properties, zoned Suburban Residential Zone SR-2, designated Rowhouse / Townhouse in the 2017 Brookswood - Fernridge Community Plan.

Zoning Amendment:

The subject development site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5504 proposes to rezone the site to Comprehensive Development Zone CD-116 to facilitate the development of 82 townhouse units.

Public Consultation:

The applicants held a Public Information Meeting on November 15, 2018 at George Preston Recreation Centre to present the application to residents. A summary of the meeting and comments are provided as Attachment D to this report.

Development Permit:

The site is designated a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the existing Residential Development Permit Area guidelines

included in the 1987 Brookswood / Fernridge Community Plan (see Attachment B). Proposed Development Permit No. 100900 is attached to this report (see Attachment A). The proponent has submitted elevations and renderings detailing the form, height, exterior finishing and architectural style and massing of the proposed townhouse development for Council's consideration. The site is bordered by 200 Street to the west and proposed 201 Street on the east. A total of 82 units are proposed in 23 buildings. Vehicular access to the site is proposed from 201 Street, vehicular access to the site from 200 Street is not permitted. An age friendly amenity area is near the entry to the site.

All units are proposed to be three (3) storeys in height. All units will be ground oriented with units facing the street provide defined entrances with a walkway providing a pedestrian connection from the municipal sidewalk to the front door of each unit. Garages and outside parking spaces will be accessed from the internal strata roads. The street facing elevations feature design elements such as pitched roofs, covered entrances, and strongly identifiable entrances. Cladding materials include board and batten, stone veneer and wood trim. The variations in colours and materials proposed are used to highlight the individual units as well as the architectural features of the buildings.

The proposed building heights (3 storeys), site coverage (29%) and siting comply with the provisions of the proposed Comprehensive Development Zone CD-116. The application complies with the Zoning Bylaw by providing 320 parking spaces outdoors and within attached garages as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces (82 Double Wide Units) (2.0 spaces required / unit)	164	303
Visitor Parking Spaces (0.2 spaces required / unit)	16	17
Total	180	320

As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than the parking of vehicles.

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan a minimum of 5% of townhouse units in the development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. Five (5) adaptable units are proposed in the development in compliance with the plan.

Landscaping:

The landscape plans propose the planting of trees, shrubs and groundcovers around the perimeter of the site as well as along the internal roadways and the common areas. The streetscape landscaping includes low picket fencing fronting the streets to define the private and public realms.

Tree Protection / Replacement:

The tree management plans submitted by the applicant indicate 366 significant trees exist on the subject site with 71 proposed for retention on the townhouse site. A further 6 significant trees located on the proposed 200 Street greenway dedication are identified for retention subject to detailed off-site design of the greenway.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. However, the applicant is proposing to install 94 trees on the site. In addition 8 street trees are required along the road frontages (in compliance with the Township's Street trees and Boulevard Plantings Policy). Post development approximately 162 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has bee included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement and utility upgrades and/or extensions and a community stormwater facility to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements will be required in accordance with the Subdivision and Development Servicing Bylaw and the Brookswood / Fernridge Community Plan, including 200 and 201 Street, and applicable greenway dedications adjacent to 200 Street. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourse on the site.

School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the overall development will generate approximately 24 new students for Glenwood Elementary School (located approximately 3.0 km southeast of the site), and 24 new students for Brookswood Secondary School (located approximately 2.7 km northeast of the site).

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The current target contribution amounts specific to this development are $4,814 per townhouse unit for a total of $394,748. Accordingly, a Phased Development Agreement (Bylaw No. 5511) has been prepared indicating a contribution of $394,748.

Transit:
Currently, transit service is provided along 200 Street.

POLICY CONSIDERATIONS:
The proposed rezoning and Development Permit will facilitate the development of 82 townhouse units. The proposed development complies with the land use and density provisions of the 1987 Brookswood / Fernridge Community Plan, and in staff's opinion complies with the Development Permit Guidelines of the 1987 Brookswood / Fernridge Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5504 (subject to 12 development prerequisites) and Phased Development Agreement Bylaw No. 5511 and authorize issuance (at time of final reading of Bylaw No. 5504) of accompanying Development Permit No. 100900 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100900
ATTACHMENT B	Brookswood Development Permit Area C – Multi-Family
ATTACHMENT C	School District 35 comments
ATTACHMENT D	Public Information Meeting comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100900

This Permit is issued this _____ day of _____, 2020 to:

1. NAME: 0748694 BC Ltd.

   ADDRESS: PO Box 39545 Broadmoor
   Richmond BC, V7A 5G9

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

   LEGAL DESCRIPTION: Lot 2 Section 23 Township 7 New Westminster District Plan 2515

   CIVIC ADDRESS: 3134 - 200 Street

3. This permit is issued subject to compliance with all of the bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

   a. Building plans being in substantial compliance with Schedules “A” through “G”; and
   b. On-site landscaping plans being in substantial compliance with Schedules “H” through “K”, 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;

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

   a. On-site landscaping to be secured by letter of credit at building permit stage;
   b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
   c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
   d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a schedule to this permit which shall form a part hereof.

   This permit is not a building permit.

   All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

   This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this permit.

This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2020.

