SPECIAL MEETING OF COUNCIL

Monday, April 20, 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 - April 20, 2020**
2:00pm approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Special Council meeting held April 20, 2020.

A.2 **Day of Mourning for Workers Killed and Injured on the Job**
2:02pm approximately

Recommendation: A moment of silence will be observed for the annual Day of Mourning for workers killed and injured on the job.

B. ADOPTION OF MINUTES

B.1 **Special Council Meeting - March 27, 2020**
2:03pm approximately

Recommendation: That Council adopt the Minutes of the Special Council meeting held March 27, 2020.

Attachments: B.1 03_27 Special Meeting Minutes.pdf

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

E.1 **Future of Farming Task Force**
Terms of Reference
Report 20-52
File CD 0540-20-AAEEC1-01
2:05pm approximately

Recommendation: That Council endorse the Terms of Reference for the Future of Farming Task Force, as outlined in Attachment A.

Attachments: E.1 cd Future of Farming Task Force ToR.pdf

E.2 **Agricultural Land Commission**
Application No. 100378 (Anderlini / 2041 - 248 Street)
Report 20-53
File CD 10-15-0023
2:15pm approximately

Recommendation: That Council advise the Agricultural Land Commission that the subdivision application submitted by Kurt Alberts, on behalf of Susan Anderlini for a property located at 2041 - 248 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 - Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the ALC's Homesite Severance Policy and request consideration based on agricultural merits.

Attachments: E.2 cd Anderlini ALC.pdf

E.3 **2020 Capital Improvement and Community Grants**
Report 20-60
File ACCI 1850-20
2:25pm approximately

Recommendation: That Council approve staff recommendations for the 2020 Capital Improvements Grants category and defer $70,915 in payments to those organizations identified in Table A, until after September 30, 2020 with the submission of receipts;

That Council approve staff recommendations for the 2020 Community Association Grants category and award $2,000 in grants to those Associations identified in Table B on a deferral basis with 50% of the grants being paid immediately and the balance of the grants to be paid after September 30, 2020;

That Council approve staff recommendations for the 2020 Community Grants - General category and award $59,700 in grants to those organizations identified in Table C on a deferral basis with 50% of the grants being paid immediately and the balance of their awards to be paid after September 30, 2020;

That Council approve staff recommendations for 2020 Major Festivals Grants category and award up to $50,000 to those organizations identified in Table D, upon confirmation that they can execute events on either the originally proposed dates or at later dates within the year (if not date specific) and on condition that their event still meets grants criteria and is fully compliant with any orders of the BC Health Officer in respect to Mass Gatherings regulations;

That Council approve staff recommendations for 2020 Minor Festivals Grants category and award up to $5,000 to the organization identified

in Table D2, upon confirmation that they can execute their event on the originally proposed date and on condition that their event still meets grants criteria and is fully compliant with any orders of the BC Health Officer in respect to Mass Gatherings regulations;

That Council approve staff recommendations for the 2020 Community Grants - Banners category of the community grants program and award up to $17,500 to those organizations as identified in Table E on a deferral payment basis with 50% of the grants being paid immediately and the balance of their awards to be paid after September 30, 2020 with the submission of receipts;

That Council approve staff recommendation that the Township's "Nothing Without Effort" Community Matching Grant program be suspended and redirected to community public art projects under a revised Public Art Policy to be presented later this year;

That Council approve payment of $17,000 from 2020's funding allocations for graduating high school students to be distributed under the 2021 Community Grants - Scholarships - Public Schools category as identified in Table G; (Note payments under Table G are not made until December)

That Council approve payment of $4,000 from 2020's funding allocations for graduating independent high school students to be distributed under the 2021 Community Grants - Scholarships - Independent Schools category as identified in Table G2;

That Council approve a payment of $2,000 representing $250 to each of eight (8) Langley secondary school applications from 2020's funding allocations in support of the 2021 Dry Grads category as identified in Table G3, such payment conditional on schools have undertaken Dry Grads in 2020;

That Council approve payment of $1,500 in the Ceremonial Fly-By Category as identified in Table H; and

That Council review the applications identified as "To Be Reviewed by Council" in Tables A2 and C2; and provide funding decisions and authorize staff to adjust budget amounts accordingly.

Attachments: E.3 acci 2020 Community Grants Report Final.pdf

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Rezoning Application No. 100609**
(Blitz Manufacturing Ltd. / 113, 9295 - 198 Street)
Bylaw No. 5606
Report 20-56
File CD 08-34-0081
2:45pm approximately

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Blitz Manufacturing Ltd.) Bylaw 2020 No. 5606 to amend General Industrial Zone M-2, to accommodate federally licenced cannabis processing uses on a site specific basis, for property located within a 182 square metres (1,959 square feet) strata lot, located at 113, 9295 - 198 Street, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of Bylaw 2020 No. 5606 by the Ministry of Transportation and Infrastructure; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5606.

Explanation - Bylaw No. 5606

Bylaw 2020 No. 5606 amends the zoning of a property located at 113, 9295 - 198 Street to accommodate federally licenced cannabis processing uses on a site specific basis for a 182 square metres (1,959 square feet) strata lot in an existing 3,133 square metres (33,723 square feet) industrial building located on the property.

Attachments: F.1 cd Blitz RZ.pdf

F.2 **Rezoning Application No. 100620**
(1166976 BC Ltd and Prospect 13 Investments Inc. /
20901 - 83 Avenue)
Bylaw No. 5611
Report 20-54
File CD 08-25-0108
2:55pm approximately

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1166976 BC Ltd. and Prospect 13 Investments Inc.) Bylaw 2020 No. 5611, amending the text of Comprehensive Development Zone CD-98, to replace "licensed family daycare" with "group children's daycare" in the permitted uses, for property located at 20901 - 83 Avenue; and

further

That Council authorize staff to schedule the required Public Hearing.

Explanation - Bylaw No. 5611

Bylaw 2020 No. 5611 amends the Comprehensive Development Zone CD-98 to replace "licensed family daycare" with "group children's daycare" to provide for daycare uses in the ground floor commercial units fronting 83 Avenue.

Attachments: F.2 cd Prospect 13 RZ.pdf

F.3 **Official Community Plan Amendment and**
Rezoning Application No. 100200
Development Permit Application Nos. 100851 and 101143
(1094941 BC Ltd. / 8192 - 208 Street)
Bylaw No. 5589
Bylaw No. 5590
Bylaw No. 5591
Report 20-57
File CD 08-25-0099
3:05pm approximately

Recommendation: 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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5589 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5590, rezoning 1.01 ha (2.5 ac) of land located at 8192 - 208 Street to Comprehensive Development Zone CD-145, to facilitate the development of two (2) apartment buildings and a daycare building, 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 including dedication of the east half of 208 Street (including greenway), and a portion of 82 Avenue (including

greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street and the south side of 82 Avenue;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
b. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
c. Identifying the units (minimum 10%) required in accordance with the Schedule 2 Adaptable Housing Requirements of the Township's Official Community Plan; and
d. Registration of a public access right of way for a pedestrian access between 82 Avenue and the east side of the site;
e. Protecting Streamside Protection and Enhancement Areas;
8. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5589, 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 authorize the issuance of Development Permit No. 100851 at the time of final reading of Rezoning Bylaw No. 5590 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A"; and

b. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw.

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

That Council at time of final reading of Rezoning Bylaw No. 5590 authorize the issuance of Development Permit No. 101143 (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 A and 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; and

further

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100851 and 101143.

Explanation - Bylaw No. 5589

Bylaw 2020 No. 5589 amends the Yorkson Neighbourhood Plan to permit a maximum building height of a six storeys for an apartment development on lands located at 8192 - 208 Street.

Explanation - Bylaw No. 5590

Bylaw 2020 No. 5590 rezones land at 8192 - 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-145 to permit an apartment development consisting of 144 apartment units in two (2) six storey buildings and a daycare building.

Explanation - Bylaw No. 5591

Bylaw 2020 No. 5591 authorizes the Township of Langley to enter into a phased development agreement with 1094941 BC Ltd.

Attachments: F.3 cd 1094941 BC Ltd RO DP.pdf

F.4 Official Community Plan Amendment and Rezoning Application No. 100129 (Pacific Land Group Inc. / 920 - 272 Street) Bylaw No. 5556 Bylaw No. 5557 Report 20-55 File CD 13-08-0011 3:15pm approximately

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Inc.) Bylaw 2020 No. 5556 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pacific Land Group Inc.) Bylaw 2020 No. 5557, to permit a cemetery on a site specific basis at 920 - 272 Street, 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. 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);
2. Provision of a detailed landscape plan for Phase I and II and an overall landscape plan for the entire site;
3. Provision of a detailed engineering plan for Phase I and II, submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, and submission of an overall engineering plan for the entire site;
4. Registration of restrictive covenants:
a. Requiring parking for all phases of the cemetery to be developed in accordance with the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020, Parking Demand Analysis prepared by the Pacific Land Group dated April 7 2020, and accepted engineering plans.
b. Requiring cemetery layout, road layout, location and type of burials to be developed in accordance with the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020 and Groundwater Contamination Mitigation Measures Report prepared by Active Earth Engineering dated August 8, 2019;
c. Prohibiting development of phases III, IV, V and VI (identified in the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020) until detailed landscape plans and engineering plans are finalized for each phase;
d. Provision of a septic field and detention pond to be located in accordance with the accepted engineering plans,
e. Requiring a new well to be located as per the Groundwater Contamination Mitigation Measures Report prepared by Active Earth Engineering dated August 8, 2019 and accepted engineering plans;
f. Requiring installation of landscaping for Phase I and II of the cemetery, as per the accepted landscape plan.
5. Requiring bonding to be provided for on-site landscaping for Phase I and II, interim landscaping for Phases III - VI, ALR buffer, overflow parking lot with 28 parking spaces, and on-site storm work and servicing.
6. Payment of applicable administration fees and Site Servicing Review fee;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment, (Pacific Land Group Inc.) Bylaw 2020 No. 5556, 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); and further

That Council authorize staff to schedule the required public hearing for the Rural Plan Amendment Bylaw No. 5556 and Rezoning Bylaw No. 5557.

Explanation - Bylaw No. 5556

Bylaw 2020 No. 5556 amends the Rural Plan by adding provisions to the "Agricultural / Countryside" designation to accommodate development of a cemetery on a site specific basis at 920 - 272 Street.

Explanation - Bylaw No. 5557

Bylaw 2020 No. 5557 amends Rural Zone RU-2 to permit a cemetery use on property located at 920 - 272 Street.

Attachments: F.4 cd Pacific Land Group Cemetery RO.pdf

G. BYLAWS FOR FIRST, SECOND AND THIRD READING, AND FINAL ADOPTION

G.1 **Amendments to Public Hearing / Input Processes for Development Applications due to COVID-19**
Bylaw No. 5615
Report 20-58
File ADM 3900-25
3:25pm approximately

Recommendation: That Council give first, second, and third reading, and final adoption to Development Application Procedure Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, amending Bylaw 5428 to waive the requirements for Public Hearings for development applications which are consistent with the Official Community Plan;

That Council Policy 07-164, Developer Held Public Information Meetings, be temporarily suspended due to the COVID-19 Pandemic;

That Council direct staff to amend current processes for development applications to substitute Public Input Opportunities with Written Submissions Opportunities due to the COVID-19 Pandemic, unless otherwise specifically required pursuant to provincial regulations; and

That these modifications be reviewed by Council prior to December 31, 2020.

Explanation - Bylaw No. 5615

Bylaw 2020 No. 5615 amends the Development Application Procedure Bylaw 2018 No. 5428 to allow for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Attachments: G.1 adm Public Processes Development Applications.pdf

G.2 **2020 Local Area Service Tax Bylaws**
Bylaw No. 5602
Bylaw No. 5603
Report 20-49
File FIN 1970-09
3:40pm approximately

Recommendation: That Council give first, second, and third reading, and final adoption to "88 Avenue and 217A Street Local Area Service Sewer Tax Bylaw 2020 No. 5602"; and

That Council give first, second, and third reading, and final adoption to "64 Avenue 216 Street 224 Street 226 Street Local Area Service Water Tax Bylaw 2020 No. 5603".

Explanation - Bylaw No. 5602

Bylaw 2020 No. 5602 provides for the imposition of a local area service tax for those properties on 88 Avenue and 217A Street affected by the sewer system service extension local area service. During 2018 a local area service project for the expansion of a sewer main was undertaken and completed pursuant to "Local Area Service (88 Avenue and 217A Street Sewer) Bylaw 2018 No. 5397.

Explanation - Bylaw No. 5603

Bylaw 2020 No. 5603 provides for the imposition of a local area service tax for those properties on 64 Avenue, 216 Street, 224 Street and 226 Street affected by a water system local area service. During 2016 a local area service project for the expansion of a watermain was undertaken and completed pursuant to "Local Area Service Bylaw 2016 No. 5238 Amendment Bylaw 2017 No. 5315.

Attachments: G.2 fin 20-49 2020 Local Area Services Tax Bylaws.pdf

G.3 **2020 Langley Annual Rates and Tax Collection Bylaw for Universal Services**
Bylaw No. 5568
Report 20-59
File FIN 1970-02
3:45pm approximately

Recommendation: That Council give first, second and third reading, and final adoption to the Langley Annual Rates and Tax Collection Bylaw 2020 No. 5568.

Explanation - Bylaw No. 5568

Bylaw 2020 No. 5568 provides for the 2020 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the Community Charter. The Community Charter states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 14th of each year.

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

Attachments: G.3 fin Rpt 20-59 Annual Rates and Tax Collection Bylaw.pdf

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

I.1 **Rezoning Application No. 100448**
Development Permit Application No. 100817
(1002851 BC Ltd. / Barnett Dembek Architects Inc. /
20321 - 80 Avenue)
Bylaw No. 5245
Report 16-131
File CD 08-26-0146
3:55pm approximately

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1002851 BC Ltd. / Barnett Dembek Architects Inc.) Bylaw 2016 No. 5245".

Explanation - Bylaw No. 5245

Bylaw 2016 No. 5245 rezones property located at 20321 - 80 Avenue

to Comprehensive Development Zone CD-77 to facilitate the development of 50 townhouse units.

Development Permit No. 100817

That Council authorize issuance of Development Permit No. 100817 (1002851 BC Ltd. / Barnett Dembek Architects Inc. / 20321 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "L"; and
b. On-site landscaping plans being in substantial compliance with Schedule "M", 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.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 12, 2016 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on January 16, 2017 with third reading given on January 30, 2017. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signage remained in place, the Bylaw was delayed due to servicing requirements associated with the site.

Attachments: I.1 cd Barnett Demek RZ DP.pdf

I.2 **Cannabis Production Farm Bylaw**
Bylaw No. 5577
Report 20-21
File CD BA000023
4:00pm approximately

Recommendation: That Council give final reading to "Township of Langley Cannabis Production Farm Bylaw 2020 No. 5577".

Explanation - Bylaw No. 5577

Bylaw 2020 No. 5577 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

Attachments: I.2 cd Cannabis Production Farm Bylaw.pdf

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

K.1 **Parcel Tax Roll Review Panel - March 18, 2020**
File 0540-20
4:05pm approximately

Recommendation: That Council receive the Minutes of the Parcel Tax Roll Review Panel held March 18, 2020.

Attachments: K.1 Parcel Tax Roll Review Panel Mins.pdf

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER REPRESENTATIVES REPORT

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

O. OTHER BUSINESS

At the March 27, 2020 Special Meeting of Council, Councillor Ferguson provided the following Notice of Motion:

O.1 **Terry Fox on the $5 Bank Note**
4:20pm approximately

Recommendation: Be it resolved that a letter be sent to the City of Port Coquitlam indicating that the Township of Langley supports the nomination of Terry Fox to be selected as the iconic Canadian to be on the next version of the $5 bank note; and further

That a copy of the letter be sent to Langley's MLAs and MPs, Governments of BC and Canada, and Metro Vancouver.

Attachments: O.1 The next bank NOTE-able Canadian.pdf

Councillor Kunst has requested the following item be placed on the April 20, 2020 Special Meeting agenda for discussion:

O.2 **Fire Department Update**
4:25pm approximately

Recommendation: That Council discuss the need for an update on the Fire Department operations in the COVID-19 environment.

P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

4:30pm approximately

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

Item A.1 - Section 90(1) (n) Consideration;
Item D.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (g) Legal;
Item F.2 - Section 90(1) (g) Legal; (m) Another Matter;
Item F.3 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (a) Personnel; and
Item H.1 - Section 90(1) (a) Personnel.

Q. TERMINATE

Township of Langley
Est. 1873

SPECIAL MEETING OF COUNCIL

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

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, 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 Special Council Meeting Agenda - March 27, 2020

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held March 27, 2020.
CARRIED

B. ADOPTION OF MINUTES

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

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Afternoon Council meeting held March 23, 2020.
CARRIED

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

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Evening Council meeting held March 23, 2020.
CARRIED

B.3 Public Hearing Meeting - March 23, 2020

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,

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

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

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592".
CARRIED

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

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
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".
CARRIED

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

Moved by Councillor Kunst,
Seconded by Councillor Davis,
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".
CARRIED

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

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council give final reading to the "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5593".
CARRIED

Cllr. Richter opposed

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

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
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".
CARRIED

Councillor Richter opposed

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

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 Woodward,
That the proponent be required to enhance the landscaping along the 200 Street frontage to better reflect the conceptual plans provided initially as part of the original design, to the acceptance of the Township.
CARRIED

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

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.

E. OTHER BUSINESS

E.1 Public Hearings

Council discussed scheduling of Public Hearings during the COVID-19 outbreak.

E.2 Burning Permits

Council discussed the status of Burning Permits.

Councillor Ferguson presented the following Notice of Motion:

E.3 Terry Fox on the $5 Bill

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
Be it resolved that Council send a letter of support to the City of Port Coquitlam for Terry Fox to be nominated as the person to be on the next version of the $5 bill; and further

That the letter of support also be sent to our MLA's, MP's, Governments of BC and Canada, and Metro Vancouver.

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Davis
That this motion be referred to the next Special Council meeting for Council to receive further information.
CARRIED

F. 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 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.
CARRIED

G. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That the meeting terminate at 2:56pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 - SPECIAL MEETING	**REPORT:**	20-52
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	0540-20-AAEEC1-01
SUBJECT:	FUTURE OF FARMING TASK FORCE TERMS OF REFERENCE		

RECOMMENDATION:

That Council endorse the Terms of Reference for the Future of Farming Task Force, as outlined in Attachment A.

EXECUTIVE SUMMARY:

In December 2019, Council referred the concept of establishing a task force to review the future of farming in Langley to the Agricultural Advisory and Economic Enhancement Committee (AAEEC). At its January 2020 meeting, the AAEEC supported the idea; included it in the proposed 2020 Work Program; and requested staff to prepare the necessary terms of reference for the task force.

The proposed Terms of Reference have been prepared for Council's consideration of endorsement (Attachment A), as requested by the AAEEC. The draft Terms of Reference were circulated to the AAEEC by email during the week of April 6, 2020. Consensus was reached to endorse the Terms of Reference, as presented, which would provide a clear understanding of the purpose, membership composition, expected terms of service, deliverables and timelines.

The purpose of the Task Force would be to identify actions for the benefit of agriculture in relation with the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations, within the context of the Council-adopted Agricultural Viability Strategy. The Task Force would have a minimum of four (4) members, including those serving on the AAEEC and others with expertise or experience in the subject areas.

It is recommended that the Task Force complete its tasks this year, within an 8-month duration, from May to December 2020, subject to Council's approval of the Terms of Reference, without triggering a need to amend the AAEEC Terms of Reference, as per Section 15.1 of Council Advisory Committee Establishment Bylaw 2008 No. 4700.

The deliverables would include regular updates to the AAEEC, a final presentation to the AAEEC summarizing its findings and recommendations, and a final report, to be presented to Council as part of the AAEEC minutes.

PURPOSE:

To seek Council endorsement of the Terms of Reference for the Future of Farming Task Force.

BACKGROUND/HISTORY:

On December 2, 2019, Council referred the idea of striking a Future of Farming Task Force to the Agricultural Advisory and Economic Enhancement Committee (AAEEC):

> *"Therefore be it resolved that the Township of Langley Council appoint a broad-base community Farm Task Force to investigate the future of farming in the Township of Langley, the need for farming protection and assistance to small and medium sized farms, as well as food security provisions and regulations; and further*
>
> *Be it resolved that this Future of Farming Task Force bring their recommendations on food security and small/medium sized farm protection and assistance forward to Langley Township Council in the next 12-18 months."*

At its January 29, 2020 meeting, the AAEEC considered the Council referral and passed the following recommendation:

> *"(T)hat Council strike or establish a Farming Task Force to investigate the future of farming, the need for farming protection and assistance to small and medium sized farms, food security provisions and related regulations; and further*
>
> *That, in keeping with Council Policy, the Task Force not extend beyond 180 days, unless otherwise approved by Council, and provide reports/recommendations to Council via the AAEEC within the next 12-18 months."*

Also at the January 29, 2020, the AAEEC included the Future of Farming Task Force in its proposed Work Program for 2020 and requested staff to prepare Terms of Reference for the Task Force. (The proposed Work Program was on the agenda for the February 26, 2020 AAEEC meeting for consideration of endorsement. However, due to the lack of quorum, the Committee was not able to approve the proposed Work Program.)

At the February 10, 2020 Regular Afternoon Meeting, Council endorsed the AAEEC recommendation for establishing a Future of Farming Task Force.

The March 25, 2020 AAEEC meeting was cancelled to follow physical distancing protocol for the COVID-19 Pandemic.

DISCUSSION/CONCLUSION:

As requested by the AAEEC, Terms of Reference for the Future of Farming Task Force have been prepared (see Attachment A). The draft Terms of Reference were circulated to the AAEEC by email during the week of April 6, 2020. Consensus was reached to endorse the draft Terms of Reference. The draft Terms of Reference provide a clear understanding of the purpose, membership composition, expected terms of service and deliverables.

The purpose of the Future of Farming Task Force would be to identify actions for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations, within the context of the Council-adopted Agricultural Viability Strategy, with specific focus on two sections: (1) Providing a Welcoming Business Environment and (2) Securing the Agriculture Land Base. The Task Force would also compile information and comment on the effectiveness of applicable bylaws and policies that would assist in forming recommendations for "cutting the red tape" or reducing regulatory requirements for farmers.

The Task Force would have a minimum of four (4) members, including those serving on the AAEEC and others with expertise or experience in the subject areas such as representatives from the Ministry of Agriculture, Agriculture Land Commission, Langley Sustainable Agriculture Foundation and the academia.

The original terms of service for the Future of Farming Task Force was 180 days (6 months). However, in recognition of these exceptional times associated with the COVID-19 Pandemic, it is recommended that the Task Force attempt to complete its tasks within the current calendar year (8-month duration from May to December), unless otherwise approved by Council. To extend the duration of the Task Force from 6 to 8 months, Council would waive the requirement to amend the AAEEC Terms of Reference, as per Section 15.1 of Council Advisory Committee Establishment Bylaw 2008 No. 4700, as amended.

The deliverables of the Task Force would include:

- Oral and written updates to the AAEEC as the research progresses,
- A final presentation to the AAEEC summarizing its findings and recommendations, and
- A final report with recommendations to AAEEC and Council. (The final report would be prepared in the next 12 to 18 months from the commencement of the Task Force, pending challenges associated with the COVID-19 Pandemic.)

In summary, the Task Force would provide input and feedback into the exploration of the future of farming in the context of the Agriculture Viability Strategy, consideration of the existing bylaws and policies and examining relevant case studies, with an overall objective to promote the business of farming in the Township of Langley.

Respectfully submitted,

Melisa Gunn
AGRICULTURAL PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Future of Farming Task Force Terms of Reference

TOWNSHIP OF LANGLEY
FUTURE OF FARMING TASK FORCE

Terms of Reference

1.0 INTRODUCTION

To provide guidance and input into the exploration of the future of farming in the Township of Langley (the "Township"), a Future of Farming Task Force (the "Task Force") will be established by the Agriculture Advisory and Economic Enhancement Committee (the "AAEEC"), pursuant to Council's approval, consistent with Council Advisory Committee Establishment Bylaw 2008 No. 4700 and Council Policy 01-008 (Appointments to Committees, Boards, and Task Forces).

The AAEEC is a Council-appointed group of community volunteers that works to ensure that the agricultural industry and farmers, as well as other business sectors, have representation and advocacy for the contributions that they as well as farming provides to Township of Langley. The AAEEC and its annual work plans are guided, in part, by the Agriculture Viability Strategy (AVS) adopted by Council in 2013. The AVS identifies four main strategies to strengthen farming in the Township:

1. Provide a welcoming business environment for farming;
2. Provide the required services and infrastructure;
3. Provide a secure agriculture land base; and
4. Support farmer use of best farm management practices.

The AAEEC provides continuity of representation and advocacy as it forms a task force to complete the specifics of this Terms of Reference.

1.1 Purpose of this Document

This document outlines the Terms of Reference for the Task Force. The Terms of Reference provide an understanding of the background, purpose, membership composition, expected terms of service and deliverables.

2.0 PURPOSE

The purpose of the Task Force is provide input and feedback into the investigation of the future of farming in the Township. The Task Force is established by the AAEEC to:

- Undertake a review of the AVS sections, Providing a Welcoming Business Environment and a Secure Agriculture Land Base, to identify action plans for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations.

- Consider the existing regulatory context, specifically, bylaws and policies in the Township that currently provide guidance and regulate farming. The objective is to compile information and comment on the effectiveness of the bylaws and policies that will subsequently assist in forming recommendations for improvements in relation to the future of farming, farming protection, assistance to small and medium sized farms, and food security.

- Conduct a case study(ies) analysis, as time permits, as a means to determine the complexities for farmers applying to the Township to complete farm work and provide possible action items to reduce the complexities and barriers in relation to the future of farming, farming protection, assistance to small and medium sized farms, and food security.

3.0 COMPOSITION

3.1 Membership

The Task Force shall consist of a minimum of four volunteers currently serving on the AAEEC and others with expertise or experience in the subject areas such as a representatives from the Ministry of Agriculture, Agriculture Land Commission, BC Agricultural Council, Langley Sustainable Agriculture Foundation and academia.

The Task Force will be non-voting and, as such, selecting a chair and establishing quorum will not be necessary.

3.2 Staff Support

Township staff will facilitate the participation and contributions of the Task Force by:

- Scheduling the meetings and preparing the agendas;

- Attending the meetings to facilitate the discussion, provide technical advice, and obtain input; and

- Preparing summary notes of meetings.

3.3 Expected Terms of Service

The Task Force will complete its work within eight (8) months, that is, within the current calendar year (2020), in recognition of these exceptional times associated with the COVID-19 Pandemic.

The meetings for the Task Force may be held in lieu of an AAEEC meeting (or portion of the meeting).

All research will be undertaken without monetary support, and Task Force members will serve without remuneration on a voluntary basis.

The Task Force will be disbanded upon completion of draft recommendations presented to the AAEEC and Council.

4.0 DELIVERABLES

The Task Force is responsible for providing timely updates, oral or written, to the AAEEC as the research progresses. The AAEEC shall receive these updates for information. To accomplish this, the Task Force shall select one person from the group to be its spokesperson for communication purposes. The spokesperson for the Task Force will provide updates at each meeting of the AAEEC.

The Task Force shall provide a final presentation to the AAEEC summarizing its findings and recommendations.

A Final report and/or Report to Council that summarizes the Task Force's findings shall be prepared in the next 12 to 18 months (pending challenges associated with the COVID-19 Pandemic).

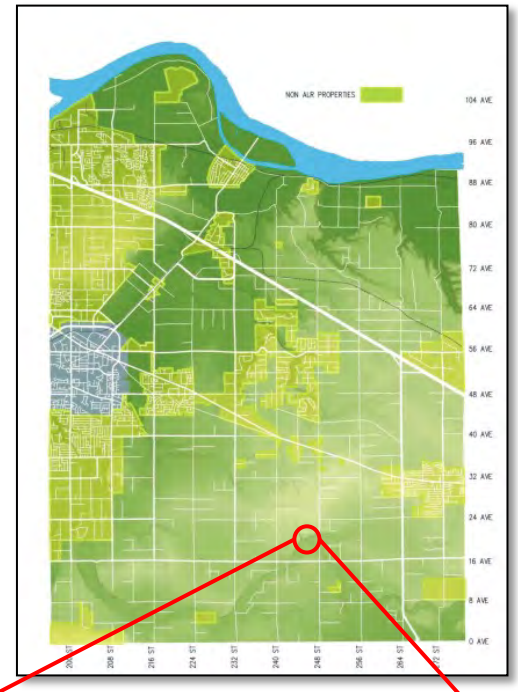
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 – SPECIAL MEETING	**REPORT:**	20-53
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-15-0023
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100378 (ANDERLINI / 2041 – 248 STREET)		

PROPOSAL:

Homesite severance subdivision within the Agricultural Land Reserve (ALR) of a 24.87 ha (61.5 ac) parcel located at 2041 – 248 Street into a 0.45 ha (1.1 ac) homesite and a 24.42 ha (60.3 ac) remnant lot.

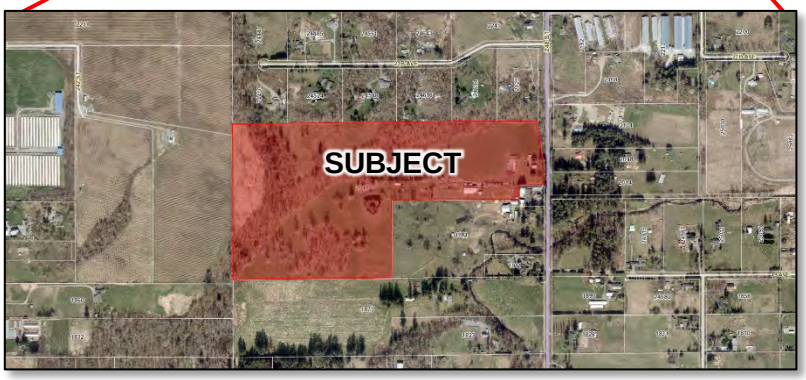


RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size requirements of the Township's Zoning Bylaw, subject to compliance with the ALC's Homesite Severance Policy, and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw, subject to compliance with the Agricultural Land Commission's Homesite Severance Policy.



RECOMMENDATION:

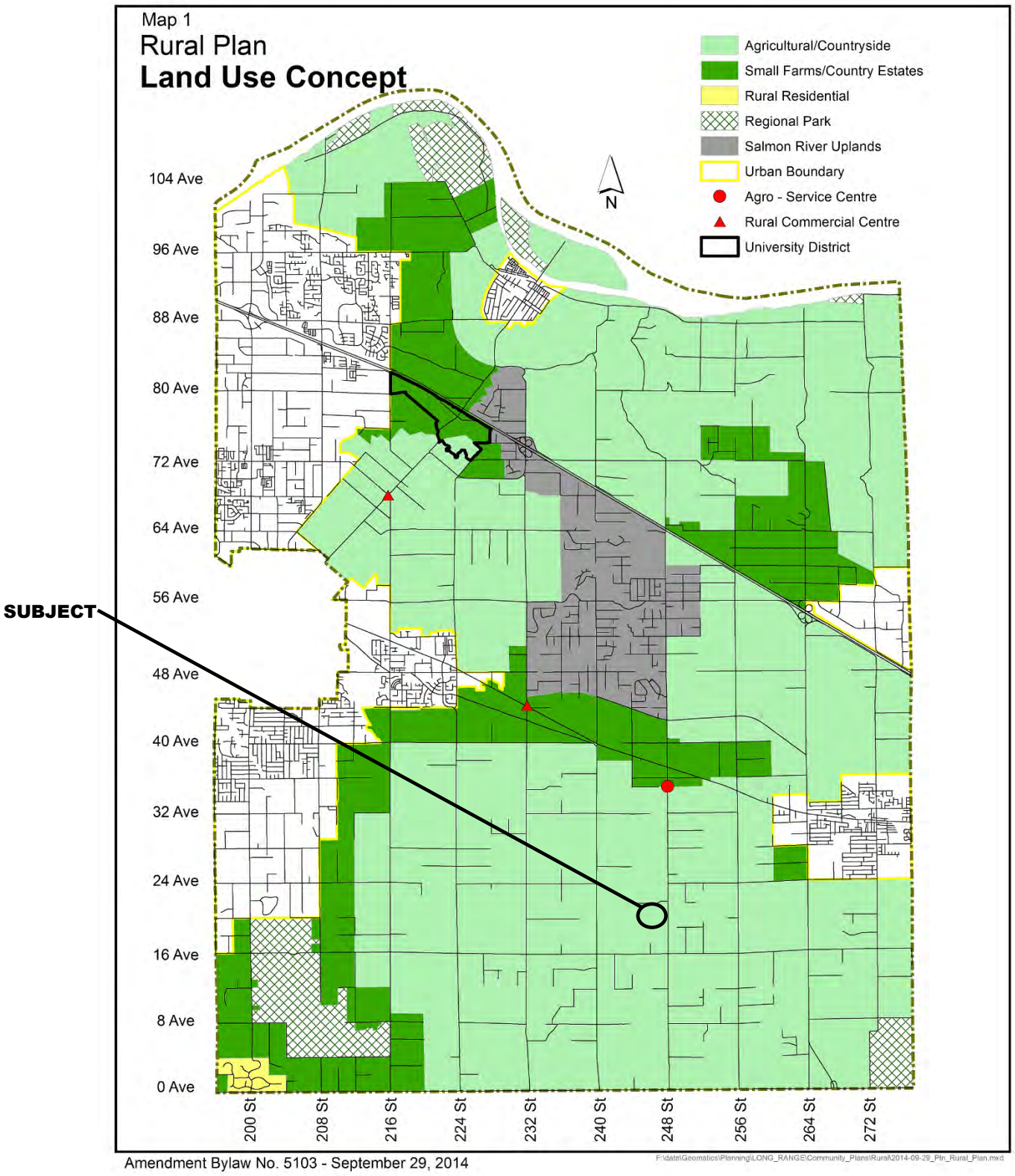
That Council advise the Agricultural Land Commission that the subdivision application submitted by Kurt Alberts, on behalf of Susan Anderlini for a property located at 2041 – 248 Street, within the Agricultural Land Reserve, complies with the requirements of Section 110.8 – Homesite Severance Subdivisions of the Zoning Bylaw, subject to compliance with the ALC's Homesite Severance Policy and request consideration based on agricultural merits.

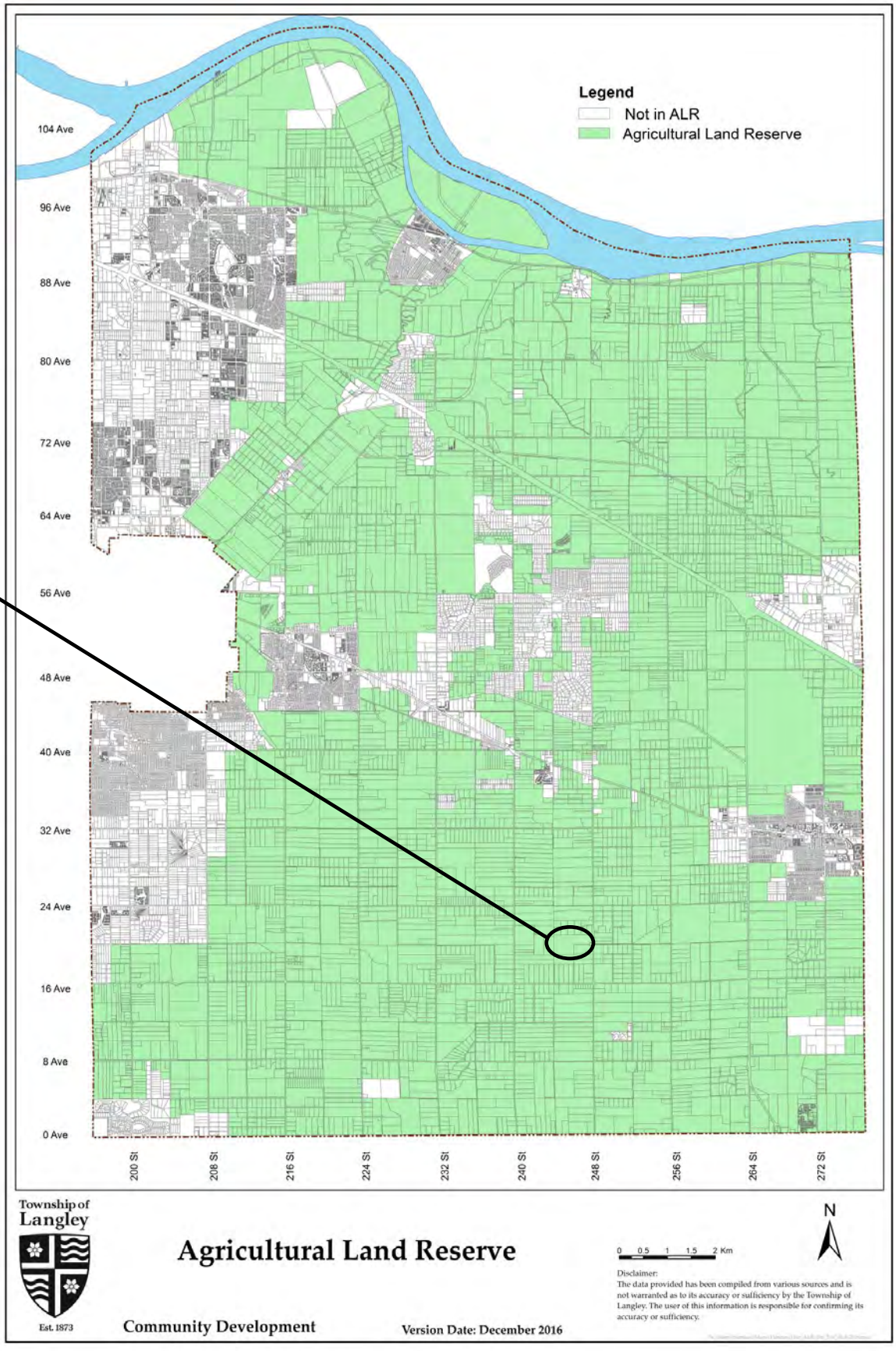
EXECUTIVE SUMMARY:

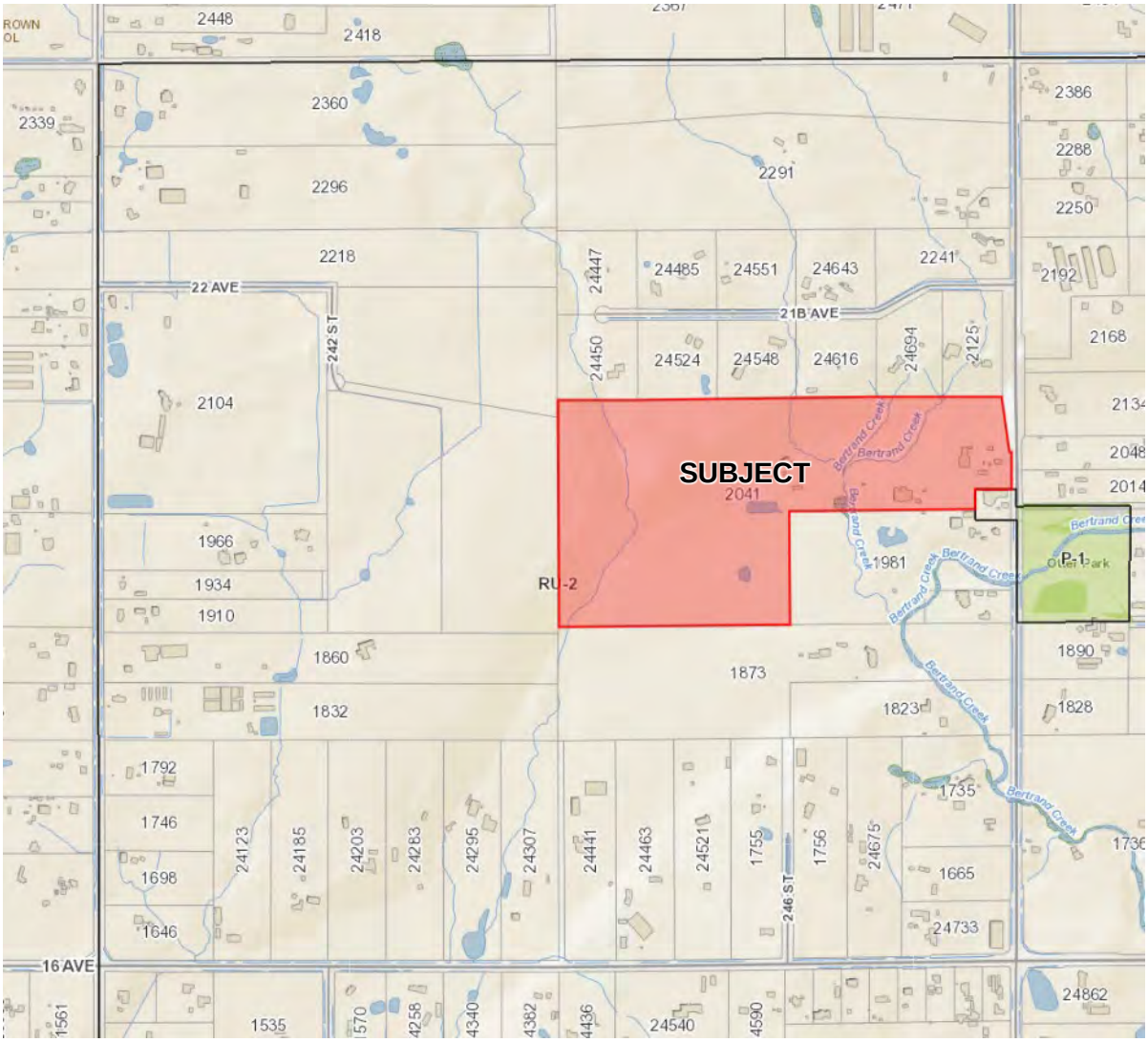
The applicant, pursuant to Section 21(2) of the Agricultural Land Commission (ALC) Act, has applied for a homesite severance subdivision of a 24.87 ha (61.5 ac) parcel located at 2041 – 248 Street into a 0.45 ha (1.1 ac) homesite and a 24.42 ha (60.3 ac) remnant lot. Staff recommend that Council advise the ALC that the subdivision complies with Section 110.8 of the Township's Zoning Bylaw, provided it is deemed a homesite severance by the ALC and request consideration based on agricultural merits.

PURPOSE:

This report is to provide Council with information and a recommendation with respect to an ALR homesite severance subdivision application submitted under Section 21(2) of the ALC Act.


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Rural\2014-09-29_Pln_Rural_Plan.mxd


Legend
Not in ALR
Agricultural Land Reserve
SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT

REFERENCE:

Owner:	Susan Anderlini 2041 – 248 Street Langley BC V4W 2B7
Agent:	Kurt Alberts Box 760 Fort Langley BC V1M 2S2
Legal Description:	Lot 3 Except: Part Subdivided By Plan 34185 Section 15 Township 10 New Westminster District Plan 30623
Location:	2041 – 248 Street
Area:	24.87 ha (61.5 ac)
Existing Zoning:	Rural Zone RU-2
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agricultural/Countryside
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

The ALC Act allows Council the opportunity to provide recommendations on subdivision applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Rural Plan and Township Zoning Bylaw.

The subject property is located at 2041 – 248 Street, within the ALR and designated Agricultural/Countryside in the Rural Plan (adopted in 1993). The property is currently zoned Rural Zone RU-2 in accordance with Zoning Bylaw No. 2500 (enacted in 1987), which permits a minimum lot size for subdivision of 8.0 ha (19.8 ac).

The applicant indicates that the landowners meet the eligibility criteria established by the ALC for a homesite severance (ALC Policy L-11). The owners would like to retain a portion of the property and are proposing to create a homesite severance on the east portion of the lot.

DISCUSSION / ANALYSIS:

ALC policy makes provision for subdivision for the purposes of a homesite severance. A homesite severance subdivision application may be considered by the ALC where property under application has been the principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to dispose of the parcel but retain a homesite on the land.

The subject application has been submitted pursuant to Section 21(2) of the ALC Act and proposes a homesite severance subdivision of a 24.87 ha (61.5 ac) site into two (2) parcels, a 0.45 ha (1.1 ac) homesite and a 24.42 ha (60.3 ac) remnant parcel. The applicant has requested that the ALC consider the subdivision application in accordance with the ALC's Homesite Severance Policy. Section 110.8 of the Township's Zoning Bylaw enables the

Township's Approving Officer to approve a homesite severance subdivision (subject to the ALC's approval) at a lot size less than the Zoning Bylaw minimum (8.0 ha / 19.8 ac in this case), provided the remnant lot is not less than 2.0 ha (4.9 ac) in size. The remnant lot is in compliance with this requirement as it is proposed to be 24.42 ha (60.3 ac).

Homesite Severances are guided by ALC Policy L-11, which states:

> *"The purpose of this policy is to provide a consistent approach to situations where property under application has been principal residence of the applicant as owner-occupant since December 21, 1972 and the applicant wishes to dispose of the parcel but retain a homesite on the land".*

The applicant has submitted details of the ownership history in support of the residency and ownership requirements of ALC Policy L-11. This is a determination that must be made by the ALC, not the Township.

Should the ALC decide that the application complies with the ALC's Homesite Severance Policy, the application may be considered for approval.

Should the ALC determine the current application does not comply with the Homesite Severance Policy, any subsequent subdivision application would be evaluated based on its ability to meet the Township's Zoning Bylaw Section 110.1 Minimum Subdivision Requirements (RU-2 zone 8.0 ha (19.8 ac)) and would also require ALC approval.

Description of the Property:

The subject site is 24.87 ha (61.5 ac) in size and contains two (2) single family dwellings, multiple barns, sheep and beef operations, and associated farm buildings accessed via two (2) driveways from 248 Street.

Adjacent Uses and Property Sizes:

North:	Six (6) rural properties approximately 2.1 ha (5.2 ac) zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
South:	Two (2) rural properties, 7.1 ha (17.5 ac) and 13.8 ha (34.2 ac) zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan; and a 0.4 ha (0.9 ac) property zoned Civic Institutional Zone P-1, and located within the ALR and designated Agricultural/Countryside in the Rural Plan;
East:	A 0.4 ha (0.9 ac) property zoned Civic Institutional Zone P-1, and a 7.1 ha (17.5 ac) rural property zoned Rural Zone RU-2, both located within the ALR and designated Agricultural/Countryside in the Rural Plan. Beyond 248 Street are three (3) rural properties ranging in size from 2.3 ha (5.8 ac) to 4.6 ha (11.32 ac) zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan;
West:	Two (2) rural properties 8.0 ha (19.8 ac) and 8.9 ha (21.9 ac) zoned Rural Zone RU-2, located within the ALR and designated Agricultural/Countryside in the Rural Plan.

Servicing:

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 designates the subject property Rural - Level 4, requiring each lot to be serviced by a private well and septic system. Additional servicing details and requirements are to be addressed at time of subdivision, should the application be approved by the ALC.

POLICY CONSIDERATIONS:

The subject site is located within the ALR in an area designated Agricultural/Countryside in the Rural Plan. Staff recommend that Council advise the ALC that the proposal complies with the Township's Zoning Bylaw as a homesite severance subdivision application. If the ALC's approval of the subdivision indicates that the application is consistent with the provisions and intent of the Commission's Homesite Severance Policy, the application can be considered as a homesite severance. Section 110.8 of the Township's Zoning Bylaw states that the Approving Officer may approve an application for a Homesite Severance subdivision subject to the remnant lot being not less than 2.0 ha (4.9 ac) in size. The remnant lot is in compliance with this requirement as it is proposed to be 24.42 ha (60.3 ac) in size. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Subdivision and Development Servicing Bylaw requirements and any additional requirements imposed by the ALC as a condition of approval should such be granted.

Should the ALC decide that the proposal does not comply with the ALC's Homesite Severance Policy, the application could not be considered as the subdivision would not meet the minimum lot size requirements of the Township's Zoning Bylaw.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	SPECIAL MEETING – APRIL 20, 2020	**REPORT:**	20-60
FROM:	ARTS, CULTURE AND COMMUNITY INITIATIVES DIVISION	**FILE:**	1850-20
SUBJECT:	2020 CAPITAL IMPROVEMENT AND COMMUNITY GRANTS		

RECOMMENDATIONS:

That Council approve staff recommendations for the 2020 Capital Improvements Grants category and defer **$70,915** in payments to those organizations identified in Table A, until after September 30, 2020 with the submission of receipts;

That Council approve staff recommendations for the 2020 Community Association Grants category and award **$2,000** in grants to those Associations identified in Table B on a deferral basis with 50% of the grants being paid immediately and the balance of the grants to be paid after September 30, 2020;

That Council approve staff recommendations for the 2020 Community Grants – General category and award **$59,000** in grants to those organizations identified in Table C on a deferral basis with 50% of the grants being paid immediately and the balance of their awards to be paid after September 30, 2020;

That Council approve staff recommendations for 2020 Major Festivals Grants category and award up to **$50,000** to those organizations identified in Table D, upon confirmation that they can execute events on either the originally proposed dates or at later dates within the year (if not date specific) and on condition that their event still meets grants criteria and is fully compliant with any orders of the BC Health Officer in respect to Mass Gatherings regulations;

That Council approve staff recommendations for 2020 Minor Festivals Grants category and award up to **$5,000** to the organization identified in Table D2, upon confirmation that they can execute their event on the originally proposed date and on condition that their event still meets grants criteria and is fully compliant with any orders of the BC Health Officer in respect to Mass Gatherings regulations;

That Council approve staff recommendations for the **2020** Community Grants - Banners category of the community grants program and award up to **$17,500** to those organizations as identified in Table E on a deferral payment basis with 50% of the grants being paid immediately and the balance of their awards to be paid after September 30, 2020 with the submission of receipts;

That Council approve staff recommendation that the Township's "*Nothing Without Effort*" Community Matching Grant program be suspended and redirected to community public art projects under a revised Public Art Policy to be presented later this year;

That Council approve payment of **$17,000** from 2020's funding allocations for graduating high school students to be distributed under the **2021** Community Grants - Scholarships – Public Schools category as identified in Table G; (Note payments under Table G are not made until December)

That Council approve payment of **$4,000** from 2020's funding allocations for graduating independent high school students to be distributed under the **2021** Community Grants – Scholarships – Independent Schools category as identified in Table G2;

That Council approve a payment of **$2,000** representing $250 to each of eight (8) Langley secondary school applications from 2020's funding allocations in support of the 2021 Dry Grads category as identified in Table G3, such payment conditional on schools have undertaken Dry Grads in 2020;

That Council approve payment of **$1,500** in the Ceremonial Fly-By Category as identified in Table H; and

That Council review the applications identified as "To Be Reviewed by Council" in Tables A2 and C2; and provide funding decisions and authorize staff to adjust budget amounts accordingly.

EXECUTIVE SUMMARY:

Community grants application submissions were received up until the deadline of February 28, 2020. At that time and prior to the receipt of applications, staff did not anticipate the impact that the COVID-19 crisis would have on the ability of those community groups to deliver programs, projects and events in our community. (Several applications were submitted and reviewed weeks and months ahead of the deadline.) While staff have written to all organizations in pursuit of information of whether their events and projects would be postponed or cancelled, only a few have replied to our request for information and updates. Some organizations have withdrawn their applications as their events were time specific and fell under the orders of the BC Health Officer with respect to Mass Gatherings regulations – presently in effect until the end of May 2020.

Some have gone unusually silent, and ACCI staff are assuming that those groups have not yet determined a "Plan "B" in regards to their present circumstances, should the Health Act Order be extended beyond the end of May 2020.

Some of these community organizations and groups are without their normal sources of revenue, having been required to close their doors in practice of social distancing. Those organizations that own or rent facilities have bills to pay and are facing significant economic difficulties. Staff are aware of a few groups that do not qualify for the many government supports that the Province and Federal government has put in place for businesses and individuals. Those organizations may not survive and staff believe that all community groups have an important role to play coming out of the COVID-19 Pandemic.

Many community groups will help our citizens to reconnect with one and another, through the reinstatement of their programs, activities and services. Many of those organizations are crucial to our community's return to a social norm and to restoring the vibrancy of the Township of Langley. For those reasons, staff are presenting a series of recommendations that are conscious of the need to practice some fiscal restraint while balancing the desire to help as many community groups, as possible to survive. Staff are therefore providing recommendations that are considerate of present financial circumstances while attempting to ensure the continuance of key community groups, as our situation returns to normal.

PURPOSE:

To provide Council with recommendations as per policy on grants distribution for capital improvements, community events/projects and scholarships, major festivals, dry grads, banner installations and the Township's "*Nothing Without Effort*" program. To provide Council further recommendations that would enhance or improve the Grants Program.

BACKGROUND/HISTORY:

According to Policies 06-021 and 06-022, non-profit organizations that operate in the Township may request by February 28 of each year, a grant for the organization of community events/projects or for capital projects specific bona fide community halls including Museums. In addition, the Township has a Banner Program outlined in Policy 06-019 for the support of Community associations who collaborate with the Township to produce and install street banners.

Over the course of several years Council has endorsed a number of changes to the Community Grants Program and the Capital Improvement Grant Program. Significant changes were made as a result of a 2011 grants review report and further recommendations from staff.

On January 31, 2011, Council endorsed a number of changes to the Community Grants program and the Capital Improvement Grant program as a result of a Grants Review. Council directed staff to report back with recommendations for the award of the Township's 2012 Capital Improvement Grants and Community Grants based on the amended program application, criteria and information. Subsequently, Council policies were amended to reflect these changes.

In 2014, Council endorsed changes to the Community Grants – Scholarships program to include $4,000 in funding for Independent Secondary Schools in Langley. Subsequently, Council policies were amended to reflect these changes, and an additional $4,000 has been added to the annual budget envelope.

At the April 14, 2014 Regular Afternoon Meeting of Council, the following Council Priorities Committee recommended motion was approved:

> That Council direct staff to amend Policies 02-020 and 02-021 to require all Township grant recipients to appropriately recognize the Township as per the referral motion of January 20, 2014 including:
>
> Any society or non-profit agency needs to acknowledge the financial contribution of the Township of Langley on their promotional material and website, if applicable.