The below renderings and building elevations are revisions submitted January 27, 2020

Schedule A	Rendering
Schedule B	Rendering
Schedule C	Site Plan
Schedule D	Building Elevations
Schedule E	Building Elevations
Schedule F	Building Elevations
Schedule G	Building Elevations
Schedule H	Landscape Plan
Schedule I	Landscape Plan
Schedule J	Landscape Details
Schedule K	Landscape Details



Township of Langley
Est. 1873

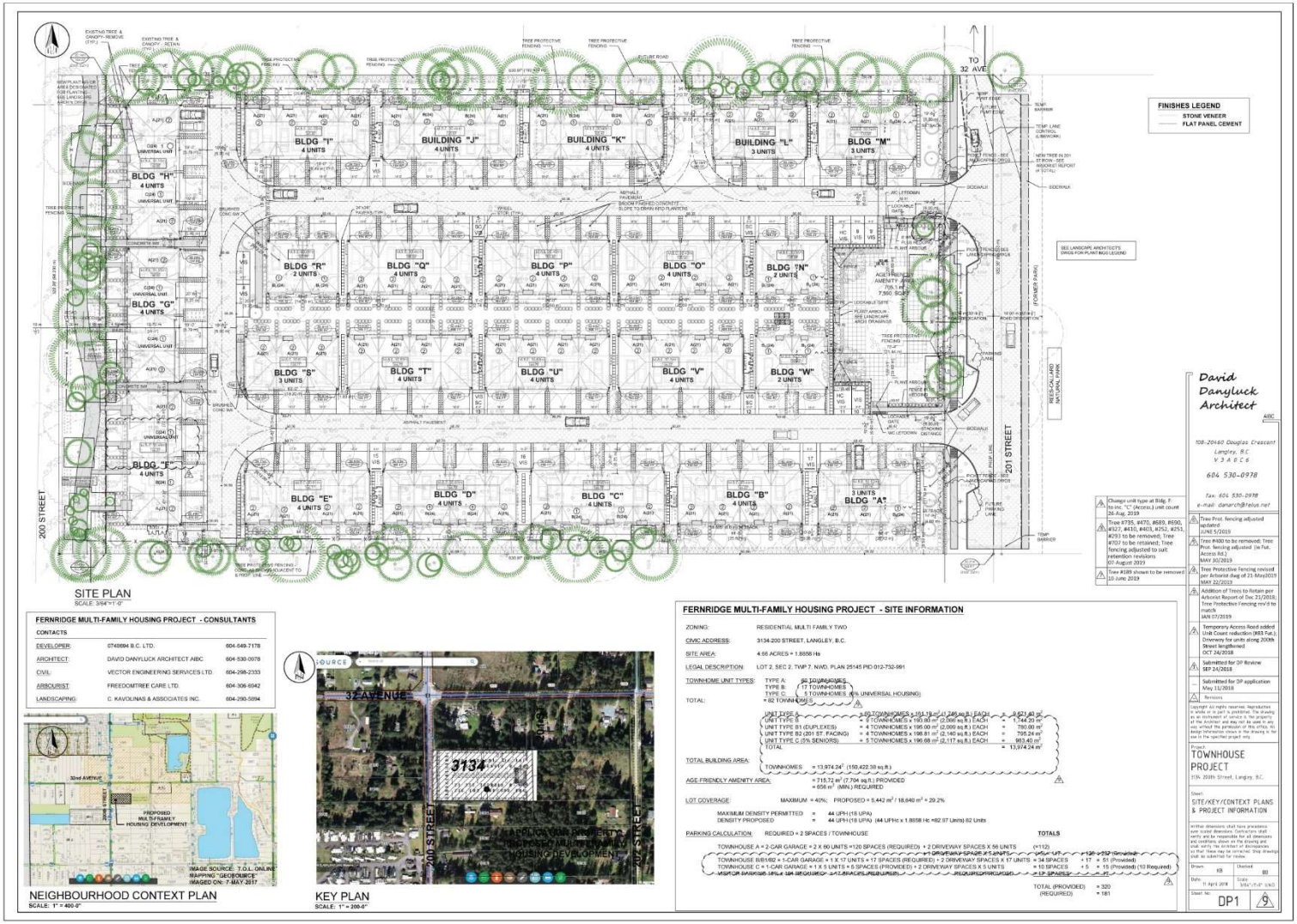
SCHEDULE A
RENDERING



Township of Langley

Est. 1873

SCHEDULE B
RENDERING



Township of Langley

Est. 1873

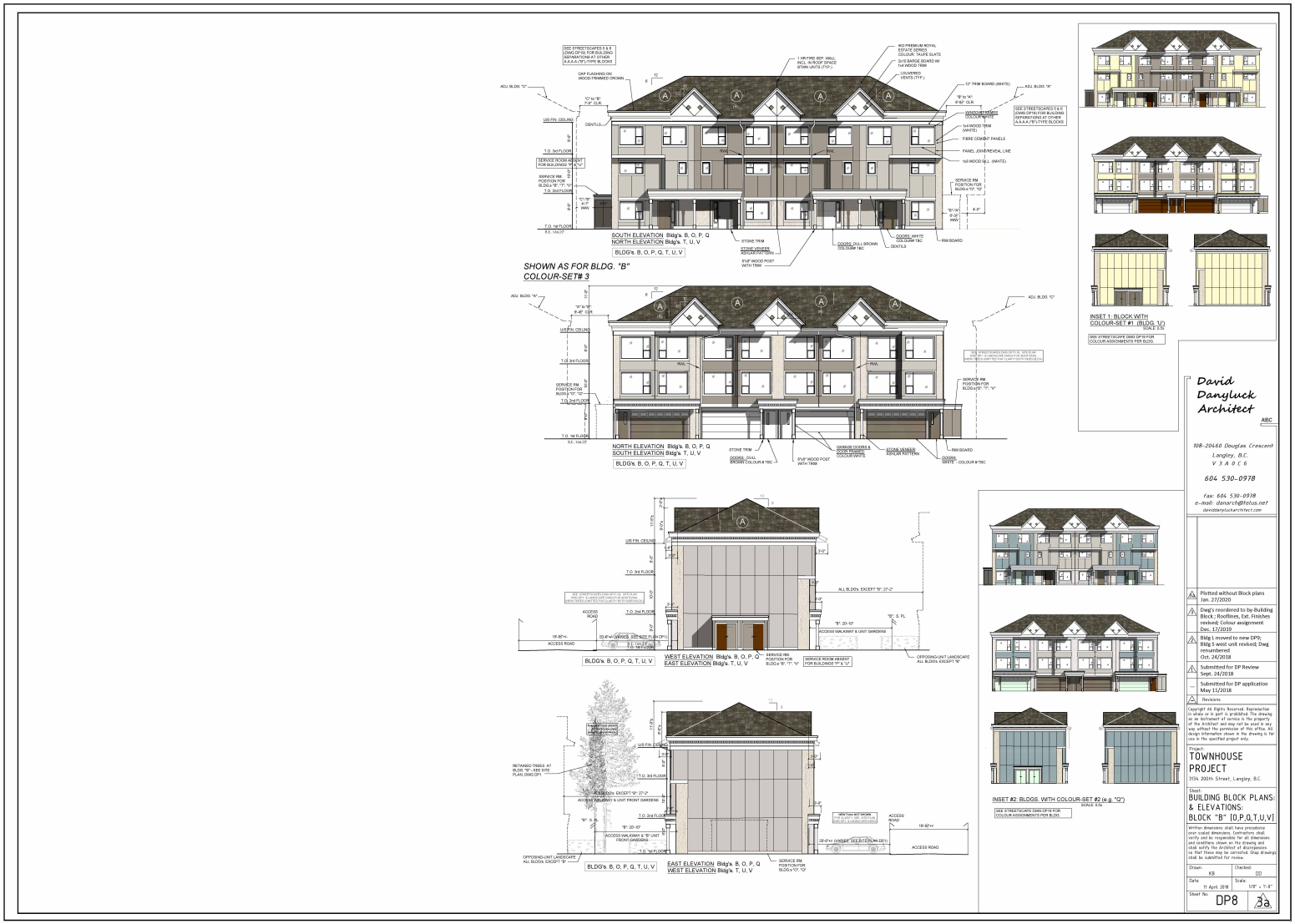
SCHEDULE C
SITE PLAN



Township of Langley

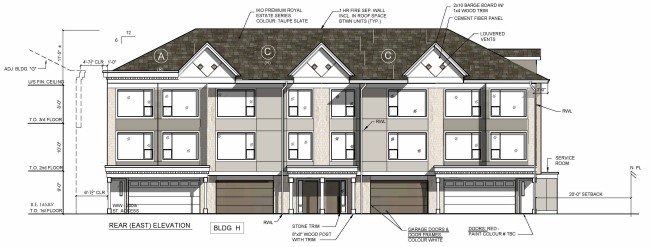
Est. 1873

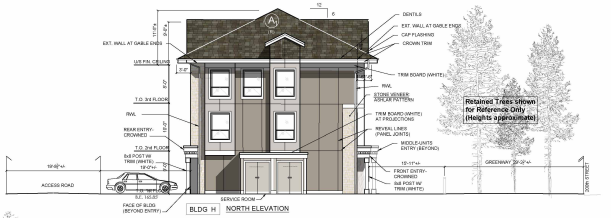
SCHEDULE D
BUILDING ELEVATIONS

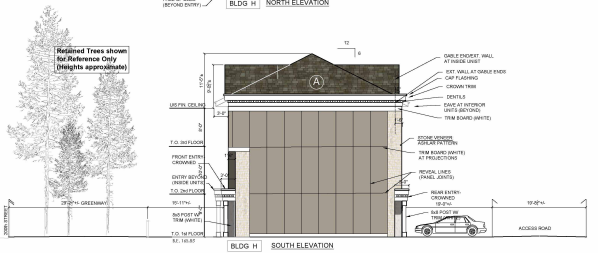


SCHEDULE E
BUILDING ELEVATIONS









David Danyluck Architect
AIBC
108-20460 Douglas Crescent
Langley, B.C.
V3A0C6
604 530-0978
fax: 604 530-0978
e-mail: danarch@telus.net
davidanyluckarchitect.com

7	Plotted without Block plans Jan. 27/2020
6	Dwg's reordered to by-Building Block ; Rooflines, Ext. Finishes revised; Colour assignment Dec. 17/2019
5	Revised Roof OH N side Bldg "F" Oct. 30/2019
4	Bldg F: ABBA changed to ACBA for increased "C" Universal type Aug. 26/2019
3	Bldg's E, I moved to new dwg DP10; Dwg renumbered Oct. 24/2018
2	Submitted for DP Review Sept. 24/2018
1	Submitted for DP application May 11/2018
	Revisions

Copyright All Rights Reserved. Reproduction in whole or in part is prohibited. The drawing as an instrument of service is the property of the Architect and may not be used in any way without the permission of this office. All design information shown in the drawing is for use in the specified project only.

Project:
TOWNHOUSE PROJECT
3134 200th Street, Langley, B.C.

Sheet:
BUILDING BLOCK PLANS: & ELEVATIONS: BLOCK "H"

Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown on the drawing and shall report any discrepancies to the Architect who may be corrected. Shop drawings shall be submitted for review.

Drawn:	Checked:
KB	DD
Date: 11 April, 2018	Scale: 1/8" = 1'-0"
Sheet No: DP13	5a

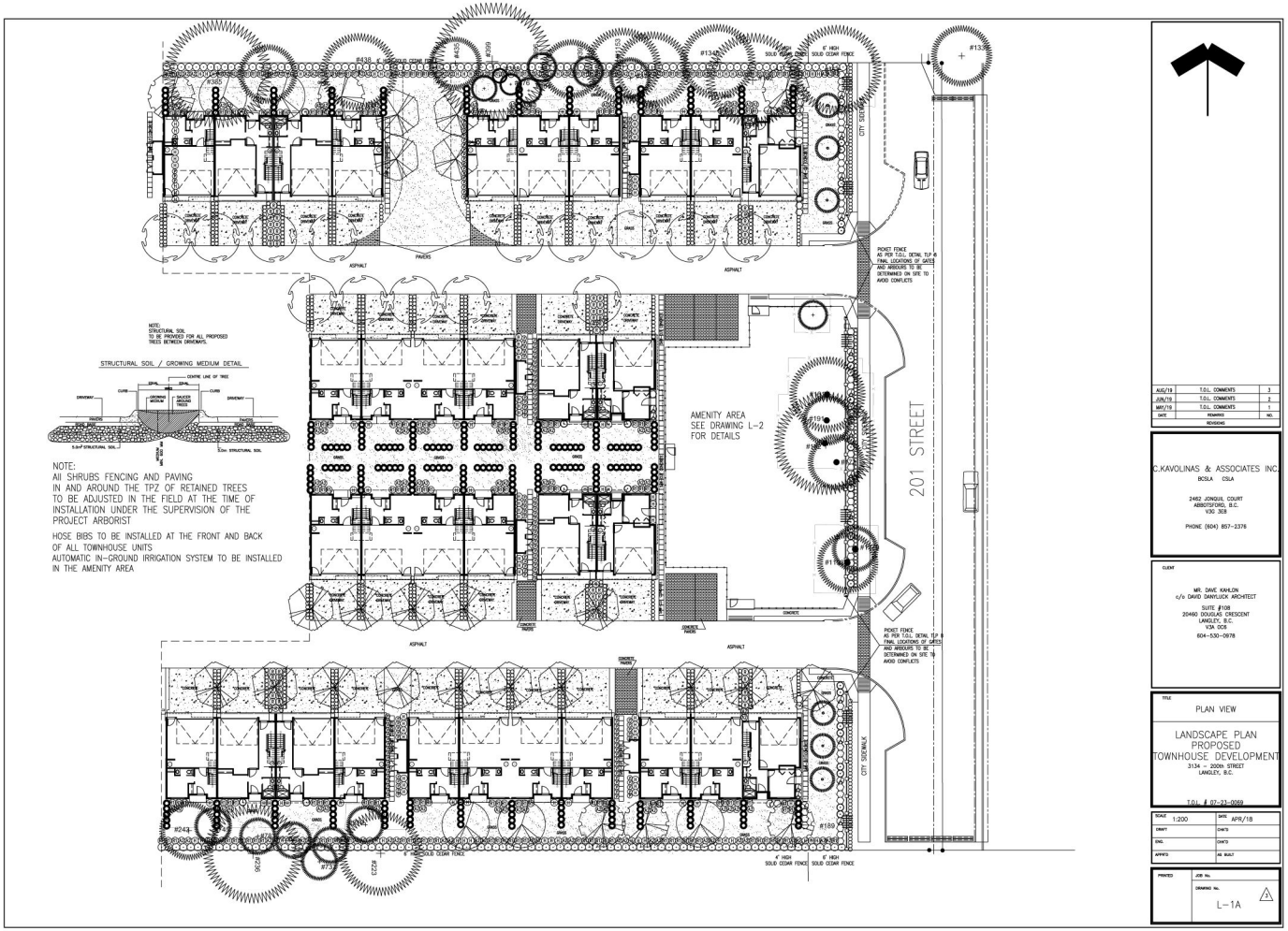
SCHEDULE F
BUILDING ELEVATIONS



Township of Langley

Est. 1873

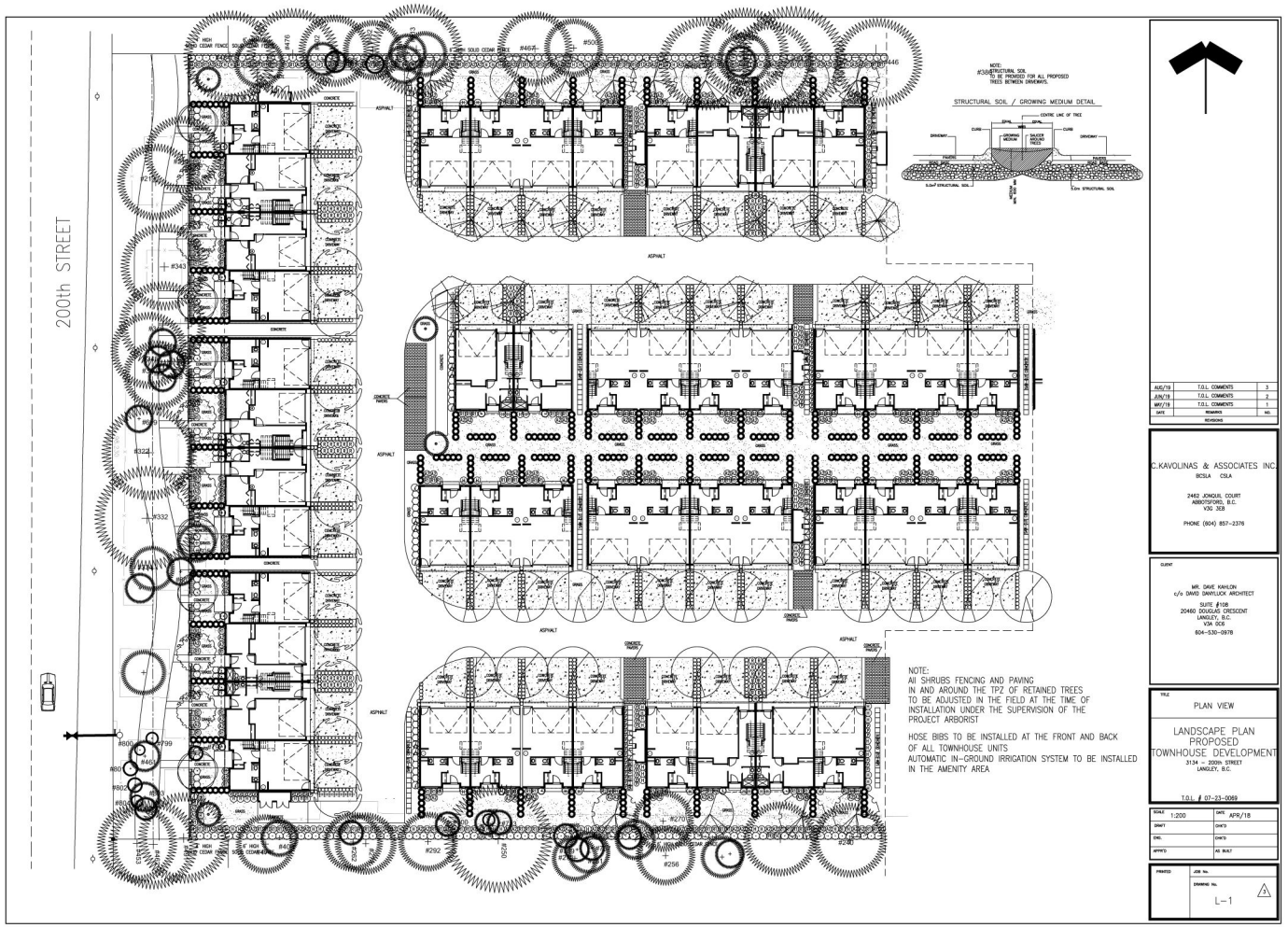
SCHEDULE G
BUILDING ELEVATIONS



Township of Langley

Est. 1873

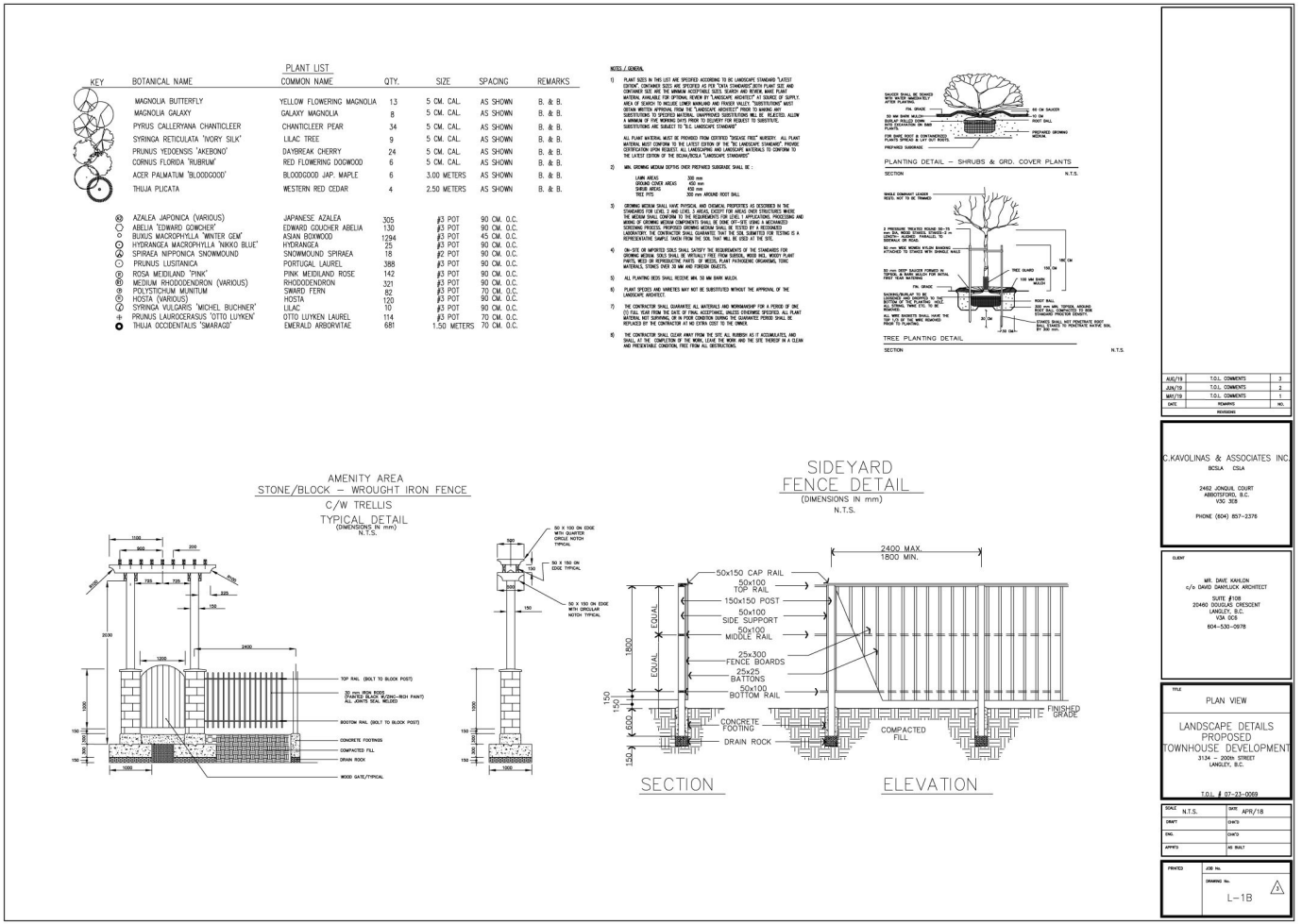
SCHEDULE H
LANDSCAPE PLANS



Township of Langley

Est. 1873

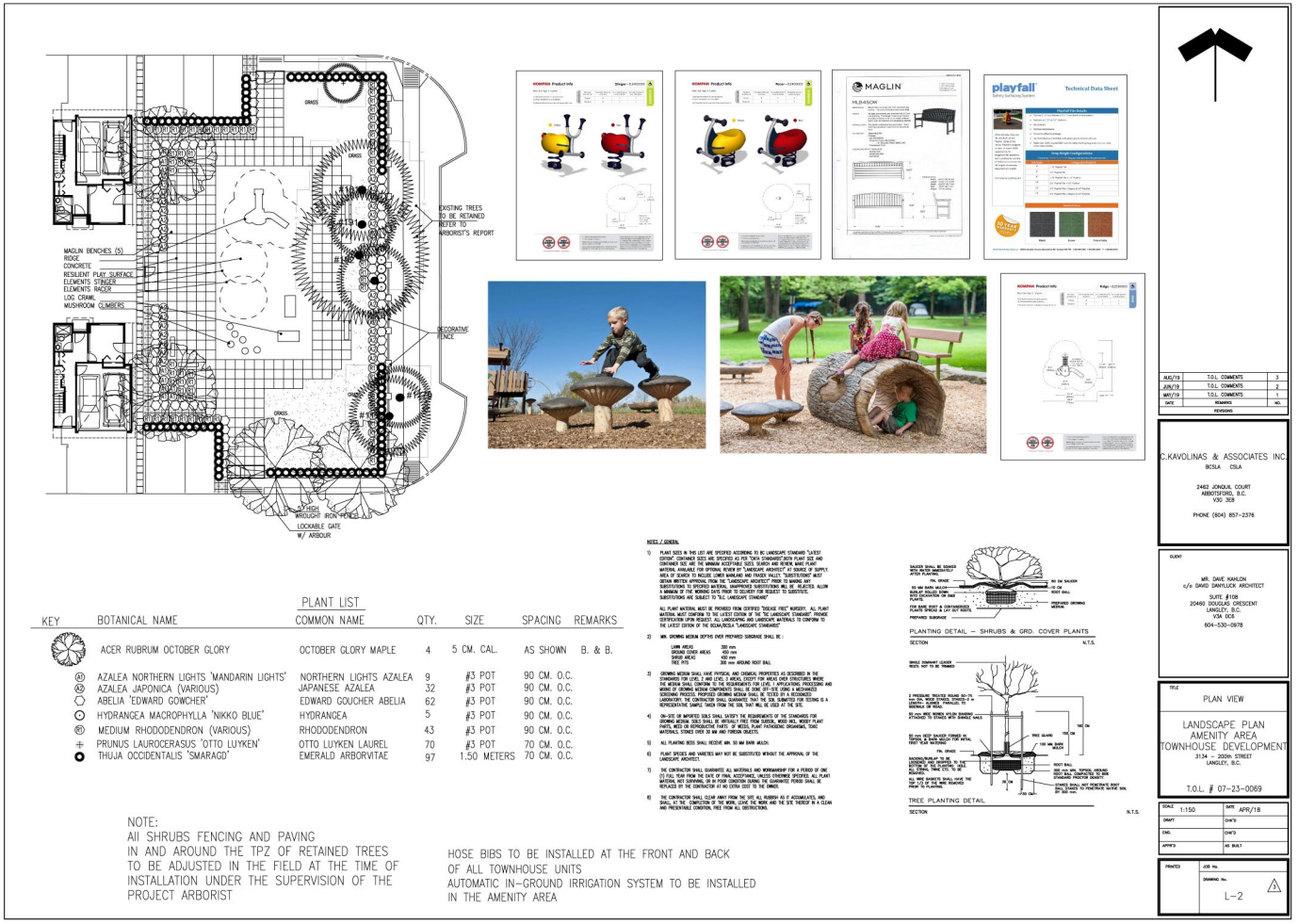
SCHEDULE I
LANDSCAPE PLANS



Township of Langley

Est. 1873

SCHEDULE J
LANDSCAPE DETAILS



Township of Langley

Est. 1873

SCHEDULE K
LANDSCAPE DETAILS

2.4.6 **DEVELOPMENT PERMIT AREA C, MULTI-FAMILY DESIGNATED UNDER SECTION 945(4)(e) OF THE MUNICIPAL ACT**

The Development Permit Area C lands are designated Multi-Family One and Multi-Family Two. The objective will be to permit low rise multi-family residential development that has excellent access to commercial facilities, establishes adequate building setbacks from adjacent residential lands to act as a transition zone between commercial and single family residential lands, considers the safety of residents and provides for an identifiable neighbourhood.

1) Individual access onto 200th Street shall be limited.