At the May 11, 2015 Regular Afternoon Meeting of Council, the following motion was approved:

> **Capital Improvement Grants, Community Grants, and Banner Program Review**
>
> Whereas the Township of Langley annually provides a Capital Improvement Program, Community Grant Program, and Banner Program to organizations that provide services to the citizens of Langley; and
>
> Whereas all programs should be reviewed for requirements, conditions and effectiveness from time to time;
>
> Therefore be it resolved that Council direct staff to review the Capital Improvement, Community Grant, and Banner programs and amend accordingly as follows:
>
> - Policies 02-020 (Capital Improvement), 02-021 (Community Grants), and 06-019 (Banners) to require all Township grant applicants to submit a copy of their most recent AGM minutes (including a list of Executives) and a year-in-review report which includes an overview of how the Township funding was utilized in the previous year.
>
> - The general criteria in Policy 02-021 (Community Grants) to state that "The majority of the membership of applicant organizations must be residents of the Township of Langley AND a majority of the individuals served by the project / initiative must be residents of the Township of Langley".

- The general criteria in Policy 02-021 (Community Grants) to state that "The amount of the grant may be pro-rated from the maximum amount to reflect the percentage of Township of Langley residents benefiting from the project / initiative".

- Policy 02-020 (Capital Improvement) and 02-021 (Community Grants) to state that grant applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applicants based on an organization having received previous grant awards.

At the July 25, 2016 Regular Afternoon Meeting of Council, the following resolution was approved:

That Council direct staff to draft changes to the Public and Independent School Scholarship and Dry Grad Grants timing so that applications are made one year in advance of the year they will be distributed in;

2. That Council direct staff to amend Policy 06-021 to open the Capital Improvement Grant program to qualifying Community Museums that meet all other grant criteria;

3. That staff be directed to fast track the e-government platform so that the funds can be distributed in a more timely manner.

4. That Council direct staff to amend Policies 06-021 and 06-022 to provide improved clarity of applicant non-profit status and applicant member definitions respective of existing criteria and that specific wording be:

   The applicant must be a registered non-profit group or organization serving the Township of Langley and must provide proof of non-profit status with their application; and

   The Majority of members, volunteers or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley;

5. That Council direct staff to amend Policy 06-022 to include an additional criteria ensuring projects and initiatives are accessible to the general public and benefit a minimum 250 Township residents and specific wording be:

   Projects and initiatives must be accessible to the general public and must benefit a minimum 250 Township residents to qualify community organizations for funding pro-rated according to numbers served;

6. That Council allocate one-time funding of $23,000 from the 2016 Community Grants Budget, which currently has a surplus of $29,650, to provide funding for 2017 Scholarship and Dry Grad Grants;

7. That Council direct staff to refer to the 2017-2021 Financial Plan process inclusion of an ongoing annual provision of $23,000 for Council consideration;

8. That Council direct staff to inform all current recipients and recent past applicants of the above changes to criteria; and further

9. That Council direct staff to expedite the annual review process of community grant applications, so that Council's consideration of grants can occur soon after final TOL budget approval is given each year.

At the March 27, 2017 Regular Afternoon Meeting of Council, the following resolution was approved:

That Council approve an amendment to the established funding criteria for Community Grants to state: Applications for funding of grants must substantively meet four of five project eligibility requirements including:

1. Demonstrating benefit to the Township of Langley;

2. Involve Township of Langley residents;

3. Be held in the Township of Langley;

4. Promote the identity of the Township of Langley;

5. Enhance the quality of life for Township of Langley residents

At the April 9, 2018 Regular Afternoon meeting of Council, two amendments to the Community Grants program were approved:

That Council amend Policy 06-021 to create a new grants category called Minor Festivals Grants by which non-profit groups may qualify for funding up to **$5,000**, conditional on meeting all existing community grants criteria and upon meeting two of three additional criteria defined as follows:

1. That the group or society is a recognized Service Club having served the Township of Langley for more than 10 years; has had a significant track record of service to the community inclusive of fundraising; and has made significant gifts to community residents; community groups and/or other community causes that has resulted in an improvement and enhancement to the social/ cultural sustainability of the Township of Langley.

2. That the group or society has organized a past community festival, celebration or event that has drawn audiences greater than 5,000 people into the Township of Langley.

3. That the group or society has sufficiently demonstrated it has capacity to organize a festival, celebration or event that would attract a minimum 5,000 people to the Township of Langley. Such capacity sufficiently demonstrated by the number of volunteers it has committed to the event, the number of sponsors it has secured prior to its application for funding; the existence of an events marketing/plan and a past record of community events it has previously organized.

That Council approves the adjustment of community grants general category budget envelope downward by **$20,000** allowing for the creation of the new Minor Festivals Grants Category with **$20,000** as its annual base budget;

That Council give staff annual authority to transfer any end of year balance of funds left in the Nothing Without Effort grants program into a public art reserve fund that could fund public art in older established communities and neighbourhoods where developer contributions or other means of funding public art is diminished and limited;

At the November 18, 2019 Regular Afternoon Council meeting, funding for two new categories, the Community Associations and Ceremonial Fly-bys were established as follows:

That Council consider amending Community Grant Program Policy No: 06-022 to add two new categories for community grants including the Ceremonial Flyby Grant and the Community Association Grant;

That Council consider setting a maximum grant of $1,000 per community association in each of the six defined communities (Aldergrove, Brookswood/Fernridge, Fort Langley, Murrayville, Walnut Grove; Willoughby/Willowbrook),

That Council consider setting a maximum grant of $1,000 per community association in each of the six defined communities (Aldergrove, Brookswood/Fernridge, Fort Langley, Murrayville, Walnut Grove, Willoughby/Willowbrook);

That Council consider endorsing the provision of one grant per one community association in each of the Township's six communities under the new grants category; and

That Council consider adopting specific criteria outside of general grants criteria for the Community Association Grant category as follows:

1. That applicants must be registered non-profit groups or organizations with a valid society certificate;

2. That applicants must have a minimum 25 members who reside in the community that an association deems to represent;

3. That applicants must provide an annual membership list with addresses of members for Township staff and Council to review in consideration of their funding requests;

4. That applicants must provide an annual list of their Board of Directors with addresses for Township staff and Council to review in consideration of their funding requests;

5. That applicants must present a list of activities that they plan to undertake during the year in which a grant is being requested;

6. That the activities that an applicant proposes to undertake are impartial and not advocacy-based;

7. That the applicant association refrains from supporting/endorsing candidates or individuals in municipal and/or other government elections;

8. That the applicant association remains neutral in its collection of community feedback and input, and presents such data to Council without promoting one position over another, other than revealing the results;

9. That the applicant association must provide copies of its current bylaws and constitution for Council and staff to review annually in consideration of their grant;

10. That the applicant association provide annual financial statements, minutes of their last AGM and a summary of their initiatives undertaken during the past year that it has received a grant;

11. That the applicant must acknowledge the financial contribution of the Township of Langley on their websites, but not on any materials pursuant to their activities in the community, unless otherwise pre-approved by Council or staff; and

That Council approve, in its budget deliberations, an additional annual amount for community grants of up to $7,500 to cover the two new grant categories.

DISCUSSION/ANALYSIS:

Community grants submissions were received up until the deadline of February 28, 2020. At that time and prior to the receipt of applications, staff did not anticipate the impact that the COVID-19 Pandemic would have on the ability of community groups to deliver programs, projects and events in our community. Under the Executive Summary section of this report, staff have presented some detail and rationale in regards to the continuance of the community grants program during this period and are recommending a distribution of funds that is considerate of cash flow restraints and the need to restore normalcy in the community as soon as possible. Economic recovery being key in the minds of staff.

Staff recommendations for funding also addresses the present Health Act Order, currently in place until May 30, 2020 as related to social distancing requirements and mass gathering restrictions. Staff are cognizant of the possibility that those restrictions will continue beyond that date. Some specific event based funding recommendations are contingent on the ability of organizers to adjust the dates of their events to comply with such restrictions.

Staff are also very much aware that some of community organizations and groups are without their normal sources of revenue including ticket sales, admissions, and rentals, now that their doors have been closed in an attempt to flatten the curve. Those organizations that own or rent facilities have bills to pay and are facing significant economic difficulties. Staff are also aware that few community groups qualify for the many government supports that the Province and Federal government has put in place and have been left to fend for themselves. Those organizations may not survive and staff contend that all groups in the Township of Langley have an important role to play coming out of the COVID-19 Pandemic.

Many community groups are positioned to play significant roles in getting our citizens to reconnect with one and another, through the reinstatement of their programs, activities and services. Many of those organizations are crucial to our community's return to a social norm and to restoring the vibrancy of the Township of Langley. Social Connectivity is within the mandates of many of our groups.

For those reasons, staff have presented a series of recommendations that are conscious of the need to practice fiscal restraint while balancing a desire to help as many community groups, as possible to survive. The continuance of these key community groups as our municipality rebounds will be at the heart of any recovery strategies we should plan.

According to Policies 06-021 and 06-022, non-profit organizations that operate in the Township may request by February 28 of each year, a grant for the organization of community events/projects or for capital projects specific bona fide community halls including Museums. In addition, the Township has a Banner Program outlined in Policy 06-019 for the support of Community associations who collaborate with the Township to produce and install street banners.

There are ten (10) existing grant categories considered in this report:

1. 2020 Capital Improvement Grants
2. 2020 Community Association Grants
3. 2020 Community Grants – General
4. 2020 Community Grants - Major Festivals
5. 2020 Community Grants – Minor Festivals
6. 2020 Community Grants - Banners

7. 2020 "*Nothing Without Effort*" Community Matching Grants
8. 2020 Community Grants – Scholarships
9. 2020 Community Grants - Dry Grad Grants
10. 2020 Fly By Grants

A full list of Application Criteria is included as Appendix C.

Community Grants Process Overview

This year's annual grant requests were received by the deadline of February 28, 2020, and processed according to specific criteria established by Council policy.

For the 2020 grant intake, a new application platform, Survey Monkey APPLY, was sourced and launched. It eliminated many of the challenges experienced with the prior eGovernment Grants Module. The new platform is user-friendly and allows qualifying applicants a more streamlined approach to completing an application while holding the majority of non-qualifying applicants at bay. It also provides improved administration and a more efficient review process.

The prior eGovernment grant application process was launched in late 2017 to ensure that organizations and groups met criteria, and that they provided proper and required documentation. The platform, allowed each organization to have single identity and single entry point for dealing with the municipality and its various departments, whether that be permits or grants.

While that eGovernment Grants Module, was intended to streamline the process for grants submission and staff review, and provide a more simplified platform from which to make funding recommendations it had many user input challenges. Staff spent considerable time walking applicants through the application procedure and spent hours following up with internal and external stakeholders. The functionality of the module required several adjustments and work-arounds.

The time required to review and administer, the online applications equaled the manual process of prior years. Many unanticipated issues of functionality occurred and the solutions proved time consuming. The new Survey Monkey Apply module has solved the majority of these functionality issues.

Category by Category Funding Recommendations

This report includes staff's recommendations for allocating total available funds for 2020 Capital Improvements Grants, 2020 Community Grants, and for 2021 Scholarships and Dry Grad Grants. To ensure accountability and a fair review process staff undertook an evaluation of each application received against eight established general criteria and several category specific criteria.

A - 2020 Capital Improvement Grants

Under the 2020 Capital Improvement Grants program, ten (10) applications **meet criteria for approval** with a total value of **$70,915.** Each of the applications met funding criteria and are summarized in Table A. This amount is just over the established 2020 Budget Envelope of $70,000 in this category. Staff are recommending that Council approve $70,915 of funding under the 2020 Capital Improvements Grants and that payments to those organizations identified in Table A, be deferred until after September 30, 2020 with their submission of receipts.

One applicant, the Murrayville Community Memorial Hall Society, is identified in Table A2, as meeting some but not all of the grant criteria. This group specifically reports in their grant application that there are no free users of this hall, which is contrary to the purposes for which community halls were established in the Township of Langley. Without some free access given to the community groups or citizens, the hall serves for commercial enterprise only. Under their published rental agreement, there is no distinction of rates for non-profit groups or citizens of the community from external and commercial groups wishing to rent the hall. Staff do not believe the intent of the Capital Improvement Grants category is to support such

entities in the community, when no consideration of the community is given in their rates.

Staff, also, could not find reference to any free community access given in 2019. The group reports $12 in membership fees and further reports that 100 of its hall "Renters" are from the Township of Langley, They state that the "Renters" of the hall are the community they served. The group is asking for funds to replace Kitchen appliances and to do kitchen renovations. Typically, with respect to the community halls category, Council has funded capital projects that preserve the integrity of the building. Staff are asking Council for direction with respect to this request for funding of $7,500.

B - 2020 Community Association Grants

Table B summarizes applications for Community Association Grants. Two qualifying organizations submitted completed applications for a total of $2,000 in funding requests. Staff are recommending that Council approve $2,000 of funding under the 2020 Community Association Grant category be distributed to those organizations identified in Table B, with an immediate payment of 50% of their awards up front and the balance of payment deferred until after September 30, 2020.

One organization, the Willoughby Residents Association, did not apply by the application deadline and is requesting that the deadline be extended.

C - 2020 Community Grants – General
Under the 2020 Community Grants - General program for community events / projects, staff reviewed forty (40) applications and twenty-six (26) applications that **meet all criteria for funding approval** for a total of $59,000. (Table C) Staff **are recommending that 50%** of the recommended amounts be given to those qualifying groups and that the balance of their awards be paid after September 30, 2020.

Nine (9) applications demonstrate that they do not and cannot meet the majority of program criteria, or have cancelled their events due to COVID-19 and **are not recommended** for funding. (Table C2)

Three (3) applications meet some, but not all criteria, and are identified for Council's review in Table C3. Staff are asking for Council's direction with regard to approving any funding amounts for these groups.

For ease of reference, staff have divided the Community Grants – General applications into three tables:

- Table C – Twenty-six (26) applications recommended for funding totaling $59,700.
- Table C2 – Eleven (11) applications that **are not recommended for funding**, representing $27,500 in funding requests.
- Table C3 – Three (3)applications, representing an additional $7,500 in funding requests that partially meet criteria, to be determined by Council

D - 2020 Community Grants - Major Festivals
Under the 2020 Major Festivals Grants program**, six (6)** applications for funding meet criteria and **are recommended for conditional approval** for a total value of **$50,000.** These applications are summarized in Table D. This includes a $10,000 grant to support Aldergrove Festival Days as a two-day festival, a $5,000 grant to support the BC Farm Museum's 2020 Canada Day event in Fort Langley, a $5,000 grant to support the Fort Langley Business Improvement Association's Cranberry Festival, a $10,000 grant to support the Fort Langley Jazz and Arts Festival, a $10,000 grant to support the Langley Rotary Clubs Foundation for RibFest and $10,000 to support the Langley Cruise-In as a multi-day festival.

Staff are recommending that Council approve $50,000 of funding under the 2020 Community Grants – Major Festivals category be distributed to those organizations identified in Table D, upon confirmation that each organization can execute events on either the originally proposed dates or at later dates within the year (if not date specific) and on condition that their event continues to meet grants criteria and is fully compliant with any orders of the BC Health Officer in respect to Mass Gatherings regulations

D2 - 2020 Community Grants - Minor Festivals
Under the 2020 Minor Festival Grants program, **one (1**) application for funding met criteria and is recommended for conditional approval for a total value of $5,000.

Staff are recommending that Council approve $5,000 of funding under the 2020 Community Grants – Minor Festivals category be distributed to one organization (the Aldergrove Fair and Festival Association's Canada Day parade) identified in Table D2, upon confirmation that they can execute their event on the originally proposed date and on condition that their event still meets grants criteria and is fully compliant with any orders of the BC Health Officer in respect to Mass Gatherings regulations.

The Fort Langley Lions request for the May Day festival and parade, was originally recommended in this category – however the application was withdrawn due to the event's cancellation as a result of the COVID-19 pandemic and the BC Health Officer's order in regards to Mass Gathering restrictions. As May Day can only be held on a specific weekend in May, the organization could not postpone their event and hold the event on another date.

An additional application, from the Aldergrove Legion under this category that does not meet criteria is identified in Table D3.

E - 2020 Community Grants - Banners
Within the Township's Community Grants - Banners budget, three applications were received and met **criteria for approval** with a total value of **$17,500** as summarized in Table E for the installation of banners in Aldergrove, and Brookswood. Staff are recommending that Council **approve $17,500** of funding under the 2020 Community Grants – Banners category be distributed to those organizations identified in Table E, with an immediate payment of 50% of their awards up front and the balance of payment deferred until after September 30, 2020 with their submission of receipts.

F - 2020 "*Nothing Without Effort*" Community Matching Grants
The "*Nothing Without Effort"* Community Matching grants program sets aside $5,000 for each of six communities in the Township and an additional $5,000 for the Township's rural community providing an overall budget of $35,000. While the budget amount for the program is approved by Council, applications for funding are evaluated and administered by staff.

In 2018, Council approved that any unspent funds in this category be transferred annually to a Public Art Reserve, to fund projects in those more established neighbourhoods where development funding is diminished.

Based on a motion of Council on July 8, 2019 to revise "Public Art Policy" to use funds from the "Nothing Without Effort" grants program to fund public art initiatives for projects in Aldergrove, Brookswood, Fort Langley, Walnut Grove and Murrayville, staff are requesting that this grants category be suspended pending a staff report coming forward to Council latter this year with recommendations on locations, community rotation and public art award processes.

G & G2 - 2021 Community Grants – Scholarships
Under the 2020 Community Grants program for scholarships to public schools, Nine **(9)** application **are recommended for approval** with a total value of **$17,000.** This request is summarized in Table G. All applications are administered by the Langley Scholarship Committee - Langley School District Foundation.

Also Under the 2020 Community Grants program for scholarships Council has established the provision to provide scholarship grants to independent Secondary Schools in Langley. Staff recommend that **$4,000** in funding be allocated for up to six (6) independent schools, as summarized in Table G2.

G3 - 2021 Community Grants - Dry Grad Grants
Table G3 summarizes the Grants for Dry Grad requests. Staff are **recommending** that Council approve **$2,000** in support of eight Township high schools for 2021, **conditional** on whether Dry Grad ceremonies take place in 2020.

H - 2020 Ceremonial Fly-By Grants:
In 2019, Council established a new grant category for ceremonial fly-bys at the Township's three Remembrance Day Ceremonies. The budget in this category is $1,500, and is identified in Table H.

The following chart summarizes the total funds that are available in 2020.

2020 COMMUNITY GRANTS	Table	2020 Budget Envelope	2020 Recommended For Funding	Net Surplus
Capital Improvement Grants - Meet Criteria	A	70,000	70,915	-915
Community Association Grants	B	4,000	2,000	2,000
Community Grants – General - Meet Criteria	C	117,125	59,000	57,425
Community Grants - General – Not Recommended, representing $27,500 in funding requests	C2	0	0	0
Community Grants - General – To Be Determined by Council representing $7,500 in funding requests	C3	0	0	0
Major Festival Grants	D	35,000	50,000	-15,000
Minor Festivals Grants	D2	20,000	5,000	15,000
Minor Festivals Grants - Not Recommended, representing $5,000 in funding requests	D3	0	0	0
Community Grants – Banners	E	17,500	17,500	0
"*Nothing Without Effort*" Community Matching Grants	F	35,000	35,000	0
Community Grants – Scholarships	G	17,000	17,000	0
Community Grants – Scholarships – Independent Schools	G2	4,000	4,000	0
Dry Grads	G3	2,000	2,000	0
Ceremonial Fly By Grants	H	1,500	1,500	0
Total Annual Funding - Budget and Recommended		**323,125**	**263,915**	**59,210**
Difference Between Budget and Recommended		**-59,210**		

CONCLUSION:

All applications received are available for review by Council members in the Arts, Culture and Community Initiatives office at the Township of Langley Civic Facility.

Staff have included as Attachment B, an excerpt from the City of Langley's Community Grant awards to date for 2020. The City of Langley offers the community two application deadlines a year and distributes funds in both the spring and the fall. For 2020, the City is reporting that it has distributed $ 123,364.55 to

forty-one (41) organizations, and will distribute their remaining funds with their second intake of grant applications this fall.

Applicable Policies:

Policy 06-021 – Capital Improvement Grant and Application
Policy 06-022 – Community Grants and Application
Policy 06-019 – Banner Program

Criteria from the above-mentioned policies have been provided within the body of this report.

Upon Council's approval of the 2020 Capital Improvement and Community Grants program, staff will prepare a release to communicate the significant financial commitment that is being made to Langley's non-profit organizations in support of the valuable work that they do in our community.

Financial Implications:

The 2020 Operating Budget includes $323,125 base funding for Capital Improvement and Community Grants as identified in the report, of which **$263,915** is being recommended by staff for distribution.

Respectfully submitted,

Peter Tulumello
DIRECTOR
for
ARTS, CULTURE AND COMMUNITIES INITIATIVES DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division	**Name**
Finance Division	K. Sinclair

ATTACHMENT A 2020 Grant Tables:

TABLE A	Capital Improvement Grants – Recommended
TABLE A2	Capital Improvement Grants – To Be Reviewed by Council
TABLE B	Community Association Grants
TABLE C	Community Grants – General – Recommended
TABLE C2	Community Grants – General – Not Recommended
TABLE C3	Community Grants – General – To Be Reviewed by Council
TABLE D	Major Festivals – Recommended
TABLE D2	Minor Festivals – Recommended
TABLE D3	Minor Festivals – Not Recommended
TABLE E	Banner Grants - Recommended
TABLE F	"*Nothing Without Effort*" Community Matching Grant
TABLE G	Community Grants – Scholarships Public Schools
TABLE G2	Community Grants – Scholarships Independent Schools
TABLE G3	Community Grants – Dry Grad
Table H	Ceremonial Fly-By Grants

ATTACHMENT B List of City of Langley 2020 Grants awarded extracted from their website
ATTACHMENT C Community Grants Program Criteria

TABLE A

2020 Capital Improvement Grants – Community Halls | Allocation by Budget $70,000

Organization	Nature of Grant	Criteria	Total Project Value	Total Grant Requested	Notes	Amount Recommended	Reference Number
Aldergrove Agi Fair Coghlan Hall	Kitchen Upgrades and Purchases	Met	$15,000	$7,500		$7,500	**A1**
BC Farm Museum Association	Energy Efficient Track Lighting for the King Street Building	Met	$15,000	$7,500		$7,500	**A2**
Brookswood Senior Citizens	Renovate to Motivate - several health and safety improvements and renovations	Met	$15,000	$7,500		$7,500	**A3**
Fort Langley Community Improvement Society	Upgrades to the electrical, acoustics and technical areas of the hall and grounds	Met	$15,000	$7,500		$7,500	**A4**
Fort Langley Lions Seniors Hall	White aluminum patio cover	Met	$15,000	$7,500		$7,500	**A5**
Harmsworth Community Association	2020 Hall Improvements	Met	$15,000	$7,500		$7,500	**A6**
Langley Players Drama Club	Theatre refurbishment	Met	$15,000	$7,500		$7,500	**A7**
Langley Senior Resources Society	Kitchen Equipment Upgrade		$15,000	$7,500	Council has chosen to include this group under the community halls - capital grants category	$7,500	**A8**
Milner Community Association	Lower level completion and major maintenance	Met	$15,000	$7,500		$7,500	**A9**
Willoughby Community Hall Association	Maintenance, repairs and upkeep	Met	$6,830	$3,415		$3,415	**A10**
TOTAL CAPITAL GRANTS RECOMMENDED (10)						**$70,915**	

Capital Improvement Grants Budget						$70,000	
Total Recommended from Table A						$70,915	
Difference between Budget and Approved						**-$915.00**	

2020 Capital Grants - General - TO BE DETERMINED BY COUNCIL

TABLE A2

Organization	Nature of Grant	Previous Grant	Criteria Met	Total Grant Requested		Amount Recommended	Reference Number
Murrayville Community Memorial Hall Association	Kitchen Repairs and Replacement		$15,000	$7,500	This group specifically reports in their application that there are no free users of this hall. The purposes for which community halls were established in the Township of Langley, were to serve the community as a gathering spot where people can celebrate or get together. Without free access given to community groups or citizens, the hall serves commercial enterprise only. Under their published rental agreement, there is no distinction of rates between non-profit groups and citizens of the community from external private and commercial groups wishing to rent the hall. Staff do not believe the intent of the Capital Improvement Grants category is to support such commercial focused entities in the community.	$0	**A2-1**
	Total Capital Improvement Grants – To Be Determined by Council (1)			**$ 7,500**			

Community Association Grants | Allocation by Budget $4,000

TABLE B

Organization	Type	Previous Grant/New Request	Criteria Met	Notes	Amount Requested	Amount Recommended	Reference Number
Aldergrove Community Association	Operations	Yes	Yes		$1,000	$1,000	**B1**
Fort Langley Community Association	Operations	Yes	Yes		$1,000	$1,000	**B2**
Willoughby Residents Association	Operations	Yes	No	Application not submitted prior to deadline. **They have requested an extension.**			**B3**
			Total Grants Recommended:				**$2,000**

TABLE C

2020 Community Grants – General | Allocation by Budget $117,125

Organization	Nature of Grant Request	Previous Grant	Criteria Met	Amount Requested	Notes	Amount Recommended	Reference Number
Alder Grove Heritage Society	Community Heritage Event	Yes	Yes	$2,500	*Event may be postponed due to COVID-19	$2,500	**C1**
Aldergrove Agricultural Fair and Festival Association	Aldergrove Christmas Light Up Parade and After-Party	Yes	Yes	$2,500		$2,500	**C2**
B.C. Farm Museum Association	To hold various special events between May and October, 2019.	Yes	Yes	$2,500		$2,500	**C3**
Brookswood Village Merchants	Brookswood Summerfest	Yes	Yes	$2,500		$2,500	**C4**
Canadian Animal Rescue & Extended Shelter Society	Walk-a-thon	Yes	Yes	$2,500		$2,500	**C5**
Canadian Museum of Flight	75th Anniversary of the British Commonwealth Air Training Plan - Educational Display and Awareness	Yes	Yes	$2,500		$2,500	**C6**
Canadian Red Cross	Help Equipment Loan Program	Yes	Yes	$2,500		$2,500	**C7**
Creative Compass Society	Myles of Smiles Music Project, Music Showcases and Wheels of Time Theatrical Performances	No	Yes	$2,500		$2,500	**C8**
Encompass Support Services Society	Program in the Park	Yes	Yes	$2,500		$2,500	**C9**
Fort Gallery	Fraser River Project	Yes	Yes	$2,500		$2,500	**C10**
Fort Langley Community Improvement Association	Christmas Tree Lighting and Community Donation Program	Yes	Yes	$2,500		$2,500	**C11**
Fraser Region Community Justice Initiatives Association	The Little Black Book	Yes	Yes	$2,500	Youth Resources handbook - Safety	$2,000	**C12**
Inclusion Langley Society	Healthy Relationships, Tweens / Teens in Langley Program	No	Yes	$2,500	Program allows the community ways to engage youth in safe, healthy & inclusive activities - Anti Bully	$2,500	**C13**
Langley Animal Protection Society (LAPS)	Continue free spay / neuter program for cats	Yes	Yes	$2,500		$2,500	**C14**
Langley Arts Council	Concert Series	Yes	Yes	$2,500	*Series may be postponed due to COVID-19	$2,500	**C15**
Langley Community Chorus	Langley Community Chorus 2020 Concerts	Yes	Yes	$2,500		$1,500	**C16**