2) Landscaping of the site shall be required to screen the residential building(s), parking and loading areas from single family residential uses, commercial uses and adjacent highways. The landscaping plans are to be submitted as part of the Development Permit application.

3) The building massing should be low rise to reflect the low profile and low density character projected for Brookswood/Fernridge. Buildings should be designed and sited so that their mass does not restrict sun penetration to roadways, sidewalks and adjacent land uses. Pitched roofs shall be encouraged.

4) Walkways shall be developed between groups of buildings, recreational facilities and public pedestrian walkways/sidewalks and to provide a link with commercial facilities. For security, residential walkways should be lighted and allow overview from adjacent dwellings.

23 September 2019

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 07-23-0069 / GOBLE

CIVIC: 3134 200 Street

LEGAL: Lot 2 Section 23 Township 7 NWD Plan 2515

We have reviewed the above proposal.
We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-7	Secondary 8-12
Townhouses	**82**	**31**	**24**

Given the current school catchments this development would impact Glenwood Elementary School, and Brookswood Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

David Danyluck Architect AIBC

108-20460 Douglas Crescent, Langley, B.C. V3A 0C6 *e-mail:* danarch@telus.net
Phone: 604-530-0978

Date: November 18/2018

RE: PIM, 3134-200th Street, Langley, BC: Proposed 82-Unit Townhouse Development
Meeting Summary

A Public Information Meeting was held on November 15, 2018 from 5 p.m. to 8 p.m. for a proposed 82 Unit Townhouse development at 3134-200th Street, Langley, B.C. in the George Preston Recreation Center. The display included the ISDC Plan, architectural site plan, coloured 3D rendering of the project, coloured building elevations, colour board of proposed finish materials and colours as well as actual finish materials. Project representatives in attendance to describe the project and answer questions were David Danyluck Architect AIBC, Ms Ruby Sandher, Twp of Langley Planner (observer status only) and Mr. Dave Kahlon owner /developer.

In total, 162 invite letters were mailed to residents of the subject area, 30 of those went to individual property owners and 132 were sent to residents of the neighbouring trailer park. We noted that of the 162 mailouts only 1 person who signed in received an invite letter to the PIM.

The project design is based on the 1987 OCP. Briefly, the project description and statistics are:

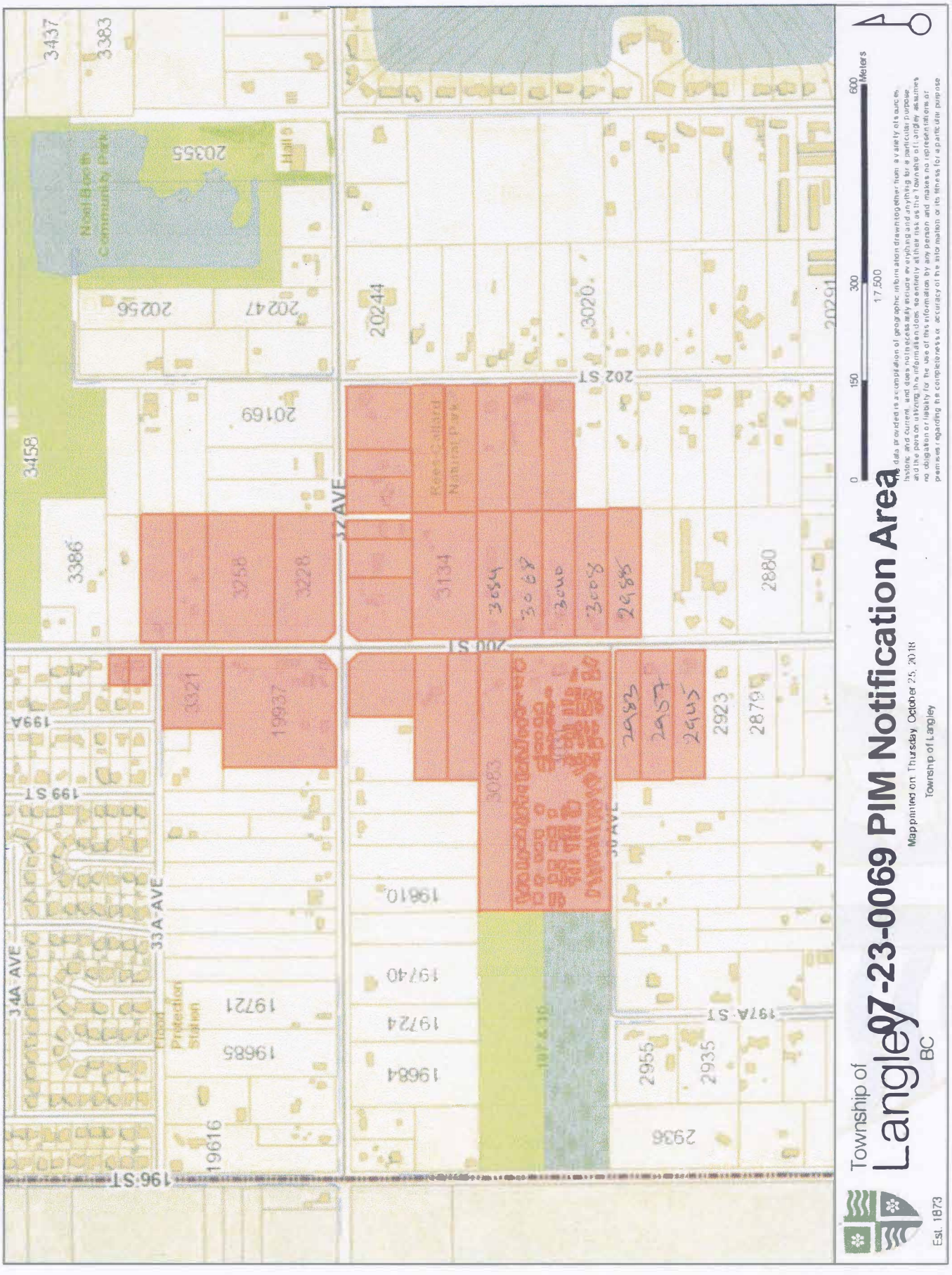
1. Multi-family Two Zone
2. Site Area = 4.66 Acres (1.8858 Ha)
3. Lot Cover = 40 % max., Proposed = 29.2%
4. Density Allowed = 44 UPH (18 UPA), Proposed = 44 UPH
5. Parking Required by calculation = 181 plus 17 Visitors, Proposed = 320 (side by side in secure double garages and double outside on individual Unit driveways)
6. Outdoor Age Friendly Amenity = 656m2 Required, Proposed = 715.72m2
7. 5% Seniors Units Required, Provided = 5% (4 Units)
8. 2 to 4 Units per building block
9. Internal paved loop roads, emergency vehicle accessible.
10. 2 main entry roads to the site from the proposed 201st Street, no access permitted from 200th Street.
11. Neighbourhood boulevard concept with wide 18 +m (60 feet) between buildings and a row of trees both sides of the 6 m wide internal roadway; each unit has its own driveway, green fencing (no wood fences), heavily landscaped throughout.
12. Material finishes include cultured stone veneer, fiber cement siding, asphalt shingles

The following is a summary of the meeting:

1. The exact number of people who attended is unknown because some looked briefly at the display items then left without recording their presence.
2. The number of people who signed in = 39
3. The number of people who left comments = 15
4. The number of people who **SUPPORT** the project = 6
5. The number of people **AGAINST** the project = 4 opposed (no contact info provided), 5 want more Planning clarification (i.e., traffic, schools, preservation of trees, infrastructure)
6. Number of people who commented but did not leave contact information = 4
7. Major concerns:
    1. Density (some felt density is too high, another wanted more density to preserve trees, others were satisfied)
    2. Retention of trees and green space
    3. Pedestrian movement along 200th Street (continuation of sidewalks and bike lanes on 200th Street and beyond the site).
    4. Infrastructure (ensure no cost to taxpayers for new infrastructure)
    5. Some concerns over existing school capacity for additional children moving into the area.
    6. Ensure adequate parking is provided with developments and no street parking

Several people said they understood that the Developer has to provide his proposal in accordance with the Township of Langley's guidelines and were not so much against the project as they were with concerns over the lack of Neighbourhood Concept planning and timing of the overall process.