Langley Hospice Society	Children's Grief Awareness Day Event and Workshop	Yes	Yes	$2,500	Worthwhile projected but with lower projected numbers. Recommend prorating award	$1,000	**C17**
Langley Literacy Association	Purchase new books for 2020 “Wrap-A Read” Program for distribution at Christmas promoting community literacy	Yes	Yes	$2,500		$2,500	**C18**
Langley Meadows Community Association	20th Annual Fall Fair	Yes	Yes	$2,500		$2,500	**C19**
Langley Players Drama Club	Theatre Festival	Yes	Yes	$2,500	Staff are recommending a lower amount based on projected attendance numbers	$1,500	**C20**
Langley Pos-Abilities Society	Tenth Anniversary Celebrations and Awareness Activities	Yes	Yes	$2,500	**Event may be postponed due to COVID-19*	$2,500	**C21**
Langley Rotary Clubs Charitable Foundation	Sassy Awards Langley	Yes	Yes	$2,500		$1,500	**C22**
Langley Ukulele Association	2020 Summer Camps, Learning Groups and Performing Groups	Yes	Yes	$2,500		$2,500	**C23**
Langley Volunteer Bureau	Volunteer Outreach, Education and Promotion	Yes	Yes	$2,500		$2,500	**C24**
Lower Fraser Valley Aboriginal Society	Annual National Indigenous Peoples Day Event	Yes	Yes	$2,500		$2,500	**C25**
Volunteer Cancer Drivers Society	Ongoing service to provide free transportation for cancer patients to access treatments.	Yes	Yes	$2,500		$1,500	**C26**
		Total Community Grants Recommended: (26)		**$65,000**		**$59,000.00**	

2020 Community Grants - General - NOT RECOMMENDED DUE TO PROGRAM CRITERIA

TABLE C2

Organization	Nature of Grant	Previous Grant	Criteria Met	Total Grant Requested	Notes	Amount Recommended	Reference Number
Aldergrove Legion #265	Block Party	Yes	No	$2,500	This application does not meet the grant funding criteria.	$0	**C2-1**
Bard in the Valley	Production of Shakespeare's "Measure For Measure"	Yes	No	$2,500	Regrettably, BIV's decision to only hold performances at Township 7 Winery, rather than at Willoughby Community Park or at Fort Langley Community Hall, does not provide accessible and FREE opportunities for our residents to attend their performances.. If Council were to decide to fund this group with a grant, they would need to explain why other winery and farm tourism enterprise events held at their locations are not funded. These events are intended to draw people to these establishments for the purpose of selling product.	$0	**C2-2**
Coast Salish Arts and Cultural society	Pow-Wow	No	Yes	$2,500	Cancelled due to Covid-19 Pandemic - application withdrawn	$0	**C2-3**
Langley Dance Connections	Music for Dance Connections	No	?	$2,500	While there is merit to supporting projects that improve social interaction in under-served special needs communities - 80 to 100 participants is well under the 250 minimum served. Council should likely investigate establishing a smaller grants stream to support minor initiatives of this nature or fund such programs from Council Cont		**C2-4**
Langley Human Dignity Coalition	"Bringing Communities Together" youth events	New	No	$2,500	This group has not defined a specific project, event, initiative or program that they are looking for the Township to support. While the work they do and what they stand for in our community **contributes greatly to the Township social sustainability objectives**, staff cannot recommend funding through the community grants program at this time.	$0	**C2-5**
Langley Field Naturalists	Earth Day Event	No	Yes	$2,500	April 18 Event Cancelled - Application withdrawn by applicant	$0	**C2-6**
Langley Quilters Guild	Langley Quilters' Guild Quilt Show	Yes	Yes	$2,500	Cancelled due to Covid-19 Pandemic - application withdrawn	$0	**C2-7**
Langley Riders Society	Little Britches Rodeo	Yes	Yes	$2,500	As we have moved other past competition related grants requests to the Sports Hosting Incentive Program, Staff are recommending that this request for funding under the Community Grants Program be denied. Council and the Township will be better able to achieve consistency when dealing with the requests of other youth sporting organizations	$0	**C2-8**

Langley Senior Resources Society	LSRS Township Outreach Program	Yes	Yes	$2,500	Under this group's project description for a community grant they **clearing indicate** that the project that Township supported in 2019 with a full grant of $2500 reached approximately **20 Seniors in our Community, which is equivalent to $125 per citizen** taking advantage of this program. This is fundamentally higher than any other per capita served contribution that the Township makes to its "resident" based organizations. It places the group, located in the City of Langley on a different level, than groups that are resident in the Township of Langley and does not send an equitable treatment message to other community groups that provide programs and services with limited financial resources to a greater numbers of the Township's residents. **Staff cannot recommend funding in support of something that clearly does not meets less than 10% of the minimum 250 threshold of citizens served.**	$0	**C2-9**
Rotary Club of Aldergrove	Parkside Centennial School - Home Reading Program	Yes	Yes	$2,500	The Rotary Club of Aldergrove has not provided sufficient evidence that a home reading program for grades 4 and 5 students requires a grant of $2500 to deliver. Staff suggest that the Rotary Club should partner with the Township's library in Aldergrove to arrange the borrowing of sufficient books to carry out this initiative at Parkside Centennial School if their school library and School District 35 doesn't have sufficient resources in within the system to achieve the objectives of this program. Council should not be funding initiatives when it presently provides the community adequate resources, programs and services to achieve the same objectives. Staff are not recommending funding for this proposed project serving less than 120 students.	$0	**C2-10**
Willoughby Christian Reformed Church	Willoughby Gardens - Gazebo	Yes	No	$2,500	Community Gardens related projects are eligible to be considered under the Neighbourhood Initiative Program. Additionally other departments in the Township are currently considering other programs in support of Community Gardens. Staff are recommending that the request for funding under the Community Grants program be denied and that staff direct this group to the other available funding stream.	$0	**C2-11**
	Total Community Grants NOT Recommended: (11)			**$27,500**		**$0**	

Community Grants To be Determined by Council **TABLE C3**

Power for All Adventure Therapy	Adaptive Paddling Programs	Yes	Yes	$2,500	This proposed program and application from the Power for All Adventure Therapy Society meets many of the Township's sustainability goals and grants criteria, however it fall short of meeting the 250 Residents served threshold. The desire to provide free water sport programming for children with disabilities including Muscular Dystrophy, Down's Syndrome and Autism is a program that merits the support of the Township. Staff are asking that Council give consideration to funding this from their contingency as it is important for Council to consider the nature of the service and the benefit to Society. A grant of $1200 should be considered.		**C3-1**
Elijah Place Art and Development Centre for Children and Youth with Special Needs Association	Art and Social Group for children with special needs	No	Yes	$2,500	This application does not meet the minimum threshold for community served (250) but Arts, Culture and Community Initiatives staff believe in the foundation of what the group represents and delivers to our residents, which is arts opportunities for Children and Youth with special needs. Supporting groups that contribute to arts and cultural programs is a fundamental objective of the Township's Arts and Cultural Services plan adapted. Addressing the needs of children and youth, who are under served in our community through current programs, services and opportunities is fundamental to achieving a higher level of social sustainability within our municipality. Staff are asking Council's consideration in allowing ACCI to purchase up to $1000 of Arts and Crafts Supplies to support this group, through existing budgets.	$1,000 (Through existing ACCI budgets)	**C3-2**
KidSport Langley	KidSport Langley - Grant Applications	Yes	Yes	$2,500	KidSport has been an active community organization in the Township of Langley since 2010 and the Township's Parks and Recreation Division has been a partner in helping the organization raise funds that support children's ability to be involved in the organized sports of our community, when their families cannot afford enrollment or equipment needs. In 2019 the group supported 159 Township youth. While this does not meet all the criteria for a community grant, Staff are asking Council's consideration of a contribution from their contingency. $1500 will sponsor the enrollment of five young people in organized sports in our community	$1,500 (through Council Contingency)	**C3-3**
	Total Community Grants To Be Reviewed by Council:			**$7,500**			

Community Grants – Major Festivals - Recommended

TABLE D

Organization	Type	Previous Grant/New Request	Non Profit	Criteria Met	Notes	Amount Requested	Amount Recommended
Aldergrove Agricultural Fair and Festival Association	• Aldergrove Fair Days	Yes	Yes	Yes		$10,000	$10,000
BC Farm and Agricultural Museum	• Canada Day Event in Fort Langley	Yes	Yes	Yes	This event is dependent on the BC Health Act's temporary order regarding Mass Gatherings being rescinded. Staff will be in continued communication with the groupd	$5,000	$5,000
Fort Langley Business Improvement Association	• Cranberry Festival	Yes	Yes	Yes	*The Cranberry Festival has been a mainstay of the BIA for many years now and has had the involvement of other community groups in the past. While the BIA is no longer the voice of the business community in Fort Langley, they have still put forward their application to run the festival. The BIA iremains a non profit group under the BC Society Act. This event draws many into our community and as we will be coming out of some difficult times and Council should fund this event. While it is single day event it draws over 50,000 people.* ***Council could give consideration to amending criteria to include it as one that merits $10,000 in funding***	$5,000	$5,000
Fort Langley Jazz Festival	Fort Langley Jazz Festival	Yes	Yes	Yes		$10,000	$10,000
Langley Good Times Cruise-In	Langley Good Times Cruise-In & Swap Meet	Yes	Yes	Yes		$10,000	$10,000
Langley Rotary Clubs Charitable Foundation	Ribfest Langley	Yes	Yes	Yes	Support for the "Free to Public" elements of this event including entertainment and activities for children	$10,000	$10,000
	Total Grants Recommended:						**$50,000**

Community Grants - Minor Festivals - Recommended

TABLE D2

Organization	Type	Previous Grant/New Request	Non Profit	Criteria Met	Notes	Amount Requested	Amount Recommended
Aldergrove Agricultural Fair and Festival Association	Aldergrove Canada Day Parade	New	Yes	Yes		$5,000	$5,000
	Total Grants Recommended (1):						**$5,000**

Community Grants - Minor Festivals - Not Recommended Due to Program Criteria

TABLE D3

Organization	Type	Previous Grant/New Request	Non Profit	Criteria Met	Notes	Amount Requested	Amount Recommended
Aldergrove Legion #265	Remembrance Day	New	No	No	This is not an event that the Township supports through the minor festivals category, and the organization neither qualifies as a non-profit under the BC Societies Act or as a Registered Charitable organization. Correspondence from the BC/Yukon Command of the RC Legion informed us they are a private members social club created by an act of parliament. Annual attendance at the ceremony is under the threshold for minor festivals funding and parades funding.	$5,000	$0
Fort Langley Lions	Fort Langley May Day parade - honorariums for band and awards	Yes	Yes	Yes	This event has been cancelled due to COVID-19 - the application, which meets criteria and was originally recommended, has been withdrawn.	$0	$0
	Total Grants Recommended:						**$0**

Community Grants - Banners

TABLE E

Organization	Type	Criteria	Previous Grant	Amount Requested	Amount Recommended
Aldergrove Business Association	• Purchase, installation and maintenance of banners	Met	Yes	$7,000	$6,000
Brookswood Merchant Association	• Purchase, installation and maintenance of banners	Met	Yes	$8,132	$7,000
Fort Langley Business Improvement Society	• Purchase, installation and maintenance of banners	Met	Yes	$5,000	$4,500
	Total Grants Recommended:			**$20,132.25**	**$17,500**

TABLE F

Grants – "*Nothing Without Effort*" Community Matching Grant

Community	Type	Organization	Non Profit	Criteria Met		Amount Requested	Amount Recommended
Brookswood							$5,000
Aldergrove							$5,000
Fort Langley							$5,000
Murrayville							$5,000
Walnut Grove							$5,000
Willoughby/ Willowbrook							$5,000
Rural							$5,000
			Total Budget Recommended:				**$35,000**

TABLE G

Community Grants – Scholarships for Public Schools

Organization	Type	Criteria	Previous Grant	Amount Requested		Amount Recommended
Langley Scholarship Committee	• $2,000 (2 x $1000) to each of 8 secondary schools • $1,000 to Apex	Yes	Yes	$17,000		$17,000
		Total Grants Recommended:				**$17,000**

TABLE G2

Community Grants –Scholarships for Independent Schools

Organization	Type	Criteria	Previous Grant	Amount Requested		Amount Recommended
Aldergrove Christian Academy	• $500 scholarship	Yes	Yes	$500		$500
Credo Christian	• $1,000 scholarship	Yes	Yes	$1,000		$1,000
The King's School	• $500 scholarship	Yes	Yes	$500		$500
Langley Christian	• $1,000 scholarship	Yes	Yes	$1,000		$1,000
Whytecliff Agile Learning Centre	• $500 scholarship	Yes	Yes	$500		$500
Fraser Valley Adventist Academy	• $500 scholarship	Yes	No	$500		$500
		Total Grants Recommended:				**$4,000**

TABLE G3

Community Grants - Dry Grad

Organization	Previous Grant	Grant Type	Criteria	Total Grant Requested		Amount Recommended
Aldergrove Community Secondary School	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
Brookswood Secondary School	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
DW Poppy Secondary School	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
Langley Fine Arts School	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
Langley Fundamental School	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
Langley Secondary School	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
RE Mountain Secondary	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
Walnut Grove Secondary School	Yes	Dry Grad	Yes	$250	Dependent of Dry Grad being held in 2019	$250
			Total Dry Grad Grants Recommended:			**$2,000**

Table H

Community Grants - Ceremonial Fly-By

Organization	Previous Grant	Grant Type	Criteria	Total Grant Requested		Amount Recommended
Remembrance Day Ceremonies	Yes	Dry Grad	Yes	$1,500		$1,500
			Total Ceremonial Fly-By Grants Recommended:			**$1,500**

City of Langley Community Grants

Community Grants	2020
Bard in the Valley	$ 12,242.40
Big Brothers Big Sisters of Langley	$ 3,000.00
Boys and Girls Clubs of Langley	$ 3,500.00
Brookswood Secondary Dry Grad	$ 500.00
Canadian Chili and BBQ Society	$ 10,000.00
Children of the Street Society - PLEA	$ 1,000.00
Codependents Anonymous 12 Step Group	$ 1,223.75
DLBA - Arts Alive Festival and Events	$ 10,500.00
Dutch Liberation 2020 Canadian Society	$ 2,500.00
Encompass -Best Babies	$ 4,570.00
Fibromyalgia Well Spring Foundation	$ 500.00
Fraser Region Community Justice Initiatives (CJI)	$ 2,000.00
HD Stafford Middle School	$ 3,000.00
Human Dignity Coalition - Langley	$ 2,500.00
Inclusion Langley - Langley Pride	$ 2,500.00
KidSport Langley	$ 2,500.00
KPU International Music Festival Society	$ 5,500.00
Langley 4H District Council	$ 150.00
Langley Amateur Radio Association	$ 262.50
Langley Animal Protection Society	$ 5,000.00
Langley Cares Foundation - Langley Lodge	$ 2,500.00
Langley Children's Committee	$ 1,200.00
Langley Community Services Society	$ 2,500.00
Langley Field Naturalists	$ 1,500.00

Langley Flippers Swim Club	$	2,856.00
Langley Food Bank	$	3,500.00
Langley Fundamental Dry Grad	$	500.00
Langley Lawn Bowling Club	$	2,300.00
Langley Literacy Association	$	2,500.00
Langley Meals on Wheels	$	3,216.75
Langley Pos-Abilities Society	$	1,231.90
Langley Scholarship Committee	$	4,500.00
Langley Secondary School Dry Grad Committee	$	500.00
Langley Senior Resources Society	$	15,000.00
Langley Writer's Guild	$	500.00
Lower Fraser Valley Aboriginal Society	$	750.00
Parkinson Society BC Langley Chapter	$	236.25
Pitch in Canada	$	425.00
RibFest Langley - Rotary	$	2,500.00
Soroptimist International of the Langleys	$	2,00.00
Youth Parliament*	$	2,000.00
Total :	$	123,364.55

General Eligibility Criteria

Applicants must meet all of the following general grant criteria in order to have their applications considered:

- ❑ **Proof of Non-Profit Status**

  The applicant must be a registered non-profit group or organization serving the Township of Langley, and must provide proof of non-profit status with their application.

- ❑ **Financial Disclosure**
  - The application must demonstrate that all other avenues of income generation have been pursued.
  - The requested funding must not provide for administrative salaries; preference will be given to groups whose applications show a great deal of volunteer effort.

- ❑ **Membership**

  The majority of the members, volunteers, or directors of an applicant organization must be residents of the Township of Langley, and the majority of the individuals served by the project/initiative must be residents of the Township of Langley.

- ❑ **Community Served**
  - Projects and initiatives must be accessible to the general public and must benefit a minimum of 250 residents to qualify community organizations for funding.
  - The amount of a grant may be pro-rated from the maximum amount to reflect the percentage of Township of Langley residents benefitting from the project / initiative.

- ❑ **Accountability**

  All grant recipients are required to submit a copy of their most recent AGM minutes, including a list of executives, and a year-in review report which includes an overview of how Township funding was used in the previous year (if applicable).

- ❑ **Acknowledgement**

  All grant recipients are to acknowledge the financial contribution of the Township of Langley on their promotional material and website and must provide proof of such recognition with attached scans of printed materials and exact links to web pages on which the Township is recognized.

- ❑ **Project Eligibility**

  Applications for funding of grants must:

  - Demonstrate benefit to the Township
  - Involve local residents
  - Be held in the Township of Langley
  - Promote the identity of Langley
  - Enhance the quality of life for Township residents

- ❑ **Sustainability Goals**

  Each application must directly contribute to the Township's Sustainability Goals, available at: https://tol.ca/sustainabilitycharter

Capital Improvement Grant

Capital Improvement Grants are available to “bonafide community halls” which are defined as those halls which exist solely for the use of the residents within the community and are owned and operated by the organization as a community hall.

Capital Improvement Grants are also available to qualifying Community Museums that meet all other Grant General Criteria.

1. A maximum of one Capital Grant may be awarded to an organization in a calendar year.
2. Applications will be fully reviewed each year with respect to meeting the current grant criteria. No priority will be given to grant applicants based on an organization having received previous grant awards.
3. Grants are provided on a matching basis equal to 50% of actual costs, to a maximum of $7,500 per grant. The work must not be completed before the grant application is approved.
4. Grants are approved on an individual basis each year and are not to be viewed by applicants as an automatic source of ongoing, annual funding.
5. The proposed capital improvement must comply with all municipal, provincial and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

Payment

1. If the Capital Improvement Grant application is approved, the organization is provided with a Capital Improvement Grant Certificate. Organizations must complete the certificate and present it to the Township’s Arts, Culture, and Community Initiatives Division prior to payment being issued. No advance of funds by the Township of Langley is possible prior to actual expenditure of funds by the organization.
2. Payment will be made only for those capital improvements requested in the approved grant application, and only actual costs supported by receipts can be considered. If unanticipated changes are subsequently made to your capital improvement program, the Township must authorize the changes prior to the expenditure being made.
3. The grant payment claim must be made no later than December 31. Should the organization not be able to claim prior to December 31, the grant is terminated. The proposed capital improvement must comply with all municipal, provincial, and federal rules, acts, laws, and regulations and all permits and authorizations are to be submitted when funds are requested.

Community Association Grant

Applications must meet the following criteria:

1. Applicants must be registered non-profit groups or organizations with a valid society certificate;

2. Applicants must have a minimum 25 members who reside in the community that an association deems to represent;

3. Applicants must provide an annual membership list with addresses of members for Township staff and Council to review in consideration of their funding requests;

4. Applicants must provide an annual list of their Board of Directors with addresses for Township staff and Council to review in consideration of their funding requests;

5. Applicants must present a list of activities that they plan to undertake during the year in which a grant is being requested;

6. The activities that an applicant proposes to undertake are impartial and not advocacy-based;

7. The applicant association refrains from supporting/endorsing candidates or individuals in municipal and/or other government elections;

8. The applicant association remains neutral in its collection of community feedback and input, and presents such data to Council without promoting one position over another, other than revealing the results;

9. The applicant association must provide copies of its current bylaws and constitution for Council and staff to review annually in consideration of their grant;

10. The applicant association provide annual financial statements, minutes of their last AGM and a summary of their initiatives undertaken during the past year that it has received a grant; and

11. The applicant must acknowledge the financial contribution of the Township of Langley on their websites, but not on any materials pursuant to their activities in the community, unless otherwise pre-approved by Council or staff

Community Grant

The Township awards grants annually to registered non-profit groups and organizations serving the municipality and its residents. Applications for funding of special events/ projects must demonstrate direct benefit to the Township, must involve local residents, should be held in the Township, and benefit a majority of Township residents. These special events/ projects should promote the identity of Langley and enhance the quality of life for its residents.

Projects and initiatives must be accessible to the general public and must benefit a minimum 250 Township residents to qualify community organizations for funding. Funding may be pro-rated according to numbers served.

The maximum grant in this category is $2,500. Grants may be pro-rated based on the project scope / number of residents who will benefit / financial need of the organization.

Additional Criteria for Community Grant – General

Applications for funding of community grants must substantively meet **four of the five project eligibility** requirements including:

1. Demonstrating benefit to the Township of Langley;
2. Involve Township of Langley residents;
3. Be held in the Township of Langley
4. Promote the identity of the Township of Langley;
5. Enhance the quality of life for Township residents

Major Festivals Grant

This grant is available to registered non-profit organizations for the purpose of staging major events and festivals. Grants may be available to community based groups located in the Township of Langley who have staged a community event within the Township of Langley in the prior year that attracted an attendance of **10,000 plus residents/visitors**.

Additional Criteria for Major Festivals Grants:

Available to:

- Community based groups who are located in the Township of Langley and stage events within the Township of Langley
- Groups who have an event / festival business plan and a multi-year budget
- Groups that stage events or festivals that attract an attendance of ten thousand (10,000) plus residents / visitors
- Community based groups who are willing to provide the Township of Langley with sponsor recognition consistent with the total combined value of grant and in-kind services provided.

Minor Festivals Grant:

This grant is available to registered non-profit organizations for the purpose of staging minor events and festivals that demonstrate the ability to attract an attendance of **5,000 or more residents/visitors.**

Minor Festivals Grants by which non-profit groups may qualify for **funding up to $5,000**, conditional on meeting **all existing community grants criteria** and upon meeting **two of the three additional criteria defined as follows:**

1. The group or society is a recognized Service Club having served the Township of Langley for more than 10 years; has had a significant track record of service to the community inclusive of fundraising; and has made significant gifts to community residents; community groups and/or other community causes that has resulted in an improvement and enhancement to the social/ cultural sustainability of the Township of Langley.

2. That the group or society has organized a past community festival, parade, celebration or event that has drawn audiences greater than 5,000 people into the Township of Langley.

3. That the group or society has sufficiently demonstrated it has capacity to organize a festival, celebration or event that would attract a minimum 5,000 people to the Township of Langley. Such capacity sufficiently demonstrated by the number of volunteers it has committed to the event, the number of sponsors it has secured prior to its application for funding; the existence of an events marketing/plan and a past record of community events it has previously organized.

Nothing Without Effort Community Matching Grant:

The Nothing Without Effort Community Matching Grant honours the Township's historic motto to salute the spirit of its citizens. Public Art projects in this grant category are intended to be initiated, planned, and implemented by community members in partnership with the Township of Langley. Funding is to be matched by individual communities' resources of volunteer labour, donated materials, donated professional service, or cash. A grant is available to any community-based non-profit organization who wished to complete a project as a means of building a stronger community and improving the conditions and appearance of shared spaces within their community.

One Nothing Without Effort Grant is available for each of the seven defined communities that comprise the Township of Langley including the Rural Community.

Additional Criteria for the Nothing Without Effort Community Matching Grant

The applicant must demonstrate through their application that the project will:

- Generate a public benefit from the community-scale project or activity in an inclusive and cooperative manner
- Demonstrate community leadership in partnering with local residents, organizations, and the Township of Langley
- Involve community residents and / or other members of the community in planning and implementing the project
- Commit to overseeing the project implementation and its ongoing maintenance and replacement
- Focus the project on beautifying and celebrating their community
- Have broad community support

Banner Grants:

Banner grants provide three specific associations funding to support street banner programs in Aldergrove, Brookswood and Fort Langley. The Township budgets internally to provide generic Township street banners in Gloucester, Murrayville, Willoughby and Walnut Grove.

Any Community Group applying for financial assistance from the Township for use under this Banner Program, must submit a copy of their most recent minutes of their Annual General Meeting, including a list of the Executives members and a "year-in-review" report which includes an overview of how the Township funding was utilized in the previous year.

Scholarship Grants:

Scholarships are provided to the Langley Scholarship Committee who disburse grant funds by working with the individual school administrators. The Township also provides scholarship grants to independent schools.

All scholarship grants shall be granted only to Township of Langley residents.

Mayor or designate is to be invited to present Township scholarship awards at each public and independent school graduation event.

Dry Grad Grants:

Dry Grad grants of $250 are provided to the eight (8) Township of Langley high schools.

Ceremonial Fly-By Grants:

In 2019, Council established the Ceremonial Fly-By Grants category, which provides $500 for each of the three Remembrance Day Ceremonies in the Township of Langley: in Aldergrove, Fort Langley and Murrayville.

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 – SPECIAL MEETING	**REPORT:**	20-56
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-34-0081
SUBJECT:	REZONING APPLICATION NO. 100609 (BLITZ MANUFACTURING LTD. / 113, 9295 – 198 STREET)		

PROPOSAL:

Application to amend the General Industrial M-2 zoning of a 0.8 ha (2.0 ac) property located at 113, 9295 – 198 Street to provide for cannabis processing as a permitted use within a 182 m^2 (1,959 ft^2) strata lot in an existing 3,133 m^2 (33,723 ft^2) industrial building located on the property.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5606 subject to a development prerequisite being completed prior to final reading and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed rezoning is compatible with the objectives of the Official Community Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Blitz Manufacturing Ltd.) Bylaw 2020 No. 5606 to amend General Industrial Zone M-2, to accommodate federally licenced cannabis processing uses on a site specific basis, for property located within a 182 square metres (1,959 square feet) strata lot, located at 113, 9295 – 198 Street, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of Bylaw 2020 No. 5606 by the Ministry of Transportation and Infrastructure; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5606.

EXECUTIVE SUMMARY:

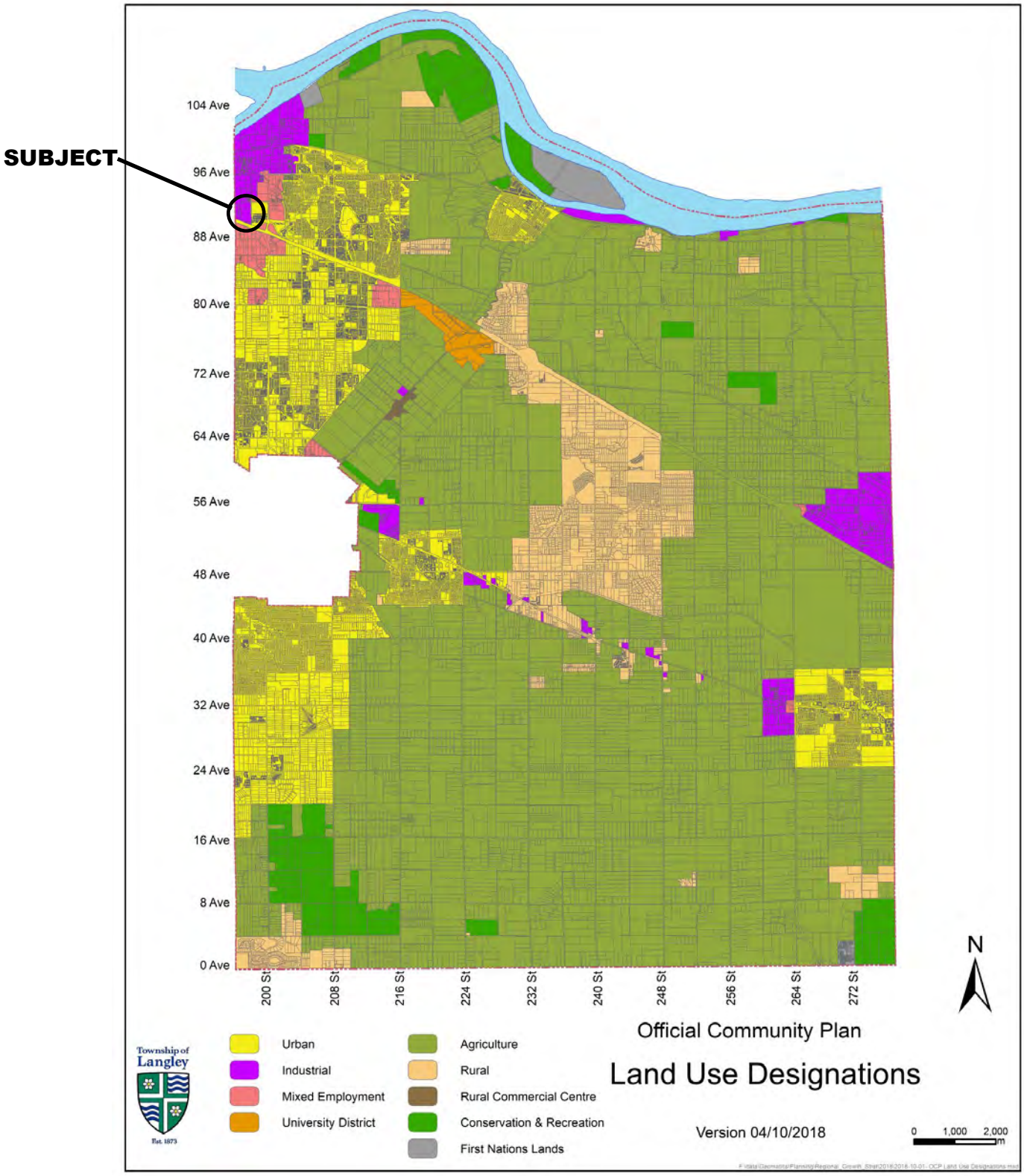
Aplin & Martin Consultants (on behalf of Blitz Manufacturing Ltd.) has applied to amend the zoning of a property, located at 113, 9295 – 198 Street to accommodate federally licenced cannabis processing uses on a site specific basis. The rezoning is required to allow the proposed business to operate on the subject site.

The proposal is compatible with surrounding land uses and overall industrial development objectives as outlined in the Official Community Plan.

The proposed use, subject to Council's approval, will include an odour abatement program in accordance with Federal Cannabis Regulation requirements and Regional Metro Vancouver Air Quality requirements. In addition, proposed system upgrades will include zoned and filtered HVAC systems with activated charcoal filtration systems to filter exhaust and interior plenum air and remove any potential odours.

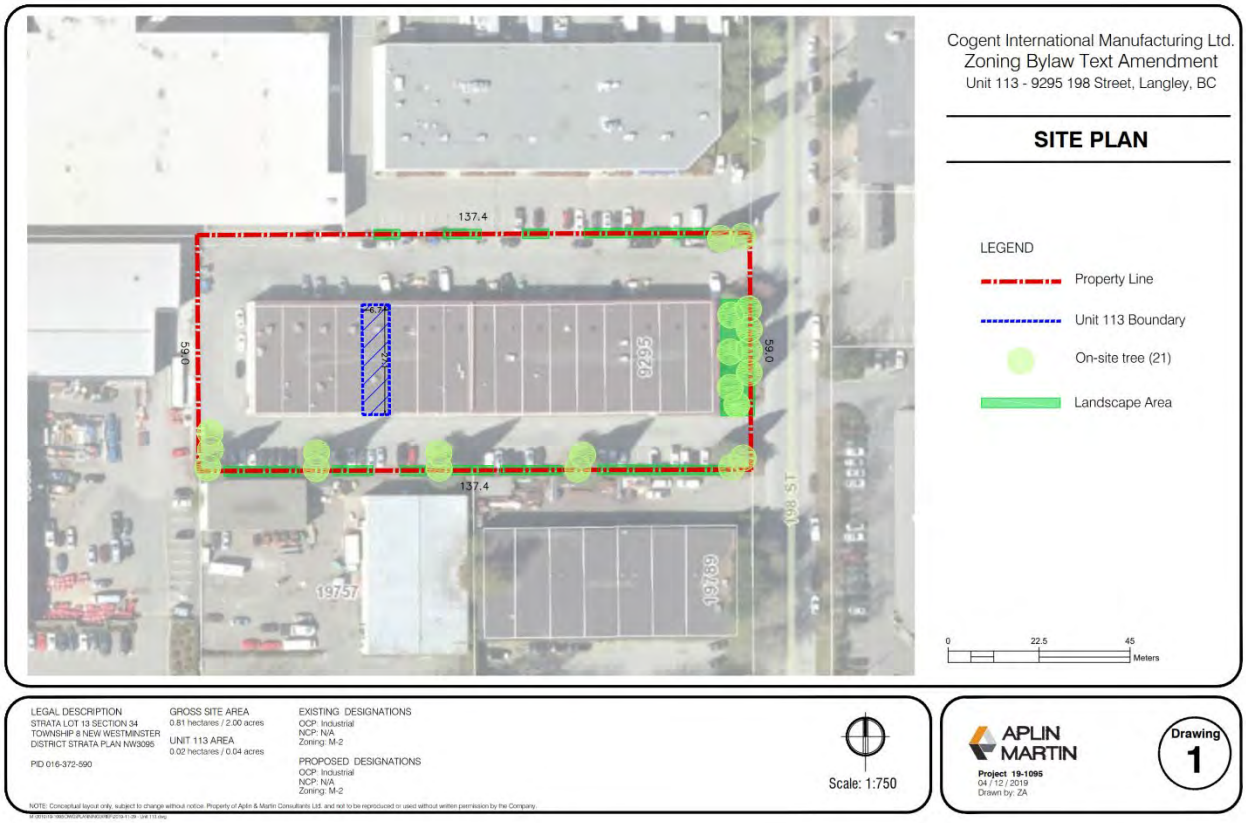
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5606.


SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000 m



ZONING BYLAW NO. 2500



SITE PLAN – Submitted by Applicant

REFERENCE:

Applicant:	Cogent International Manufacturing Ltd. D107, 19720 – 94A Avenue Langley, BC V1M 3B7
Agent:	Aplin & Martin Consultants Ltd. 1680, 13450 – 102 Avenue Surrey, BC V3T 5X3
Owner:	Blitz Manufacturing Ltd. 6023 – 237A Place Langley, BC V2Z 1A7
Legal Description:	Strata Lot 13 Section 34 Township 8 New Westminster District Strata Plan NW3095
Location:	113, 9295 – 198 Street
Floor Area:	182 m^2 (1,959 ft^2)
Lot Area:	0.8 ha (2.0 ac)
Existing Zoning:	General Industrial Zone M-2
Proposed Zoning:	Amended General Industrial Zone M-2
Official Community Plan:	Industrial

BACKGROUND/HISTORY:

The property currently accommodates an existing 3,133 m^2 (33,723 ft^2) multiple tenant industrial building on which a strata plan consisting of seventeen (17) strata lots has been registered. The site's General Industrial M-2 zoning permits a range of industrial uses, including light and general industrial activities. The proposed cannabis use is not permitted, as cannabis related uses are not accommodated within the site's M-2 zoning. Accordingly, the subject rezoning application has been submitted to accommodate the proposed use.

The applicant indicates the tenant Cogent International Manufacturing will produce cannabidiol (CBD) infused lozenges and CBD infused chewing gum. Cogent International Manufacturing Ltd. is a subsidiary of Tab Labs, a producer of sugar free tablets and functional chewing gum. Tab Labs is a subsidiary of Denmark based Fertin Pharma. The applicant indicates the subject site will be Cogent's manufacturing premises, with the head office co-located at Tab Lab's existing head office at 94A Avenue in Langley (see Attachment A).

DISCUSSION/ANALYSIS:

Aplin & Martin Consultants (on behalf of Blitz Manufacturing Ltd.) has applied to amend the text of the General Industrial M-2 Zone, to permit federally licenced cannabis processing uses on a site specific basis for property located at 113, 9295 – 198 Street (subject to issuance of federal licences). The applicant proposes to conduct cannabis related uses that require issuance of separate federal licences (see Attachment B). The applicant indicates no cultivation nor

direct-to-consumer sales are proposed to occur on site. Health Canada regulations prohibit federally licensed producers from selling products in person from a store, and Provincial Cannabis Control and Licensing Act (Section 26.4(b)) prohibits issuance of non-medical retail licences to federally licenced producers.

The applicant states that odour is not expected as there will be no grow operations and the site will utilize an odour abatement program in accordance with Cannabis Regulation requirements and Metro Vancouver Air Quality requirements. The applicant further indicates that renovations will include zoned and filtered HVAC systems with activated charcoal filtration systems to filter exhaust and interior plenum air and remove any potential odours.

Two (2) parking stalls are provided in compliance with bylaw requirements. No changes to the exterior of the building or landscaping are proposed at this time.

Federal, Provincial and Local Governments have distinct roles with respect to regulation of cannabis. Cannabis production is federally licensed through Health Canada and regulated by the Controlled Drug and Substances Act, Food and Drugs Act, Cannabis Act, and Cannabis Regulations (SOR (Statutory Orders and Regulations)/2018-144). Retail sale of cannabis is licenced and regulated provincially by the Liquor and Cannabis Regulation Branch. The Local Government, through its zoning powers, is able to restrict cannabis related activities (including lands located in the ALR subject to a provincially approved farm bylaw).

The Federal Cannabis Regulations SOR/2018-144 provide for several classifications of cannabis licences, as noted below:

> ***Classes of licences***
>
> ***8 (1)*** *The following, among others, are established as classes of licences that authorize activities in relation to cannabis:*
>
> ***(a)*** *a licence for cultivation;*
>
> ***(b)*** *a licence for processing;*
>
> ***(c)*** *a licence for analytical testing;*
>
> ***(d)*** *a licence for sale;*
>
> ***(e)*** *a licence for research; and*
>
> ***(f)*** *a cannabis drug licence.*

The applicant indicates they will apply to Health Canada for a standard processing licence. The proposed text amendment to the M-2 Zone will accommodate the proposed land use subject to issuance of respective federal cannabis licences. The Federal Cannabis Regulations SOR/2018-144 specifies the various activities permitted under each class of licence (as detailed in Attachment B).

The proposed classes of licence are, in staff's opinion, compatible with the surrounding land uses and other permitted uses of the M-2 Zone.

Surrounding Uses:

North:	Two (2) properties zoned General Industrial Zone M-2, designated Industrial in the Official Community Plan;
South:	Two (2) properties zoned General Industrial Zone M-2, designated Industrial in the Official Community Plan;
East:	198 Street, beyond which are two (2) properties under Land Use Contract 9A with underlying zoning of General Industrial Zone M-2, north property designated Industrial in the Official Community Plan and south property designated Mixed Employment in the Official Community Plan; and
West:	A property zoned General Industrial Zone M-2, designated Industrial in the Official Community Plan.

Official Community Plan:

The subject site is designated Industrial in the Official Community Plan. Section 2.4 Urban Land Use Designations outlines the following policies for industrial development:

> *2.4.11. Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.*
>
> *2.4.12. Encourage efficient utilization of industrial lands and intensification of industrial development.*

The proposed amendment to accommodate federally licenced cannabis processing uses on a site specific basis in the General Industrial M-2 Zone is consistent with the Industrial land use designation.

Public Information Meeting:

The requirement to hold a Public Information Meeting has waived by the General Manager of Engineering & Community Development. Staff note that surrounding neighbours will be provided an opportunity to provide feedback at the hearing portion of the rezoning process.

Servicing:

Full municipal services exist to the subject site.

Landscaping / Tree Protection / Replacement:

As no modification to the existing landscape is proposed in conjunction with this application, in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required.

Ministry of Transportation and Infrastructure:

As the site is located within 800 metres of Highway 1 (a controlled access highway), the Ministry of Transportation and Infrastructure (MOTI) is required to approve the proposed rezoning bylaw prior to final reading.

POLICY CONSIDERATIONS:

The proposed amendment to the General Industrial Zone M-2 is consistent with the Official Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5606, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale

ATTACHMENT B Excerpt from Federal Cannabis Regulations SOR/2018-144

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

December 10, 2019

Our File No. 19-1095

Township of Langley
20338 65th Avenue
Langley, BC V2Y 3J1

RECEIVED
DEC 12 2019
PLANNING & DEVELOPMENT
TOWNSHIP OF LANGLEY

Dear Sir/Madam:

Re: Development Letter of Intent for Property located Unit #113 – 9295 198th Street, Langley, BC

PROJECT OVERVIEW

Aplin Martin, on behalf of Cogent International Manufacturing Ltd., is pleased to submit a Zoning Bylaw text amendment to the M-2 General Industrial zone to permit an enclosed cannabis processing facility at **Unit #113 – 9295 198th Street, Langley, BC**. The purpose of this letter is to provide a comprehensive overview of the intentions, interests, impacts, and technical considerations for the proposed facility. Included with this application are:

- Fully completed development application form
- Title Search: dated November 29, 2019
- BC Company Search dated December 2, 2019.
- Application Fee: Cheque for $3,500.00 as per Application Fee Brochure
- Site Plan: 6 ledger size (11 x 17) copies
- Letter of Intent detailing the proposal
- Letter of Exemption for Requirements D, E, F, and G from David Cocking

SITE DETAILS

The subject site is located on a strata lot parcel accessed off 198th Street. The property is currently zoned M-2 (General Industrial) and designated Industrial in the Township of Langley Official Community Plan (OCP).

- **Civic Address**: Unit #113 – 9295 198th Street, Langley, BC
- **PID**: 016-372-590
- **Legal Description**: STRATA LOT 13 SECTION 34 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN NW3095 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
- **Lot Area**: 8,106.6 m²
- **Unit Size**: 181.57 m²
- **Building Size**: 3,132.8 m²
- **Registered Owner**: Blitz Manufacturing Ltd., Inc. No. BC0590948
- **Owner's Address**: 6023- 237A Place Langley BC V2Z 1A7
- **Zoning**: M-2 (General Industrial)
- **Neighbourhood Plan**: Not in NP
- **Official Community Plan**: Industrial

The subject site contains one seventeen-unit, 1,948 sq. ft. (181 m^2) industrial/commercial strata building. The existing building is not in a Development Permit Area and therefore carries no additional development conditions. The other tenants that occupy 9295 198th Street, Langley with Cogent are shown in Table 1.

Unit	Tenant	Description
101	Proactive Hazmat & Environmental Ltd.	Hazardous materials abatement contractor.
102	Proactive Hazmat & Environmental Ltd.	Hazardous materials abatement contractor.
103	Proactive Hazmat & Environmental Ltd	Hazardous materials abatement contractor.
104	Avalite Sciences	Certified cannabis laboratory by Health Canada.
105	Bestbrands Marketing	Food marketing.
106	Phoenix & Ediger	Custom vinyl sundeck flooring.
107	Air Plus Industrial Corp.	Compressed Air Products
108	Fogmaker	Develop and manufacture fire systems for engine compartments with high pressure water mist.
109	Kenaz	Certified kinesiologist and strength coaches.
110	Valley Driving School	Safe driving training.
111	Airplus Systems Ltd.	Compressed air products and industrial vacuum systems.
112	Airplus Systems Ltd.	Compressed air products and industrial vacuum systems.
113	Cogent International Manufacturing Ltd.	Cannabis processing (Tab Labs subsidiary).
114	Tab Labs	Applicant's parent company - chewing gum and lozenges manufacturer.
115	Tab Labs	Applicant's parent company - chewing gum and lozenges manufacturer.
116	Tab Labs	Applicant's parent company - chewing gum and lozenges manufacturer.
117	Tab Labs	Applicant's parent company - chewing gum and lozenges manufacturer.

Table 1: Current Tenants of 9295 198th Street.

The building exterior and landscaping are proposed to remain unchanged. Cogent is in the process of developing detailed interior tenant improvement plans and intends to submit a Building Permit application once complete. These changes will enhance security and efficient operation in the building in accordance with Health Canada requirements.

The proposed manufacturing of cannabis food products will fall within the Micro Processing and Standard Processing Licenses developed by Health Canada. Cannabis processing is considered 'cannabis processing and cannabis testing' by the Township of Langley Zoning Bylaw, and therefore a site-specific zoning text amendment to the M-2 zone has been triggered.

THE APPLICANT

Cogent International Manufacturing Ltd. is a subsidiary company 100% owned by Tab Labs, North America's Largest Contract Manufacturer of Private Label Compressed Sugar-Free Tablets & Functional Chewing Gum. Tab Labs is a subsidiary of Fertin Pharma in Denmark, a company that also owns MedCan, a cannabis research facility located in Denmark. Fertin has founded Cogent as the firm's new cannabis processing venture that specializes in the creation of CBD infused lozenges and CBD infused chewing gum to be produced and sold in Canada.

Cogent's parent company, Tab Labs, is a wholly owned subsidiary of Fertin Pharm. Since 1992, Tab Labs has served the confectionary industry as a custom private label manufacturer and packager of quality confectionary products specializing in producing gum, tablets, lozenges, effervescents, mints, and chewables. Tab Labs has licenses to over 20 patents, relating to bi-layer and multi-layer chewing gum technology, which results in no losses, precise dosage, and the total release of active ingredients. Tab Labs developed the world's first Probiotic Chewing Gum using its proprietary cold compressed chewing gum technology. Tab Labs is a Health Canada Natural Health Product GMP Site Licensed, BRC "AA" certified, CFR 111 Compliant manufacturer.

As a subsidiary of Tab Labs, Cogent will use Tab Lab's patented technology systems to produce CBD infused lozenges and CBD infused chewing gum in a separate, enclosed facility.

The Cogent team is comprised of the following individuals:

- **Soren Birn**: Chief Executive Officer (CEO)
- **Bill Seinen**: Chief Financial Officer (CFO)
- **Hank Chang**: Quality Assurance Person (QAP) / Director of Quality Assurance and Quality Control (QA/QC)
- **Emma Yang:** Alternate Quality Assurance Person (QAP)
- **Lee Boehlke:** Head of Security and Production Manager
- **Steven Tung:** Alternate Head of Security

THE OPERATION

The head office of Cogent will be co-located with Tab Labs at D107 19720 94A Avenue, Langley, where Tab Labs' office headquarters has been located for over eighteen years. The subject site of this application, Unit #113 – 9295 198th Street, will be Cogent's manufacturing premises. This facility will have a Good Production Practices license, a Health Canada designation ensuring cannabis products are consistently produced, packaged, labelled, distributed, stored, sampled, and tested in accordance with standard operating procedures and controlled to meet the quality standards appropriate for their intended use.

Cogent will purchase all the required cannabis derived isolates and essential oils for their products from licensed producers via bonded door-to-door deliveries in secured containers. Cannabis derived isolates and oils arriving at Cogent will be accounted for with the strictest procedures and using Health Canada approved Cannabis software.

Cogent will have a secure storage room that meets security standards as mandated by Health Canada for the storage of cannabis derivatives that are not in-process, and to store finished cannabis infused products that do not get immediately shipped to licensed retailers.

Hood ventilation will be installed in all processing areas to meet Classification 1 Division 2 equivalency. Cannabis isolates and oils that do not meet Cogent's quality standards will be destroyed according to federally approved destruction methods. Cannabis material is considered destroyed when it is altered or denatured to such an extent that its consumption is rendered impossible. All products leaving the facility for distribution will be packaged in plain, childproof, tamper evident containers that are compliant with the Canadian Standards Association regulations and in accordance with the *Cannabis Act* and *Cannabis Regulations*. Labels will comply with *Cannabis Regulations* for edibles and will indicate product type, packaging date, storage instructions, and stock keeping unit numbers for trackability.

POLICY AND PLAN COMPLIANCE

Zoning Bylaw Compliance

The subject site is zoned M-2, General Industrial, and we understand that cannabis processing and the production of edibles has been classified by the Township as 'cannabis processing and cannabis testing' and therefore the proposed use is non-compliant with the M-2 zone. This application seeks a site-specific zoning text amendment to the M-2 zone to permit 'cannabis processing and cannabis testing'. No processed cannabis products will be sold by Cogent directly to the public from this facility.

Cogent does not plan to make any exterior building modifications.

Official Plan Compliance

The land use designation for the subject site is Industrial, for which the proposed site use complies. According the Township of Langley OCP, "areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use subject to policies in community plans" (s.2.4.11). Cannabis material processing and office work to manage operations will comprise use of the subject site.

Transportation Network

The subject site is well situated in the Township of Langley transportation network. It abuts 198th Street on the East. The Golden Ears Causeway is in close proximity and is easy to access from the site, as is 200th Street. Both the Golden Ears Bridge and 200th Street are identified as "Major Truck Routes" in the Township's OCP, making deliveries to and from the site convenient.

Employees are expected to generate minimum traffic, as they will remain onsite during working hours. Cogent will have work shifts from 5:30am – 2:00pm and 1:30pm - 10:00pm with 2 to 6 employees each. There will be minimal shift overlap (thirty minutes) to accommodate Cogent's 2 allotted parking stalls.

The subject site meets off-road parking requirements. The subject unit gross floor area is 181 square metres, but tenant improvements will increase the gross floor area to 297 square metres.

The subject site uses include industrial and office space; each with use-specific parking requirements per Township of Langley Parking Bylaw. In summary, 2 stalls are required to accommodate the uses within the renovated subject site. Existing parking provision of 2 spaces is therefore bylaw complaint, which includes 2 regular parking stalls. Please see Table 1 below for the calculations.

Use Within the Subject Site	Gross Floor Area	Ratio (Stall / m²) of Gross Floor Area	Required Stalls
Industrial	277 m²	1/186 m²	1.49
Office	20 m²	1/28 m²	0.71
Total	**297 m²**		**2.2 = 2 Stalls**

Table 2: Required parking for Unit #113 – 9295 198th Street as per Zoning Bylaw Section 107.

AIR, WATER & SEWERAGE

Although no odours are expected because there will be no grow operations by Cogent onsite, an odour abatement program will be implemented in accordance with Cannabis Regulations requirements and Metro Vancouver Air Quality requirements. In general, odour will be greatly minimized as Cogent is only using cannabis isolates and essential oil. The site renovation design will include an extensive zoned and filtered HVAC system requirement with an activated charcoal filtration system to filter exhaust plenum air and remove any odours. A similar air filtration system will also be used to control odour inside the building.

No negative impacts on ground or surface water will be produced from cannabis processing operations on the subject site. All operations are contained indoors, and within a closely monitored system. None of the operations will interfere with ground water or rainwater runoff, and only domestic water will enter the Township of Langley's wastewater system from the facility. Equipment will be cleaned and maintained using isopropyl alcohol, ensuring that no harmful chemicals enter the wastewater system.

WASTE DISPOSAL

Waste material is minimal with cannabis processing. Any leftover materials that are not intended for sale will be destroyed according to federally approved destruction methods and municipal disposal methods. Plant material is considered destroyed when it is altered or denatured to such an extent that its consumption is rendered impossible. Cogent will place destroyed material in secure containers which will be regularly removed from the site.

SURVEILLANCE

Cogent will implement all required Health Canada security measures for the site in addition to limiting access to the secured storage area. The site will have perimeter interior and exterior cameras and intrusion and motion detection. Intrusion and motion detection systems will be monitored at all times and Cogent will have detailed protocols for dealing with and documenting any attempted or actual unauthorized access. A security person will be on site whenever the building is occupied and the site will be video-monitored at all times. There will be separate surveillance, intrusion, and motion detection for the secured storage area, which will also have limited access. The security assessments will be reviewed by the Federal Government and are available to the Township of Langley Fire Department and RCMP.

BENEFIT TO THE TOWNSHIP OF LANGLEY

Cogent is confident that operations will provide the Township of Langley with social and economic benefits. The Company has the business, financial and operational expertise and experience to bring increased revenue to the Township of Langley, where its parent company, Tab Labs, has been operating for over eighteen years.

As a relatively new economic sector, especially in relation to the recreational market, cannabis processing can diversify Langley's economy, helping to fulfill goals in the OCP and Economic Development Strategy. Cogent is strongly positioned to capture one of the fastest growing segments in the cannabis market by producing high quality CBD infused lozenges and chewing gum.

Cogent is committed to contributing to Langley's local economy however possible, and will be looking for local talent to fill all positions. Cogent will have 8 employees in the Langley location for the first 12 months of operation and expects to double this number within the first 24 months of operation. Cogent is actively engaged with Licensed Producers in BC to establish partnerships to secure locally sourced cannabis isolates and essential oils to provide starting material for processing operations and will continue to use local suppliers for all services, where possible.

PROJECT TIMING AND NEXT STEPS

Cogent will apply for a Health Canada License for Standard Processing once they have a fully built site that meets all the requirements of the *Cannabis Regulations* at the time of their application.