Yours truly,
David Danyluck Architect AIBC


Township of Langley BC
Est. 1873
07-23-0069 PIM Notification Area
Mapprinted on Thursday October 25, 2018
Township of Langley
0
150
300
600 Meters
1:7,500
3437
3383
Neil Berth Community Park
20355
Hall
20247
20256
20169
3458
3386
3258
3228
20244
3020
20291
202 ST
32 AVE
Rose Cullard Nature Park
3134
3064
3067
3040
3008
2985
2880
200 ST
3321
19937
199A
199 ST
33A AVE
34A AVE
19610
19740
19724
19684
19721
19685
19616
196 ST
3083
2985
2951
2923
2879
197A ST
2955
2935
2936

1 Name Address Phone

FOIPPA s.22(1)

2

3

FOIPPA s.22(1)

4

FOIPPA s.22(1)

5

FOIPPA s.22(1)

6 Langley

FOIPPA s.22(1)

FOIPPA s.22(1)

7 FOIPPA s.22(1)

8 LANGLEY BC

FOIPPA s.22(1)

9 FOIPPA s.22(1)

Langley

FOIPPA s.22(1)

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11

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31

Comments from [redacted]

Proposed 82 UNIT TOWNHOUSE
3134-200 St.

Generous Parking. - Reqd. 181 Provided 320 Excellent.

Traffic - Recommend 201 St be constructed for full 2 way traffic.

Building facades - Request some of the stonework be textured at least 1".

Otherwise project appears acceptable.

FOIPPA s.22(1)

Get it Gozy - Finally
Looks Like an excellent project

FOIPPA s.22(1)

[redacted]

FOIPPA s.22(1)

[redacted]

I like the development & like the architecture and I also feel there is and good number of town homes. per acre more than adequate parking

At this point I cannot support this development. We have to see the total plan!

Very simply put, it is Willo[illegible] all over again. The town houses are not attractive in the least not to mention the extreme high density.

How about the seniors in Brookswood who would like to downsize by selling their homes and go into a Master on the Main or Rancher style town house. Generally they will have the $ to do this comfortably but there is nothing for them. The style of townhouse being presented is not suitable.

In conclusion I am against this development at this time.

FOIPPA s.22(1)

Comments:

(1) This looks like Willowby North.
- overcrowded
- a big stinking mess.

(2) Will the developers disclose to the new owners the environmental pollution ~~that~~ from the Campbell Wright Business Park. Weir & Ebco heavy industries polluting. FULL DISCLOSURE to all new residents. "Lead" is suspected.

(3) ~~Who is it~~
Where is the Township in all these plans.
"Carte Blanche" to developers is one complete Nightmare for all residents in this area.

(4) ~~It~~ It will be Willowby South. This is just terrible. I vote "No"

NAME ADD Phone,

FOIPPA s.22(1)

32
33
34
35
36

FOIPPA s.22(1) [redacted]

D.1

Ben

This is too much density for this area. We don't want this much density. You have cleared the lot where are the trees? to maintain the character? We need Senior housing with greenspace. We don't need lot clearing development. This can be found anywhere in Surrey or elsewhere. This doesn't reflect the character of Brookswood.
This is not nice looking. Do not clear the lot. Do not fill the space. This is not what we want here.
Try again.

Thank you,

FOIPPA s.22(1) [redacted]

I have concerns about 'real' green space in this development. I don't like 3 storeys. I also want our enviromental & hydrological studies finished before any development.

FOIPPA s.22(1)

Langley.

This development should not happen.
We don't want another Walnut Grove
Leave Brookwood alone!

GREAT PROJECT!
VERY EXCITING TO FINALLY SEE
SOMETHING HAPPENING TO THE
NEIGHBOURHOOD
WE NEED MORE DIVERSITY, THIS IS
A GOOD ALTERNATIVE FOR YOUNG
AND OLD FAMILIES ALIKE.
GET 'EM BUILD!

FOIPPA s.22(1)

LANGLEY BC

Besides the very serious enviommental concerns that folks have raised, My biggest concern is with the units that face 200th Street. I realize that this ~~plan~~ proposal is brought forward under the 1987 plan, however this would be a great opportunity for the proponent to set the standard for development in Brookswood. Along 200th and in such close proximity to an important intersection like 200/32nd, it would be great to see a mixed-use element to the development in order to encourage future walkability and to encourage the development of 200th as a "great street". In addition, using mixed-use along 200th with slightly nighes density would allow the proponent to preserve more of the trees and land closer to 201st street, and perhaps even include a retention pond. This way, we can ~~can~~ expect higher enviommental protection as well as a more exciting and ambitious project in general.

FOIPPA s.22(1)

Why is there a meeting to review the developer's Plan when the "neighbour hood plan" has not been shown to our community!

Concerned citizen!

FOIPPA s.22(1)

Langley BC

I've taken the time to attend your open house, however, no one took the time to say who they were, or what their role is.

The plans + diagrams should be up on the wall.

General questions such as:

- are trees going to be replaced?
- how many buildings not just units are there?
- Where how many schools, Dr offices will be built any infrastructure
- Are roads + sewers also going to be done ahead of time

I cannot support the development of growth in Brookswood Fernridge until such time all the questions are answered

Only then would I, even consider Thinking about it!

Waste of my time

FOIPPA s.22(1)

Brookswood

FOIPPA s.22(1)

Comments

FOIPPA s.22(1)

1) "Option 2"

We will now be Willoughby South
This is just Terrible.
I'm totally against this

FOIP
PA
s.22(

– And so it begins?!

This is way too many - way too dense.

I thought we were going to maintain a 'village' feel in Brookswood / Fernridge? This plan doesn't look much like ideas we looked at in the discussion since 2014.

Do we not have neighbourhood plans before any development can start?

Nov 15/18

FOIPPA s.22(1)

The facade is very flat and cold. Please use real wood and stone vs. tiles + siding.

Please save as many trees as possible, this will maintain some of the Brookswood character that the new owners want to buy into.

Less units with more trees, grass + areas for family living would actually increase the per unit selling price / desireability / quality of life.

Traffic in + out access off side street not 200 street.

Make sure lots of parking vs. pushing residents + visitors onto 200 + side streets.

Make streets ample + wide vs. narrow lanes to improve traffic flow and sight lines, with parking on sides.