Please feel free to contact the undersigned if there are further questions or comments.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD



Anya Paskovic, MCIP RPP
Planner

ZA:AP:CC
Enclosures
19-1095APltr - Letter of Intent

ATTACHMENT B

The Federal Cannabis Regulations SOR/2018-144 permit the following activities under standard processing, analytical testing licences, and sale for medical purposes licences:

Authorized activities — Licence for Standard Processing

17 (1) *Subject to the other provisions of these Regulations, a holder of a licence for standard processing is authorized to conduct those of the following activities that are authorized by the licence:*

(a) *to possess cannabis;*

(b) *to produce cannabis, other than obtain it by cultivating, propagating or harvesting it; and*

(c) *to sell cannabis.*

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BLITZ MANUFACTURING LTD.) BYLAW 2020 NO. 5606

EXPLANATORY NOTE

Bylaw 2020 No. 5606 amends the zoning of a property located at 113, 9295 – 198 Street to accommodate federally licenced cannabis processing uses on a site specific basis for a 182 square metres (1,959 square feet) strata lot in an existing 3,133 square metres (33,723 square feet) industrial building located on the property.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BLITZ MANUFACTURING LTD.) BYLAW 2020 NO. 5606

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 (Blitz Manufacturing Ltd .) Bylaw 2020 No. 5606

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

   (1) By amending "Section 702 – General Industrial Zone M-2" by adding as section 702.1(6) after Section 702.1(5) the following:

   "cannabis processing on Strata Lot 13 Section 34 Township 8 New Westminster District Strata Plan NW3095, subject to:

   a) issuance of valid and subsisting licences for standard processing of cannabis on Strata Lot 13 Section 34 Township 8 New Westminster District Strata Plan NW3095; and
   b) compliance with all applicable requirements of any authority having jurisdiction"

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____ Mayor _____ Township Clerk

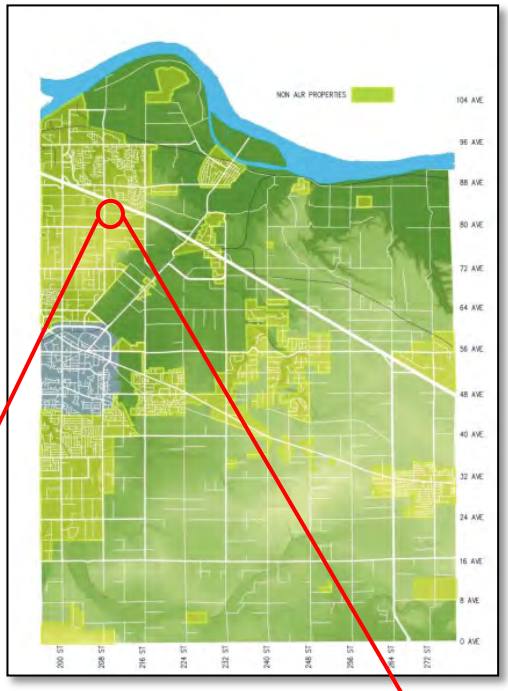
Township of Langley
Est. 1873

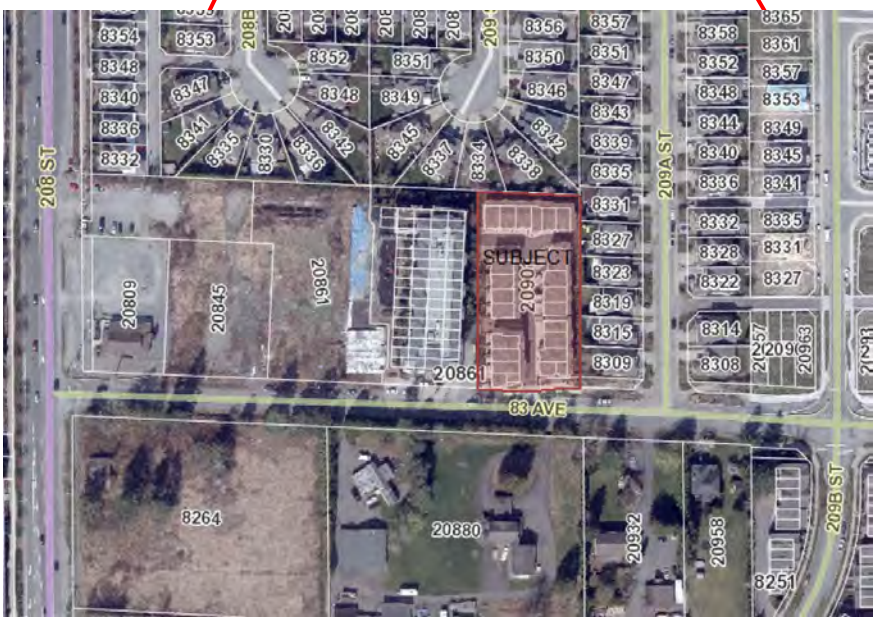
REPORT TO
MAYOR AND COUNCIL

PRESENTED: APRIL 20, 2020 – SPECIAL MEETING **REPORT:** 20-54
FROM: COMMUNITY DEVELOPMENT DIVISION **FILE:** 08-25-0108
SUBJECT: REZONING APPLICATION NO. 100620
(1166976 BC LTD. AND PROSPECT 13 INVESTMENTS INC. / 20901 - 83 AVENUE)

PROPOSAL:

Application to amend Comprehensive Development Zone CD-98 to replace "licensed family daycare" with "group children's daycare" in the permitted uses for the commercial units located at 20901 – 83 Avenue.





RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5611 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1166976 BC Ltd. and Prospect 13 Investments Inc.) Bylaw 2020 No. 5611, amending the text of Comprehensive Development Zone CD-98, to replace “licensed family daycare” with “group children’s daycare” in the permitted uses, for property located at 20901 - 83 Avenue; and further

That Council authorize staff to schedule the required Public Hearing.

EXECUTIVE SUMMARY:

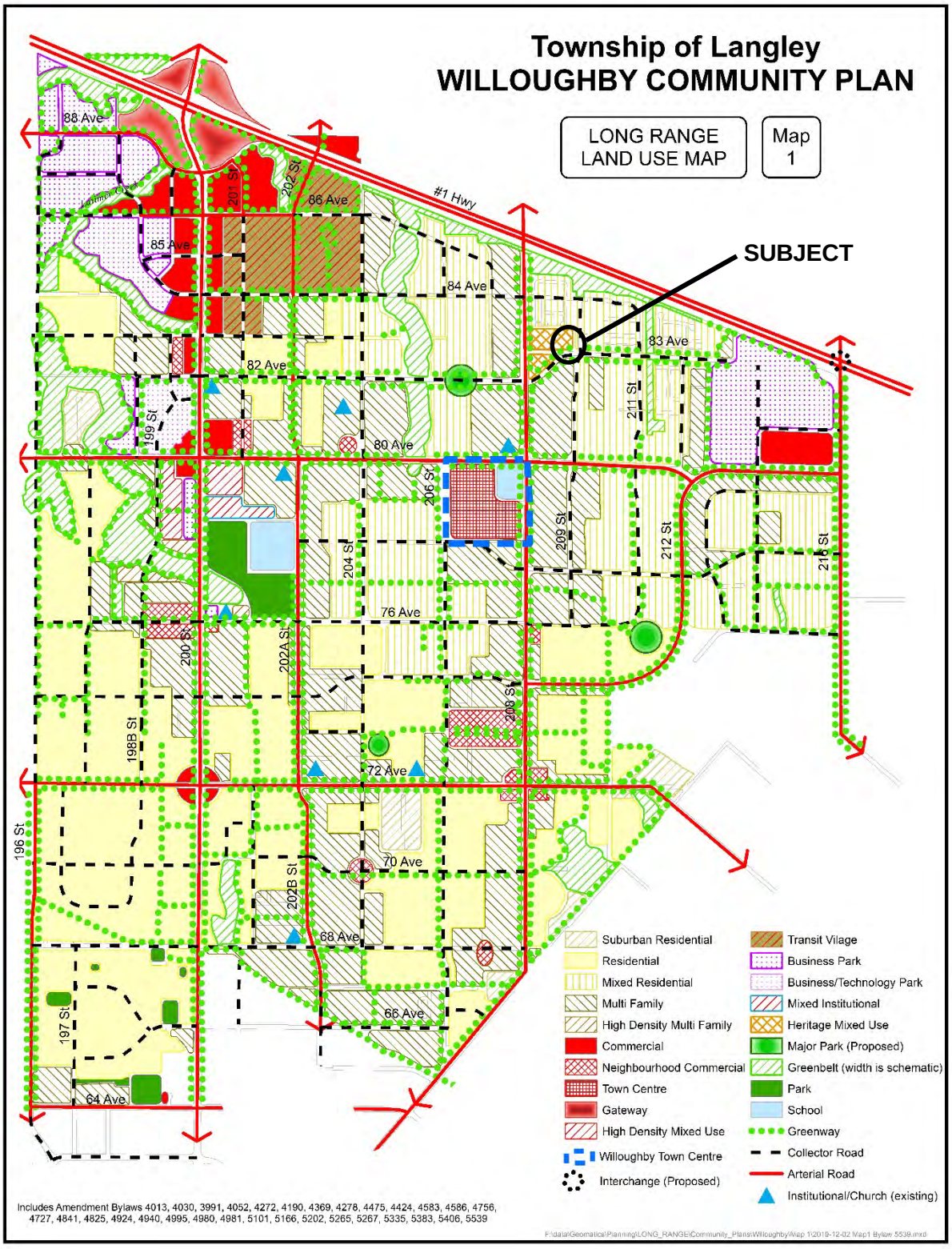
1166976 BC Ltd and Prospect 13 Investments Inc. have applied for a site specific text amendment to the Comprehensive Development Zone CD-98 to replace “licensed family daycare” with “group children’s daycare” in the permitted uses.

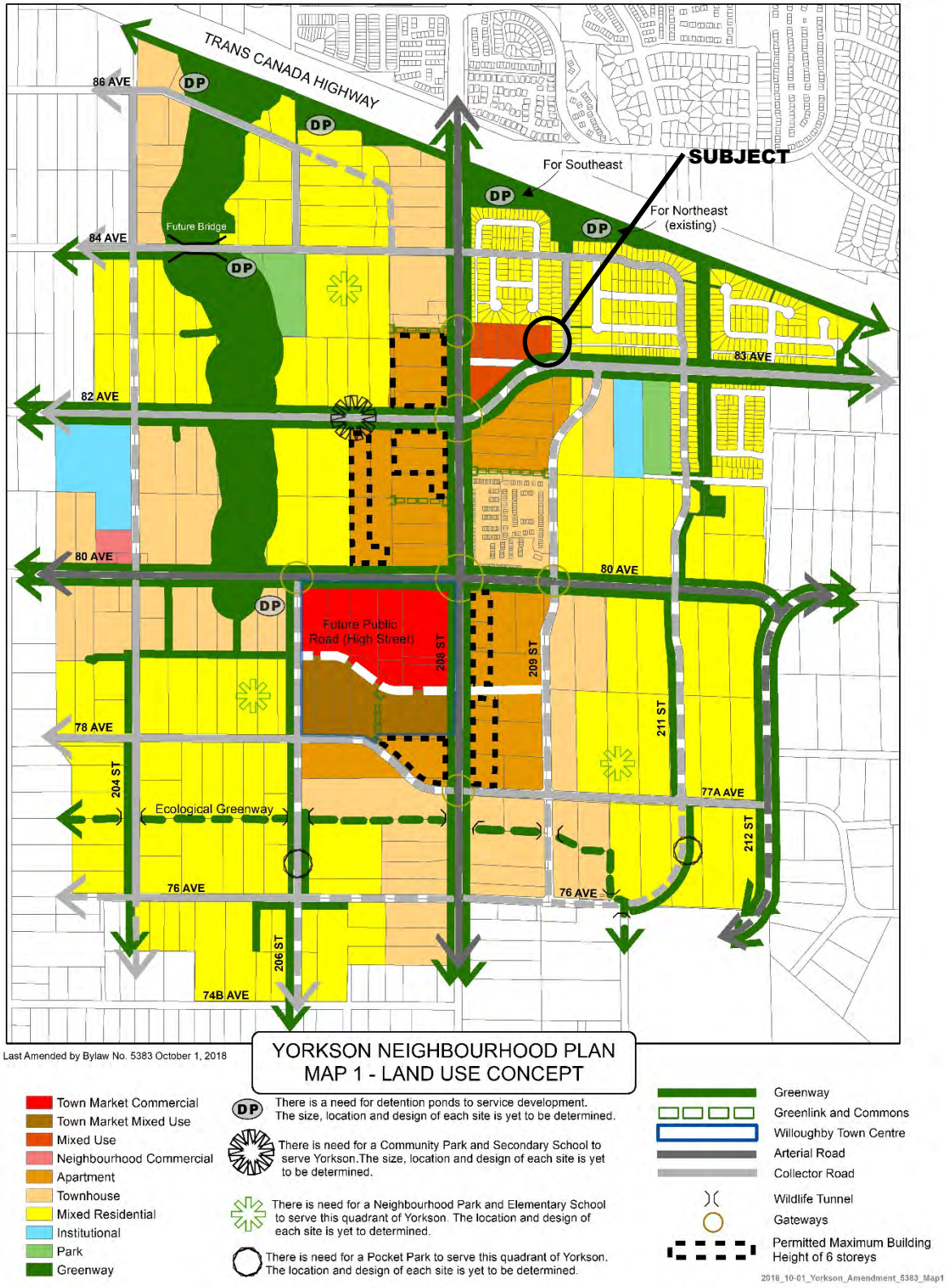
The change is required to provide for consistency between permitted uses and the Community Care Facility Act. No changes are proposed to the size limitations (maximum seven children) or age (under the age of 12) currently accommodated within the CD-98 zone. The outdoor space and parking available within the site for the units conform with the Township’s Zoning Bylaw requirements.

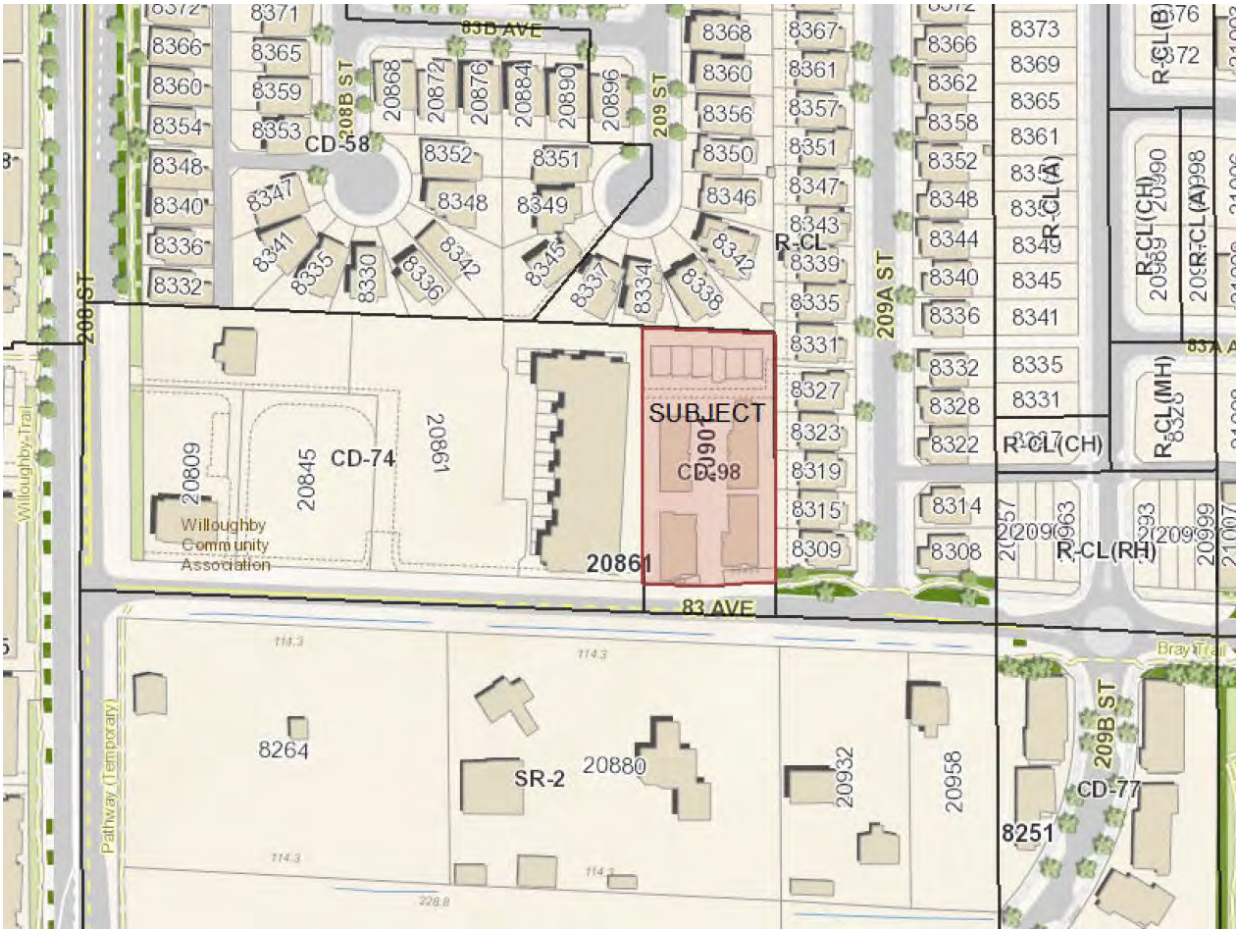
The proposal is consistent with the overall objectives of the Willoughby Community Plan and the Yorkson Neighbourhood Plan.

PURPOSE:

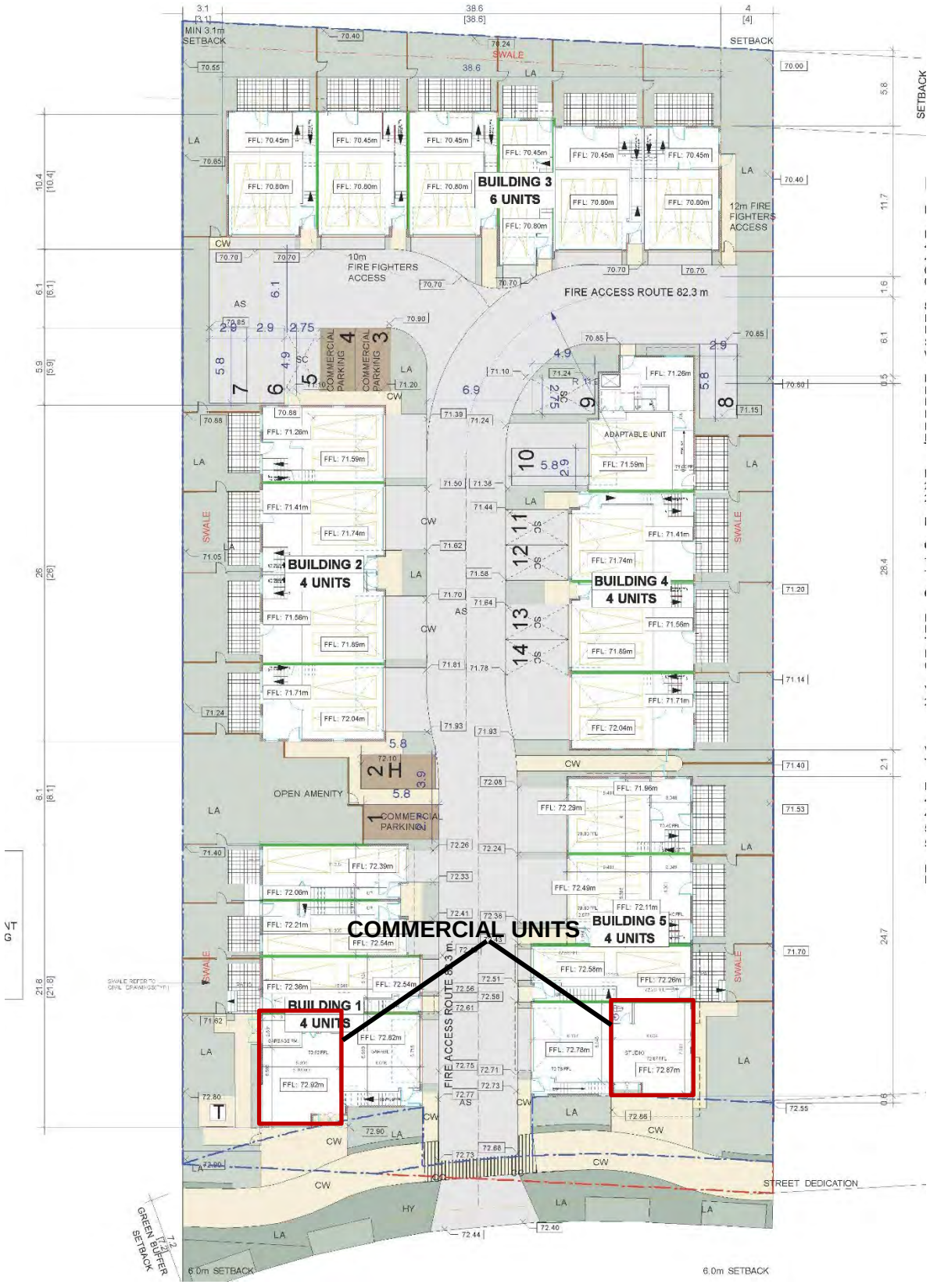
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5611.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539


TRANS CANADA HIGHWAY
SUBJECT
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
83 AVE
82 AVE
80 AVE
78 AVE
77A AVE
76 AVE
74B AVE
DP
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
Last Amended by Bylaw No. 5383 October 1, 2018
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2018_10-01_Yorkson_Amendment_5383_Map1



ZONING BYLAW NO. 2500



SITE PLAN FROM DP100710 AT TIME OF REZONING

Reference:

Owner:	1166976 BC Ltd. 6123 – 147A Street Surrey, BC V3S 7Z5 Prospect 13 Investments Inc. 1850 – 13450 – 102 Avenue Surrey, BC 5X3 V3T
Legal Description:	Strata Lots 23 and 24 Section 25 Township 8 New Westminster District Strata Plan EPS4391
Location:	20901 - 83 Avenue
Area:	0.39 ha (0.96 ac)
Existing Zoning:	Comprehensive Development Zone CD-98
Proposed Zoning:	Amended Comprehensive Development Zone CD-98
Willoughby Community Plan:	Heritage Mixed Use
Yorkson Neighbourhood Plan:	Mixed Use

BACKGROUND/HISTORY:

The subject site is designated “Heritage Mixed Use” in the Willoughby Community Plan and “Mixed Use” in the Yorkson Neighbourhood Plan. In April of 2015, the site was rezoned to Comprehensive Development Zone CD-98 and the development permit was issued to allow for construction of 22 townhouse units with two ground floor commercial units fronting 83 Avenue. Construction of the development completed in 2017.

DISCUSSION/ANALYSIS:

The applicant has applied for a site specific text amendment to the Comprehensive Development Zone CD-98 to replace “licensed family daycare” with “group children’s daycare” in the permitted uses. The commercial units at the subject site are currently vacant.

Adjacent Uses:

North: townhouses within the development site beyond which are single family lots zoned Residential Compact Lot Zone R-CL and designated “Mixed Residential” in the Yorkson Neighbourhood Plan;

South: 83 Avenue beyond which are residential lots zoned Suburban Residential zone SR-2 and designated “Apartment” in the Yorkson Neighbourhood Plan;

East: single family lots zoned Residential Compact Lot Zone R-CL and designated “Mixed Residential” in the Yorkson Neighbourhood Plan beyond which is 209A Street;

West: an apartment building zoned CD-74 and designated “Mixed Use” in the Yorkson Neighbourhood Plan.

Proposed Zoning Amendment:

The subject site is currently zoned Comprehensive Development Zone CD-98, which includes as a permitted use:

> *"licenced family daycare under the "Community Care Facility Act" for a maximum of seven children under the age of twelve."*

At the time of development, the applicant had elected to stratify (with no municipal approval required) in such a way that the commercial units are separate strata lots from the residential units; thereby providing the opportunity for the commercial units to be owned separately from the residential units. However, the Childcare Licensing Regulation under the provincial Community Care and Assisted Living Act defines a family childcare program as follows:

> *"2(1)(e)Family Child Care, being a program in which the licensee*
>
> *(i) is a responsible adult, and*
>
> *(ii) personally provides care, within the licensee's personal residence, to no more than 7 children;"* (underline added)

Bylaw 2020 No. 5611 proposes to amend the text of Comprehensive Development Zone CD-98 to replace "licensed family daycare" with "group children's daycare" to resolve the discrepancy between the Childcare Licensing Regulation and the Zoning Bylaw to provide for daycare use within the commercial units on the subject site. Staff note that the proposed amendment does not change the number of children in care (seven (7)) or the age of the children in care (under the age of 12). As a result, should the commercial units be occupied by a daycare, the function of the commercial units is anticipated to be similar to a townhouse with a licensed family daycare as an accessory use.

The mixed use land use designation provides for small scale commercial activities such as financial institutions, medical and professional offices, retail stores, convenience stores, delicatessens, bakery, barber shops, beauty salons, dry cleaning and laundromat establishments, restaurants and cafes, travel agencies, fitness centres, video rental stores and veterinary clinics. Daycares serve the local neighbourhood consistent with these uses. Staff note as well that daycare spaces are in demand in the Township. The physical size of the commercial units (40 m^2 / 431 ft^2 to 50 m^2 / 538 ft^2) as well as the limit on the number of children in care ensures that a daycare on the site would retain a relatively small scale. The proposed use is consistent with original approvals and the objectives of the Yorkson Neighbourhood Plan.

Parking:

At time of Development Permit, the site was designed with parking for the two commercial spaces at the retail rate of one (1) parking space per 20m^2 of commercial floor space, or four (4) parking spaces. The group children's daycare use has a parking requirement of one (1) space per employee plus a designated drop-off and pick-up area. Assuming that both commercial spaces are developed as daycare, the required staffing levels for the number of children in care means that the existing commercial parking spaces will meet the Zoning Bylaw requirements for group children's daycare parking.

Outdoor space:

Daycare uses are typically required to have outdoor space. The commercial units retained ownership of the ground floor outdoor space and, based on input from the Fraser Health Authority Community Care Facilities Licensing department, this area is of sufficient size to meet licencing requirements for group children's daycare. The daycare will therefore not require access to the age friendly amenity area within the site.

Developer Held Public Information Meeting:

In consideration of the technical and minor scale of the proposed amendment, the requirement to host a Public Information Meeting (PIM) was waived by the General Manager of Community Development. The public hearing presents an opportunity for public feedback regarding the proposal.

POLICY CONSIDERATIONS:

The proposed amendment to Comprehensive Development Zone CD-98 is consistent with the goals and objectives of the Yorkson Neighbourhood Plan. Staff recommend that Council grant first and second reading of Bylaw No. 5611 and that Council authorize staff to schedule the required public hearing.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1166976 BC LTD AND PROSPECT 13 INVESTMENTS INC.)
BYLAW 2020 NO. 5611

EXPLANATORY NOTE

Bylaw 2020 No. 5611 amends the Comprehensive Development Zone CD-98 to replace "licensed family daycare" with "group children's day care" to provide for daycare uses in the ground floor commercial units fronting 83 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1166976 BC LTD AND PROSPECT 13 INVESTMENTS INC.) BYLAW 2020 NO. 5611

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 (1166976 BC Ltd and Prospect 13 Investments Inc.) Bylaw 2020 No. 5611".

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

   a. replacing Section 998.1.4) with the following:

      4) *group children's day care* subject to Section 998.3.

   b. adding a second paragraph to Section 998.3, and renumbering the first paragraph in Section 998.3 as "a)", as follows:

      b) notwithstanding the restrictions on the number of children in care in the definition of *group children's day care* in Section 102, the maximum number of children in care in each of the commercial units is 7.

   c. adding "or *group children's day care* uses" to Section 998.3.a) following "*Commercial uses*".

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____ Mayor _____ Township Clerk

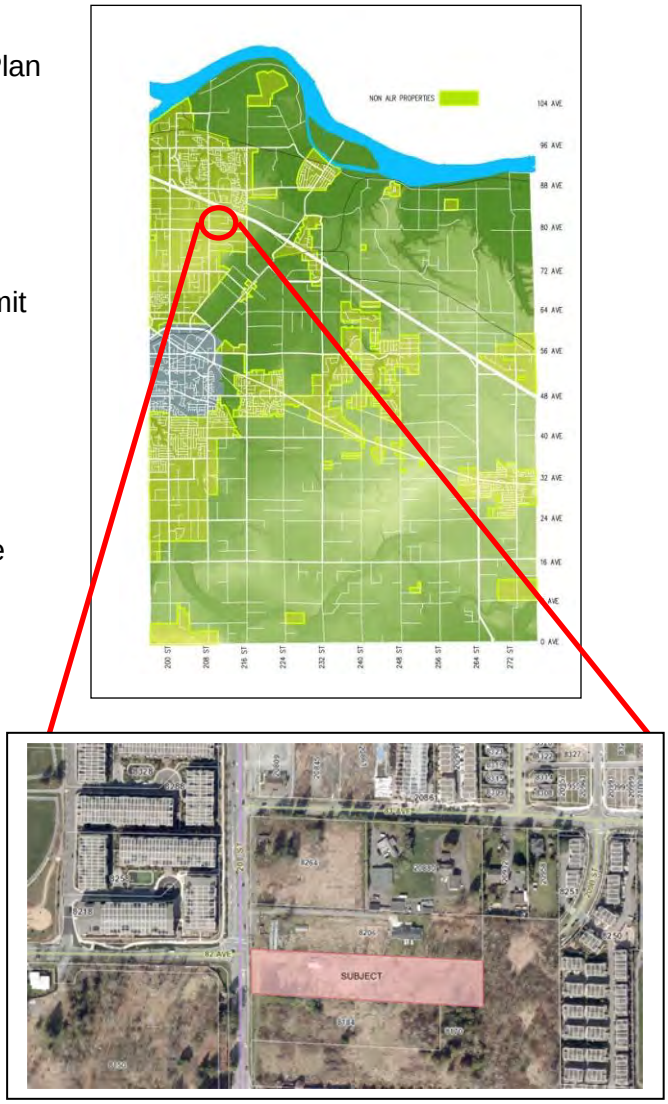
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 – SPECIAL MEETING	**REPORT:**	20-57
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0099
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100200 DEVELOPMENT PERMIT APPLICATION NOS. 100851 AND 101143 (1094941 BC LTD. / 8192 – 208 STREET)		

PROPOSAL:

Application to amend the Yorkson Neighbourhood Plan and rezone 1.01 ha (2.5 ac) of land located at 8192 - 208 Street to Comprehensive Development Zone CD-145, and issue an accompanying development permit application to facilitate the development of 144 units in two (2) six (6) storey apartment buildings and a single storey daycare building. A streamside protection Development Permit has also been submitted to accommodate the development proposal.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5589 and 5590 subject to nine (9) development prerequisites, and that Council give first and second reading to accompanying Phased Development Agreement Bylaw No. 5591, and authorize issuance (at time of final reading of Bylaw No. 5590) of Development Permit No. 100851 and Development Permit No. 101143; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

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 (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5589 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5590, rezoning 1.01 ha (2.5 ac) of land located at 8192 - 208 Street to Comprehensive Development Zone CD-145, to facilitate the development of two (2) apartment buildings and a daycare building, 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 including dedication of the east half of 208 Street (including greenway), and a portion of 82 Avenue (including greenway) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the east side of 208 Street and the south side of 82 Avenue;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting access from the site to 208 Street and prohibiting parking on 208 Street;
    c. Identifying the units (minimum 10%) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan; and
    d. Registration of a public access right of way for a pedestrian access between 82 Avenue and the east side of the site;
    e. Protecting Streamside Protection and Enhancement Areas;
8. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC LTD.) Bylaw 2020 No. 5589, 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 authorize the issuance of Development Permit No. 100851 at the time of final reading of Rezoning Bylaw No. 5590 subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A"; and
b. On-site landscaping plans being in substantial compliance with Schedule "B", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw.

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

That Council at time of final reading of Rezoning Bylaw No. 5590 authorize the issuance of Development Permit No. 101143 (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 A and 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; and further

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100851 and 101143.

EXECUTIVE SUMMARY:

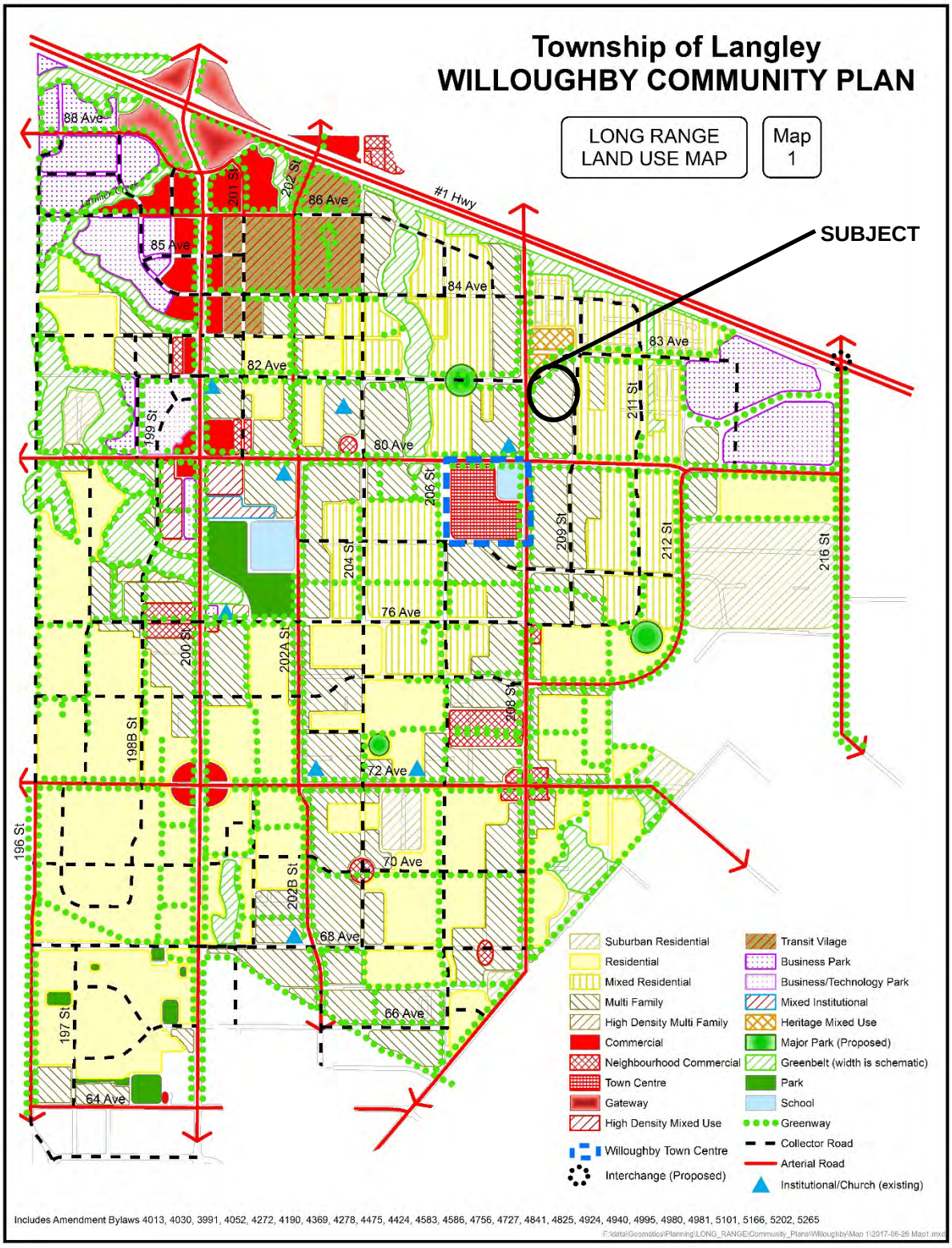
1094941 BC Ltd. has applied to amend the Yorkson Neighbourhood Plan, and to rezone 1.01 ha (2.5 ac) of land located at 8192 – 208 Street to Comprehensive Development Zone CD-145 to facilitate development of 144 apartment units in two (2) six (6) storey apartment buildings and a daycare building. An amendment to the Yorkson Neighbourhood Plan is required to accommodate the proposed six (6) storey building heights.

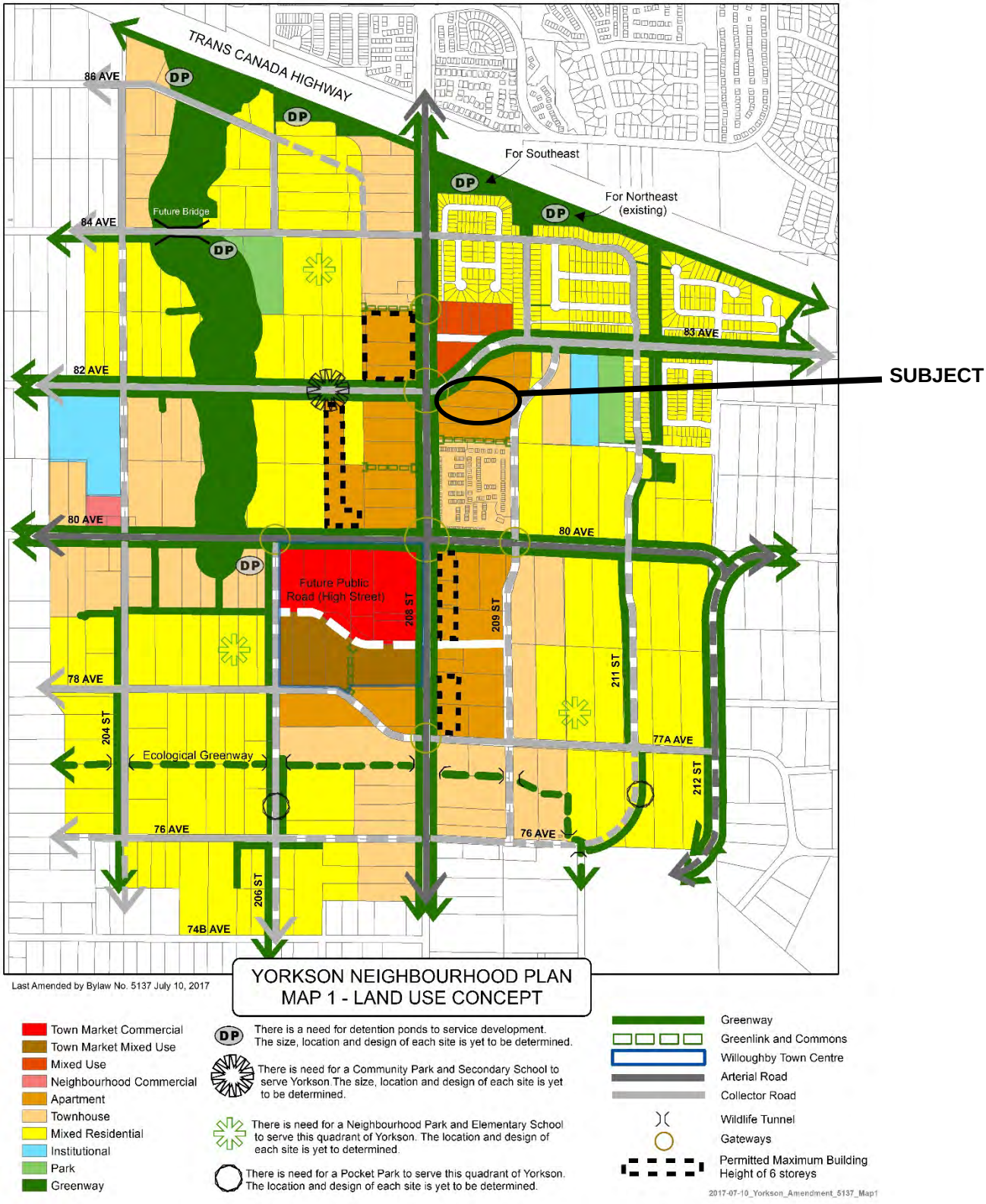
The proponent's application also includes a Development Permit for the site in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development. An additional Development Permit for streamside protection is also being processed to relocate and reconstruct a watercourse on the site.

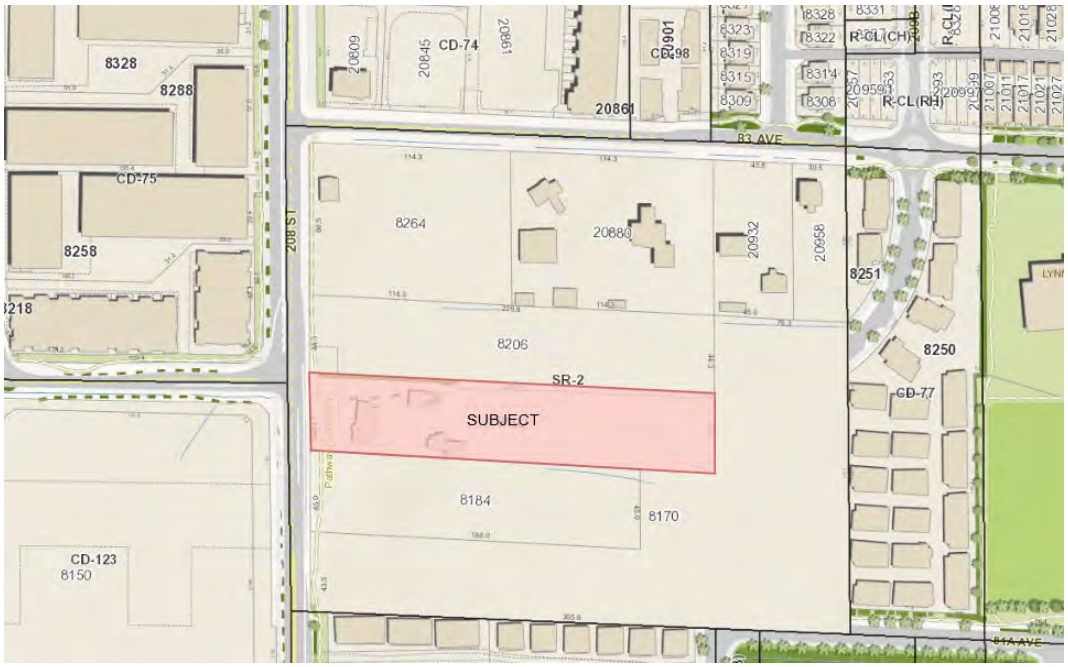
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Yorkson Neighbourhood Plan. Staff recommend that Council consider the plan amendments and rezoning request, subject to the completion of nine (9) development prerequisites, and issue Development Permit Nos. 100851 and 101143 at time of final reading.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5589, Rezoning Bylaw No. 5590, Phased Development Agreement Bylaw No. 5591 and Development Permits No. 100851 and 101143.


Township of Langley
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LONG RANGE LAND USE MAP
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Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
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Arterial Road
Institutional/Church (existing)
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F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2017-06-26 Map1.mxd


TRANS CANADA HIGHWAY
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
83 AVE
82 AVE
80 AVE
78 AVE
77A AVE
76 AVE
74B AVE
208 ST
209 ST
211 ST
204 ST
206 ST
212 ST
Future Public Road (High Street)
Ecological Greenway
DP
SUBJECT
Last Amended by Bylaw No. 5137 July 10, 2017
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial
Town Market Mixed Use
Mixed Use
Neighbourhood Commercial
Apartment
Townhouse
Mixed Residential
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
2017-07-10_Yorkson_Amendment_5137_Map1



ZONING BYLAW NO. 2500

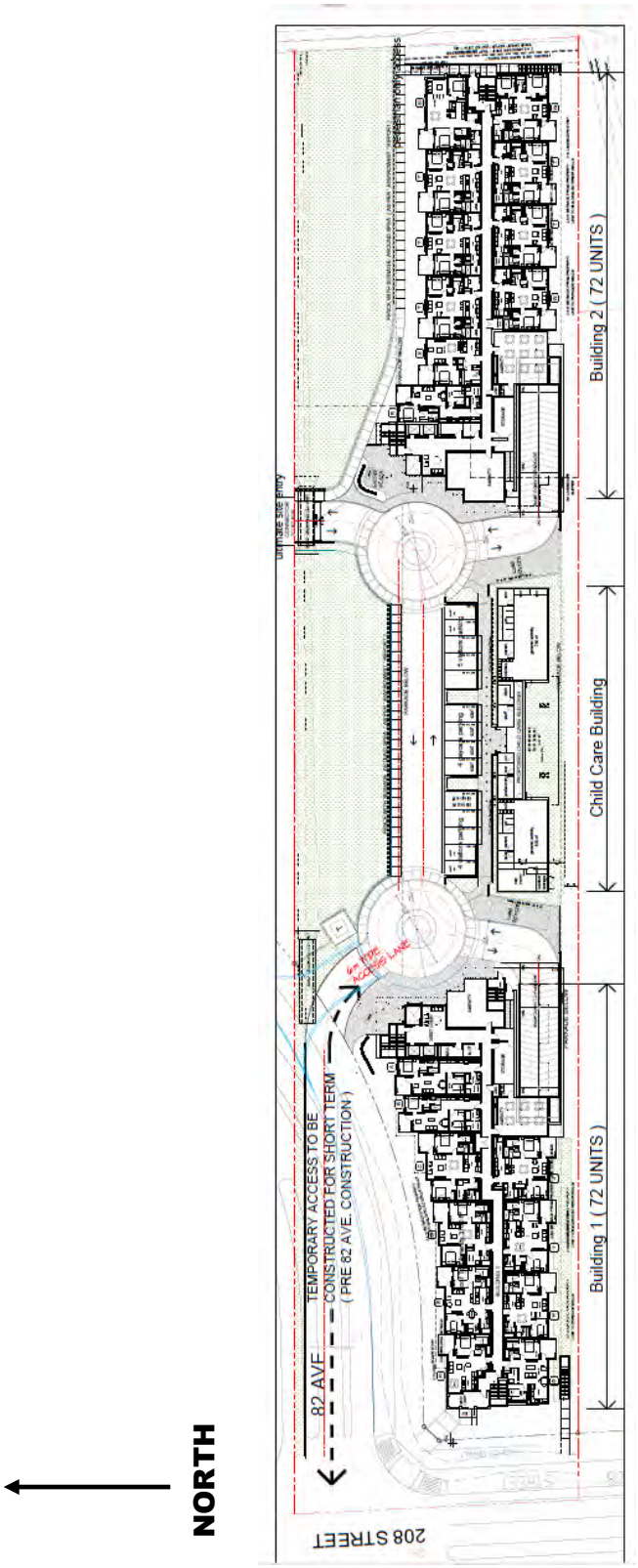


VIEW 5 (Building 1 - Looking South West)



VIEW 4 (Building 2 - Looking South East)

RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1094941 BC Ltd. #207 12639 – 80 Avenue Surrey, BC, V3W 3A6
Legal Description:	Lot 34 Section 25 Township 8 New Westminster District Plan 48812
Location:	8912 – 208 Street
Area:	1.01 ha (2.5 ac) total
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-145
Willoughby Community Plan:	Multi-Family
Yorkson Neighbourhood Plan:	Apartment

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and is designated "Apartment" (99 - 198 units per hectare / 40 - 80 units per acre) in the Yorkson Neighbourhood Plan.

To align with changes to the BC Building code (maximum four storey building height previously permitted by the Yorkson Neighbourhood Plan and BC Building Code) and consistent with surrounding context in the neighbourhood, 1094941 BC Ltd. has applied to amend the Yorkson Neighbourhood Plan to allow six storey building heights as part of their development application. The proposal is also consistent with a Polygon development on the west side of 208 Street that also received approval for a Yorkson Neighbourhood Plan amendment for apartment buildings that are up to six (6) storeys in height.

DISCUSSION/ANALYSIS:

The subject 1.01 ha (2.5 ac) site is zoned Suburban Residential SR-2, and located in the Yorkson Neighbourhood Plan. The Yorkson Neighbourhood Plan designates the site as "Apartment". The applicant has applied to rezone the site to Comprehensive Development Zone CD-145 to facilitate the development of two (2) six (6) storey apartment buildings, and an amenity building that will allow daycare uses. To accommodate the proposed development, the proponent has applied for an amendment to the Yorkson Neighbourhood Plan to increase the height of the apartment buildings from four (4) to six (6) storeys. In support of the neighborhood plan amendment application, an amenity building is proposed in the middle of the site between the apartment buildings that will also be available to be operated as a daycare to serve the neighbourhood.

A development permit for the site is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form, character and siting of the development.

Adjacent Uses:

North: A property designated Apartment in the Yorkson Neighbourhood Plan, and zoned Suburban Residential Zone SR-2;

South: A property designated Apartment in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2, currently under application for a development consisting of three (3) storey townhouses and a four (4) storey apartment building (ToL Project No. 08-25-0075);

East: A property designated Apartment and Mixed Residential in the Yorkson Neighbourhood Plan, zoned Suburban Residential Zone SR-2, currently under application for a three (3) storey townhouse development (ToL Project No. 08-25-0083);

West: 208 Street, beyond which is Polygon Union Park (ToL Project No. 08-26-0135) where four apartment building are currently under construction that will be six (6) storeys in height fronting 208 Street and 82 Avenue and four (4) storeys in height at the westerly portion of the site, and zoned Comprehensive Development Zone CD-123.

Community Plan Amendment:

The subject development is designated “Apartment” in the Yorkson Neighbourhood Plan. The applicant proposes to amend the Yorkson Neighbourhood Plan to permit up to six (6) storey building heights, consistent with the apartment buildings that are currently under construction to the west of the development site.

The Yorkson Neighbourhood Plan “Apartment” designation permits a density range from 99 to 198 units per hectare (40 to 80 units per acre). The proposal is consistent with the density requirements of the Yorkson Neighbourhood Plan Apartment designation and results in an overall density of 149 units per hectare (58 units per acre).

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments. Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township’s financial plans (both operating and capital) and Metro Vancouver’s waste management plans as the plans anticipate development in the Willoughby Community Plan and Yorkson Neighbourhood Plan.

Public Consultation:

As per Policy No. 07-164, the applicant held a public information meeting on October 17, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment D.

Zoning Amendment:
The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5590 proposes to rezone the site to Comprehensive Development CD-145 zone to accommodate the proposed development. The project complies with the provisions of the site's proposed CD-145 zoning in terms of siting, site coverage, parking, height, use and density.

Development Permit No. 100851 (Apartment):
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 Willoughby Community Plan (see Attachment C). Proposed Development Permit No. 100851 is attached to this report (see Attachment A).

The proponent has submitted elevations and a rendering detailing the form, height, exterior finishing, architectural style and massing. The apartment buildings are proposed to be six (6) storeys in height. A total of 144 units are proposed in a combination of one, two and three bedroom unit types. An amenity building is proposed in the middle of the site between the two apartment buildings that is proposed to be available for use as a daycare.

The buildings feature hardie panel siding, cement panel siding, metal and wood trims/fascia. The colouring is provided in complementary tones which aids in breaking up the mass of the building.

The proposed building heights, site coverage (33%) and building siting comply with the provisions of the Comprehensive Development CD-145 zone. The development in staff's opinion complies with the Development Permit Area "B" guidelines (Attachment C) of the Willoughby Community Plan.

Development Permit No. 101143 (Streamside Development Permit):
Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence.

A Class B (yellow-coded) constructed watercourse is located along the northern boundary of the project site. OCP Schedule 3 designates a 15 metre wide SPEA adjacent to the watercourse and, as shown in Schedule A of Attachment B, the required SPEA encompasses approximately 2,901 m^2 (31,226 ft^2) on the project site. As shown in Schedule B of Attachment B, the applicant has submitted a proposal to provide approximately 1,826 m^2 (19,655 ft^2) of SPEA. While the proposed quantity of SPEA is reduced, the applicant's proposal includes a comprehensive restoration and enhancement effort that exceeds minimum OCP Schedule 3 requirements for plant sizing. Additionally, the proposal provides increased base flows through the watercourse which increase SPEA contributions to downstream fish habitats. The increased restoration and enhancement effort responds to the SPEA reduction by providing higher functioning SPEA.

Staff note that Class B (yellow-coded) watercourses are located on adjacent properties to the south (8184-208 Street) and east (8170-208 Street). As shown in Schedule A of Attachment B, the 15m wide SPEAs associated with these watercourses currently extend onto the project site.

However, off-site watercourses will be relocated as part of future development on adjacent lands (Township Project 08-25-0075) as previously negotiated with Fisheries and Oceans. Upon completion of watercourse relocation works, SPEAs associated with those watercourses would no longer extend on to the project site. In anticipation of future works, SPEAs are not required along the south and east boundaries of the project site.

Township streamside requirements include protection of the SPEA in a restrictive covenant, installation of fencing and signage along the SPEA boundary, provision of streamside restoration and enhancement plans and details, monitoring of restoration works, and provision of a financial security. Acceptance of a submission addressing Township streamside requirements is a development permit condition

Access and Parking:

Vehicular access to the development will be provided temporarily via a driveway near the west end of the site from a new section of 82 Avenue. The ultimate access to the site will be from a driveway on the east side of the site, that will not be available until the neighbouring site to the north is redeveloped. No vehicular access to the site will be permitted from 208 Street.

In compliance with the Zoning Bylaw, 245 parking spaces are proposed for the development as shown below:

	Parking Spaces Required	**Parking Spaces Provided**
Apartment: 144 units @ 1.5 spaces per unit 10% of total = dedicated visitor	216 (of which 22 are dedicated visitor)	245 (of which 16 are adaptable and 22 are dedicated visitor)

Adaptable Housing:

In accordance with Section 3.1.9 of the Township's Official Community Plan a minimum of 10% of the units in a apartment development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of Schedule 2 - Adaptable Housing Requirements of the Official Community Plan. In compliance with the Official Community Plan, 16 adaptable units will be provided. Adaptable units are proposed to be provided in each of the apartment buildings. As a prerequisite of final reading of the rezoning bylaw, the applicant will be required to register a restrictive covenant identifying / securing the units required to comply with Schedule 2 - Adaptable Housing Requirements.

Landscaping:

The landscape plan proposes 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 with pedestrian entrances to the individual street fronting units to define the private and public realm. Additionally, plaza areas are also proposed at the entrances to each building.

A greenway is proposed as required under the Yorkson Neighbourhood Plan fronting site along 208 Street and 82 Avenue.

Age Friendly Amenity Area:

Section 111.5 of the Township's Zoning Bylaw requires provision of age friendly amenity areas (4 m^2 per residential unit) for apartment developments, resulting in a requirement of 576 m^2 (6,200 ft^2). The applicant's landscape architect has incorporated an amenity spaces on the roof top of each apartment building totaling 750 m^2 (8,073 ft^2). Final age friendly amenity area plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

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 and November 18, 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 $3,971 per apartment unit for a total of $571,824. Accordingly, a Phased Development Agreement (Bylaw No. 5591) has been prepared indicating a contribution of $571,824. Compliance with the CAC policy and payment of extraordinary charges (PDA legal review) is included in the list of rezoning prerequisites for this application.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 3 significant trees exist on the subject site with none proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 59 replacement trees are required and 69 replacement trees are proposed. In addition, approximately 15 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 84 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been 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, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) for 208 Street and 82 Avenue will be required in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan. 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 Township's Official Community Plan (Streamside Protection), 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.

School Sites:

School District 35 has not provided comments for inclusion in this report, due to the current situation related to staff resources during the Covid-19 pandemic. Township staff note that the development proposal is consistent with the Yorkson Neighbourhood Plan designation for the site, which has formed the basis for school site planning in the area. Students generated by the development proposal will fall in the catchment areas for Lynn Fripps Elementary (located approximately 150 m (east of the site), Yorkson Creek Middle School (located approximately 360 m northwest of the site) and R.E. Mountain Secondary School (located approximately 1.5 km southwest of the site)..

Parks:

The nearest neighbourhood park is Lynn Fripps Park (located approximately 150 m to the east of the site).

Transit:

Currently, transit service (595 bus) is provided along 208 Street.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated Apartment in the Yorkson Community Plan. A neighbourhood plan amendment is required to permit the proposed apartment building height to be increased from four (4) to six (6) storeys. The proposal is consistent with six (6) storey apartment buildings being constructed to the west and in other areas of Yorkson.

The proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, the Willoughby Community Plan and Yorkson Neighbourhood Plan. In staff's opinion accompanying Development Permit No. 100851 complies with the Development Permit Area "B" Guidelines of the Willoughby Community Plan.

Staff recommend that Council give first and second reading to Bylaw No. 5589 and 5590 (subject to nine (9) development prerequisites) and to accompanying Phased Development Agreement Bylaw No. 5591, and authorize issuance (at time of final reading of Bylaw 5590) of the accompanying Development Permit Nos. 100851 and 101143, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100851 (Apartment)
ATTACHMENT B	Development Permit No. 101143 (Streamside)
ATTACHMENT C	Willoughby Community Plan – Development Permit Guidelines
ATTACHMENT D	Public Information Meeting Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100851

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

1. NAME: 1094941 BC Ltd.

   ADDRESS: #207 12639 – 80 Avenue
   Surrey, BC, V3W 3A6

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 34 Section 25 Township 8 New Westminster District Plan 48812

   CIVIC ADDRESS: 8912 – 208 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 Schedule “A”;
   b. On-site landscaping plans being in substantial compliance with Schedules “B”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township; and
   c. All signage being in compliance with Schedule “A” and the Township Sign Bylaw.

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.

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.

Schedule A	Architectural Drawings
Schedule B	Landscaping Drawings

DEVELOPMENT PERMIT RE-SUBMISSION - *February 25, 2020*

REVISED 2019-08-09 *REVISED 2019-12-16*
REVISED 2018-09-28 *REVISED 2020-02-25*
REVISED 2018-03-12
REVISED 2017-12-20

144-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

8192 - 208 STREET, LANGLEY, BC

CONTACTS

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Landscape Architect

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C110 4185 STILL CREEK DRIVE
BURNABY, BC V5C 6G9
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E: mary@pmglandscape.com (Mary Chan Yip)

Arbourist

ARBORTECH CONSULTING LTD.
#200 - 3740 CHATHAM STREET
RICHMOND, BC V7E 2ZE
T: 604-275-3484
E: norm@aclgroup.ca (Norm Hol)

Civil Engineer

McELHANNEY CONSULTING SERVICES
#2300 - 13450 102 AVENUE, CENTRAL CITY TOWER
SURREY, BC V3T 5X3
T: 604-596-0391
E: llopez@mcelhanney.com (Luis Lopez)

Structural Engineer

THOMAS LEUNG STRUCTURAL ENGINEERING INC.
121 WEST 6TH AVENUE
VANCOUVER, BC V5Y 1K3
T: 604-873-1768
E: sean.chew@tlse.ca (Sean Chew)

Geotechnical

BRAUN GEOTECHNICAL LTD.
102 - 19049 95A Avenue
Surrey, BC, V4N 3S3
T: 604-513-4190
E: harman@braungeo.com (Harman Dhillon)

Environmental

ENVIROWEST CONSULTANTS INC.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia V3C 6M2
T: 604-944-0502
E: hopton@envirowest.ca (Savannah Hopton)

DRAWING LIST

Architectural

DP0 COVER SHEET
DP1.1 PROJECT DATA AND SITE PLANS
DP1.2 TEMPORARY ROAD ACCESS, FIREFIGHTING ACCESS PLANS
DP1.3 ENLARGED SITE PLAN
DP2.1 P1 & P2 PARKADE PLANS, LONGITUDINAL SECTION
DP2.2 P1 PARKADE PLAN (west)
DP2.3 P1 PARKADE PLAN (centre), P1 PARKADE PLAN (east)
DP2.4 P2 PARKADE PLAN (west)
DP2.5 P2 PARKADE PLAN (centre), P2 PARKADE PLAN (east)
DP2.6 BUILDING 1 (west) LEVEL L1 & L2
DP2.7 BUILDING 1 (west) LEVEL L3 & L4
DP2.8 BUILDING 1 (west) LEVEL L5 & L6
DP2.9 BUILDING 1 (west) ROOF PLAN & CHILD CARE BUILDING FLOOR PLAN
DP2.10 BUILDING 2 (east) LEVEL L1 & L2
DP2.11 BUILDING 2 (east) LEVEL L3 & L4
DP2.12 BUILDING 2 (east) LEVEL L5 & L6
DP2.13 BUILDING 2 (east) ROOF PLAN
DP3.1 BUILDING 1 SOUTH & EAST ELEVATIONS
DP3.2 BUILDING 1 NORTH & WEST ELEVATIONS
DP3.3 BUILDING 2 NORTH & WEST ELEVATIONS
DP3.4 BUILDING 2 SOUTH & EAST ELEVATIONS, BUILDING 3 ELEVATIONS
DP4.1 LONGITUDINAL SITE SECTION, BUILDING SECTION 1 & 2
DP4.2 LONGITUDINAL SITE SECTION (west), LONGITUDINAL SITE SECTION (east)
DP5.1 3D VIEWS

Civil

1 OF 1 INTEGRATED SITE DESIGN CONCEPT PLAN REV. 6 (2019.12.03)

Landscape

OSL1 OFFSITE LANDSCAPE PLAN - INTERIM
OSL2 OFFSITE LANDSCAPE PLAN - ULTIMATE
OSL3 T.O.L. LANDSCAPE DETAILS
OSL4 T.O.L. LANDSCAPE DETAILS

L1 LANDSCAPE PLAN
L2 LANDSCAPE PLAN
L3 LANDSCAPE PLAN
L4 GRADING & MATERIAL PLAN
L5 GRADING & MATERIAL PLAN
L6 LANDSCAPE DETAILS
L7 ROOF DECK AMENITY AREA



TOL PROJECT NO.: 08-25-0099 RZ100471 DP100851

SCHEDULE A

REVISIONS	
25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
9 Aug. 2019	DP RE-SUBMISSION (5)
28 Sept. 2018	DP RE-SUBMISSION
12 March 2018	DP RE-SUBMISSION
1 Sept. 2017	DP RE-SUBMISSION
28 July 2016	FOR DP APPLICATION

CONSULTANTS

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SEAL

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
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T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
NEST
Proposed 144 Unit
Multi-Family
Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1812C208

SCALE
As Noted

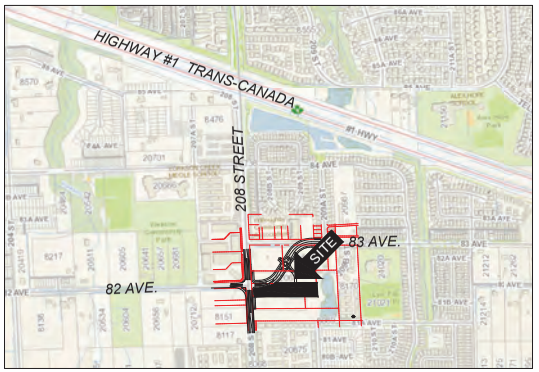
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As Noted

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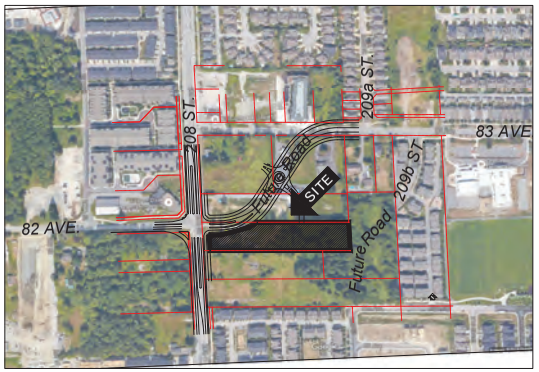
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SHEET TITLE
COVER SHEET

DRAWING
DP0
F.3



LOCATION PLAN (YORKSON NEIGHBOURHOOD)
SCALE: 1" = 600'



CONTEXT PLAN
SCALE: 1" = 300'

RESIDENTIAL UNIT SUMMARY:

BUILDING 1 (72 units) - BUILDING 2 (72 units) similar to Bldg. 1

1 Bedroom	9 Units (8 Adaptable Units)
1 Bedroom +Den	1 Unit
2 Bedroom	60 Units
3 Bedroom	2 Units

GROSS FLOOR AREA BREAKDOWN:

BUILDING 1	NO. UNITS	GROSS (FT²)	GROSS (M²)
LEVEL 6 LOFTS	-	2,954	274
LEVEL 6	6 (2-1Bd, 4-2Bd)	8,482	788
LEVEL 5	14 (2-1Bd, 10-2Bd, 2-3Bd)	12,768	1,186
LEVEL 4	14 (2-1Bd, 12-2Bd)	12,768	1,186
LEVEL 3	14 (2-1Bd, 12-2Bd)	12,768	1,186
LEVEL 2	14 (2-1Bd, 11-2Bd, 1-1Bd+D)	12,768	1,186
LEVEL 1	10 (2-1Bd, 8-2Bd)	11,935	1,109
TOTAL	72 APARTMENTS	74,443 FT²	6,916 M²

BUILDING 2	NO. UNITS	GROSS (FT²)	GROSS (M²)
LEVEL 6 LOFTS	-	3,840	357
LEVEL 6	6 (2-1Bd, 4-2Bd)	7,941	788
LEVEL 5	14 (2-1Bd, 10-2Bd, 2-3Bd)	13,796	1,282
LEVEL 4	14 (2-1Bd, 12-2Bd)	13,796	1,282
LEVEL 3	14 (2-1Bd, 12-2Bd)	13,796	1,282
LEVEL 2	14 (2-1Bd, 11-2Bd, 1-1Bd+D)	13,796	1,282
LEVEL 1	10 (2-1Bd, 8-2Bd)	12,733	1,183
TOTAL	72 APARTMENTS	79,698 FT²	7,404 M²

LEVEL P1 & P2 (U/G PARKADE)	101,532 FT²	9,432 M²
CHILD CARE BUILDING	3,407 FT²	316 M²

* Gross Floor Area is measured to the sheathing face of the exterior wall and/or to the outside of concrete walls and curtain wall system
* For FSR calculations, floor areas do not include garages and parkade areas.

PROJECT DESCRIPTION

A REZONING TO CD IS PROPOSED FOR THIS 2.5 ACRE SITE (NET 2.1 AC) TO PERMIT A 144 UNIT RESIDENTIAL DEVELOPMENT IN THE 'YORKSON' NEIGHBOURHOOD. THE SUBJECT SITE IS REQUIRED TO PROVIDE ROAD AND GREENWAY DEDICATIONS WEST OF THE SITE (AT 208 STREET) AND AT THE NORTH EDGE TO ACCOMODATE A NEW, S-CURVED, 82/83 CONNECTOR ROAD.

THE PROJECT HAS 3 COMPONENTS: (1) TWO 72-UNIT 6-STOREY APARTMENT BUILDINGS OVER A TWO-LEVEL U/G PARKADE, AND (2) A SHELL BUILDING TO ACCOMODATE A FUTURE CHILD CARE FACILITY.

OVERALL, THE MINIMUM 40 UPA DENSITY IS ACHIEVED (57.6 UPA).

BEFORE THE ULTIMATE CONNECTOR ROAD IS IN PLACE, THE INITIAL SITE ACCESS WILL BE PROVIDED BY A SHORT-TERM ACCESS ROAD FROM 208 ST (AT THE WEST END). ULTIMATELY, THIS ACCESS WILL BE CLOSED (ONLY ALLOWING FUTURE FIRE DEPARTMENT ACCESS) AND A NEW ACCESS WILL BE PROVIDED FROM THE NORTH, TO A MID-SITE ACCESS POINT. NEW PEDESTRIAN ONLY ACCESS POINT WILL BE CREATED AT THE EAST END TO CONNECT TO THE (ULTIMATE) 209A STREET.

AGE-FRIENDLY OUTDOOR AMENITY AREA AND RESIDENT/VISITOR PARKING REQUIREMENTS MEET THE CURRENT BYLAW.

NO ZONING VARIANCES ARE SOUGHT AT THIS TIME.

ZONING INFORMATION

CIVIC ADDRESS	8192 208 STREET, TOWNSHIP OF LANGLEY	
LEGAL DESCRIPTION	LOT 34, SEC 25, TOWNSHIP 8, NWD, PLAN 48812	
TOL COMMUNITY	WILLOUGHBY (DP AREA 'B')	
TOL NEIGHBORHOOD	YORKSON (APARTMENT LAND USE DESIGNATION)	
ZONING (TARGET)	CD (40 TO 80 UPA, 99 TO 198 UPH)	
SITE AREA (ORIG)	10,119.821 m² [108,929 ft², 2.50 ACRE]	
DEDICATION AREA	1,593.392 m² [17,151 ft², 0.394 ACRE]	
SITE AREA (NET)	8,526.429 m² [91,778 ft², 2.107 ACRE]	
DENSITY (AREA PLAN)	40 - 80 UPA REQ'D	| 57.6 UPA PROPOSED
MIN. SETBACKS	NORTH (82 AVE.)	3.5 M | 3.5 M PROPOSED
	WEST (208 ST)	4.5 M | 4.5 M PROPOSED
	SOUTH	4.5 M | 4.5 M PROPOSED
	EAST	4.5 M | 4.5 M PROPOSED
LOT COVERAGE	32.7% (30,007 ft² / 91,778 ft²)	
FSR (SITE)	1.14 (104,939 ft² / 91,778 ft²)	
BUILDING HEIGHT	BUILDING 1 = 6 STOREYS	
	BUILDING 2 = 6 STOREYS	
	CHILD CARE = 1 STOREY	
	2 LEVEL UNDERGROUND PARKADE	

BUILDING 1 (west):
PARKING (72 UNITS) REQUIRED: 108 STALLS (72 x 1.5 per UNIT)
11 STALLS (108 x 10% - VISITORS)
119 STALLS
PROVIDED: 119 STALLS
108 in Parkade (included 8 HC)
11 in P1 Parkade (Gated) - VISITORS

BUILDING 2 (east):
PARKING (72 UNITS) REQUIRED: 108 STALLS (72 x 1.5 per UNIT)
11 STALLS (108 x 10% - VISITORS)
119 STALLS
PROVIDED: 119 STALLS
108 in Parkade (included 8 HC)
2 VISITORS in P1 Parkade (Gated)
9 VISITORS at grade surface Parking

AFAA (AGE FRIENDLY AMENITY AREA):

AFAA - Building 1	REQUIRED	288 m² (72 Units x 4 m²)
	PROVIDED	291.8 m² (3,141 FT²)
AFAA - Building 2	REQUIRED	288 m² (72 Units x 4 m²)
	PROVIDED	478.15 m² (5,147 FT²)

ADAPTABLE HOUSING 16 UNITS (8 units for Building 1 + 8 units for Building 2)
* Building 1 (72 x 10%)
* Building 2 (72 x 10%)

CHILD CARE BUILDING:
3,407 FT² (316M²) Building and 1,973 FT² (183M²) of Outdoor Play
Provided Parking for 4 staff & 1 Drop-Off
(Reference to Child Care Licensing Regulation-November 8, 2007)

REVISIONS	
25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
9 Aug. 2019	DP RE-SUBMISSION(5)
22 Oct. 2018	PRELIM. REVIEW
12 March 2018	DP RE-SUBMISSION
1 Sept. 2017	DP RE-SUBMISSION
28 July 2016	FOR DP APPLICATION

CONSULTANTS

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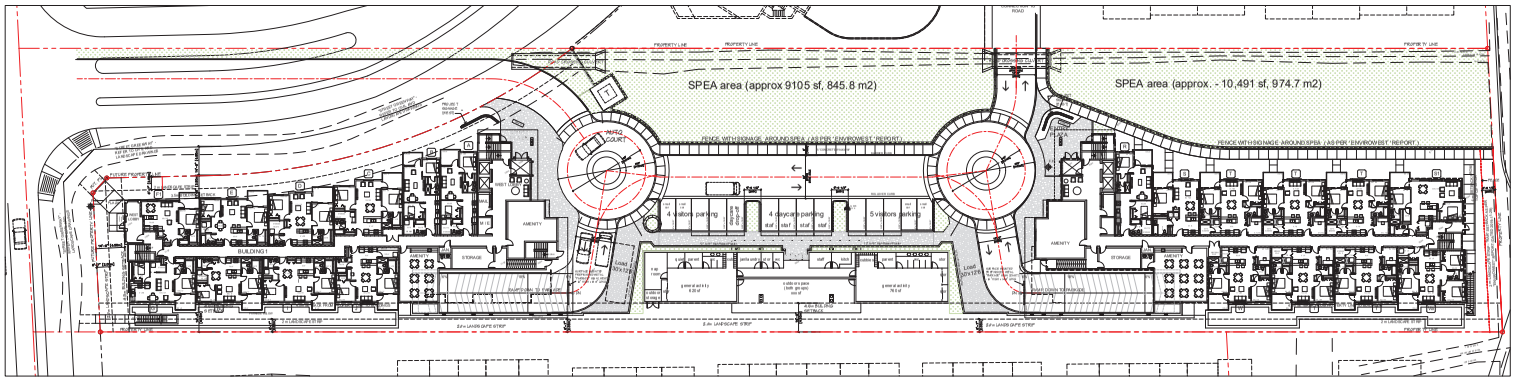
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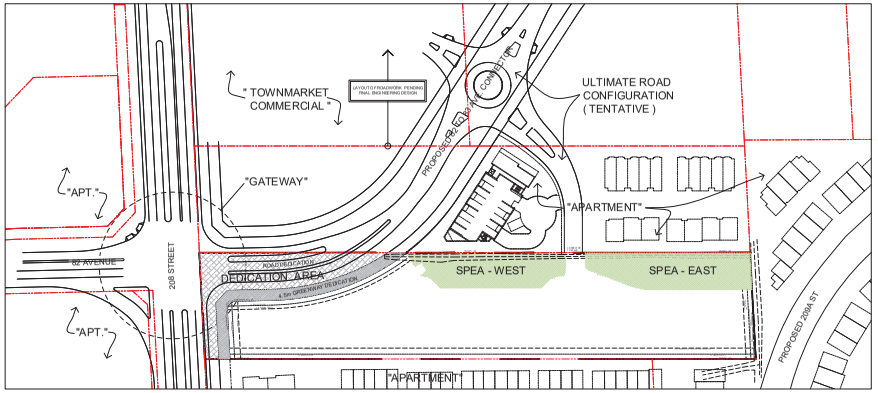
SEAL

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SITE PLAN (INTERIM)
SCALE: 1" = 30'



PARCELING CONCEPT & LAND USE INFO
SCALE: 1" = 80'

LANGLEY BASIC ADAPTABLE HOUSING:

CIRCULATION: STAIRLIFT OR STACKED CLOSETS WITH KNOCK OUT FLOOR SPACE OF 900mm x 1200mm FOR FUTURE RESIDENTIAL ELEVATOR.

PARKING: ONE 3.7m WIDE PARKING SPACE FOR EACH ADAPTABLE UNIT.

DOOR & DOORWAYS: MAXIMUM 13mm RISE AT THRESHOLD; 800mm CLEAR DOORWAYS OPENING (SWING DOOR).

MANEUVERING SPACE AT DOORWAYS: 1220mm x WIDTH OF DOOR PLUS 600mm CLEAR SPACE ON LATCH SIDE OF PULL DOOR DIRECTION; 1220mm x WIDTH OF DOOR PLUS 300mm CLEAR SPACE ON LATCH SIDE OF PUSH DOOR.

CORRIDOR WIDTHS: MINIMUM 1100mm.

WINDOWS: 750mm MAXIMUM WINDOW SILL HEIGHT ABOVE FLOOR; MINIMUM 1 OPENABLE WINDOW WITH SINGLE HAND.

OUTLETS & SWITCHES: SWITCHES, THERMOSTATS, BUTTONS LOCATED 900mm TO 1200mm FROM FLOOR; OUTLETS AND TELEPHONE JACKS LOCATED 455mm TO 1200mm FROM FLOOR; 1 ELECTRICAL OUTLET ON INSIDE AND OUTSIDE OF FRONT DOOR; ROCKER / PADDLE TYPE SWITCHES; ELECTRICAL PANEL MAXIMUM 1371mm ABOVE FLOOR.

BATHROOMS: ONE ACCESSIBLE BATHROOM ON PRIMARY BEDROOM LEVEL AND ONE ACCESSIBLE HALF BATHROOM ON MAIN LIVING LEVEL; 800mm x 1100mm CLEAR FLOOR AREA AT SINK; 800mm x LENGTH OF TUB CLEAR FLOOR AREA AT TUB; STRUCTURAL REINFORCEMENT IN WALLS AT FUTURE LOCATIONS OF GRAB BARS.

KITCHEN: CLEAR KNEE SPACE AREA UNDER WORKSPACE / UNDER COUNTER (STOVE, SINK & MINIMUM 810mm WIDE UNDER COUNTER SPACE)

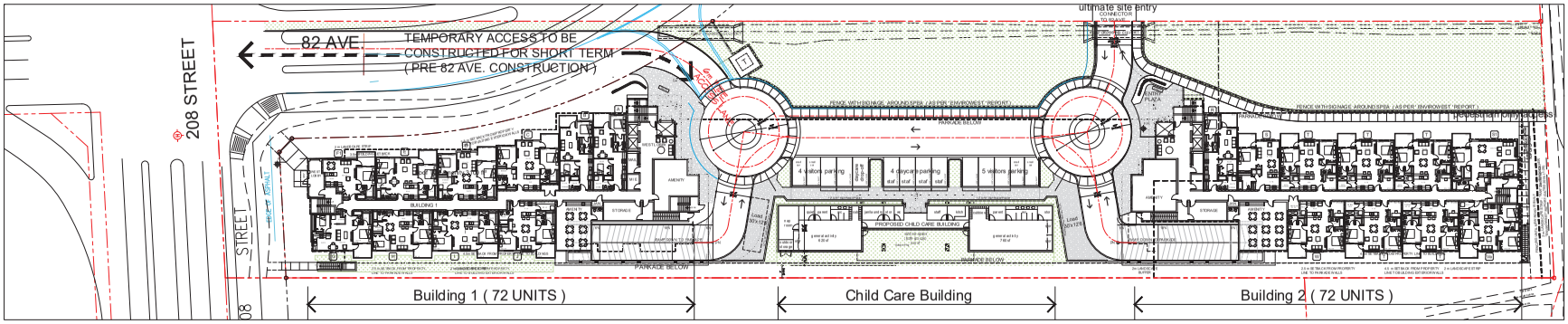
BEDROOM & CLOSET: 1500mm TURNING DIAMETER ON ONE SIDE OF BED; CLOTHES CLOSET OPENING OF 900mm, 750mm x 1200mm CLEAR FLOOR SPACE AT CLOSET; CLOTHES HANGER ROD AND SHELF CAPABLE OF BEING LOWERED TO 1200mm.

PATIOS & BALCONIES: 800mm DOOR OPENING; MINIMUM 1500mm x 1500mm BALCONY OR PATIO.

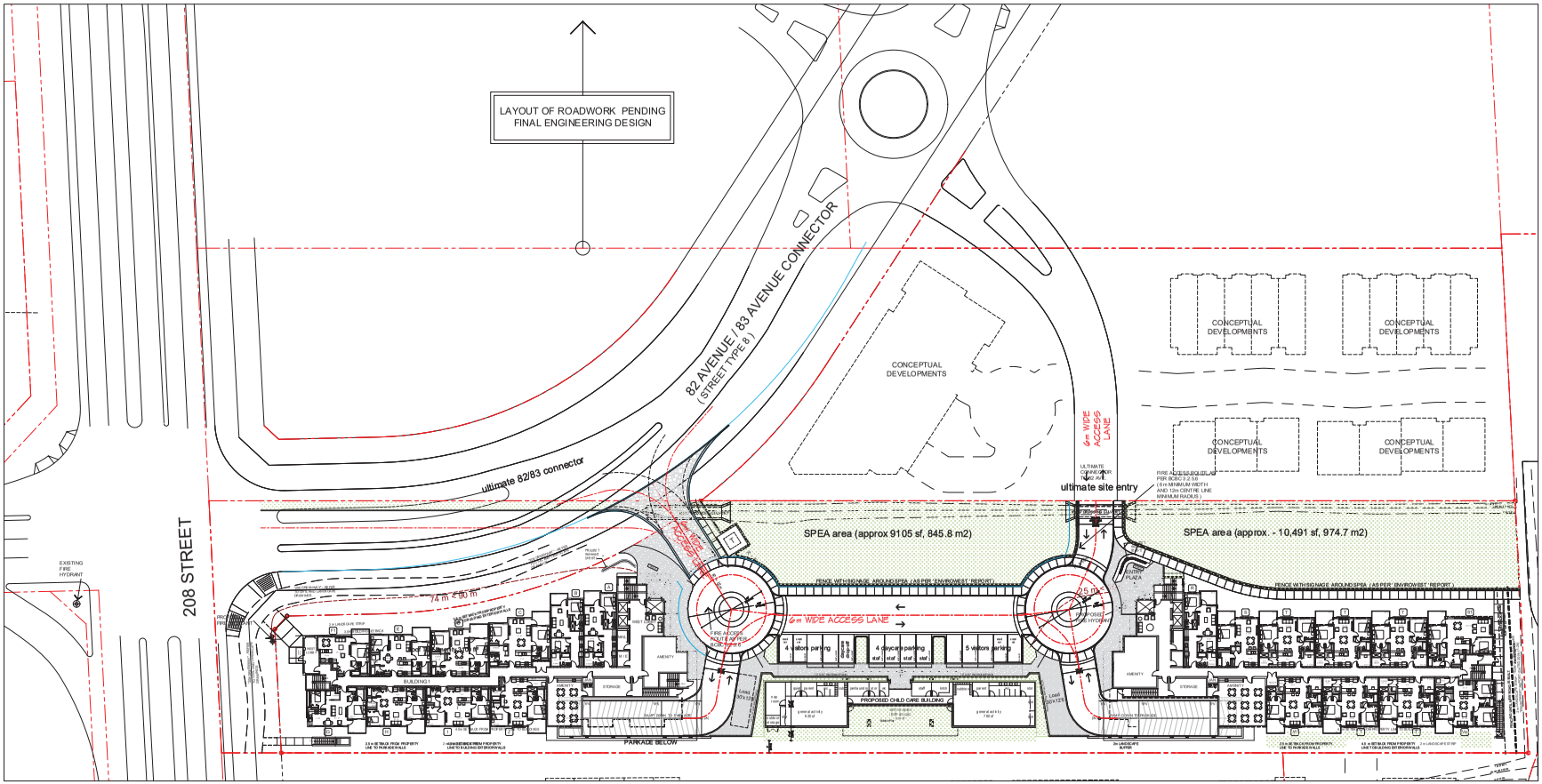
PROJECT
NEST
Proposed 144 Unit
Multi-Family
Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.	1812C208
SCALE	As Noted
DATE	As Noted
DRAWN BY	AL, VT
CHECKED BY	KYC
SHEET TITLE	PROJECT DATA AND SITE PLANS
DRAWING	DP1.1

F.3



TEMPORARY ROAD ACCESS (INTERIM)
SCALE: 1" = 30'



SITE PLAN - FIREFIGHTING ACCESS (ULTIMATE)
SCALE: 1" = 30'

REVISIONS	
25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019 9 Aug. 2019	DP - PIM(6) DP RE-SUBMISSION(5)
22 Oct. 2018	PRELIM. REVIEW
12 March 2018	DP RE-SUBMISSION
1 Sept. 2017	DP RE-SUBMISSION
28 July 2016	FOR DP APPLICATION

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SEAL

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Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

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F 604 821 1146
www.interfacearchitecture.com

PROJECT
NEST
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1812C208

SCALE
As Noted

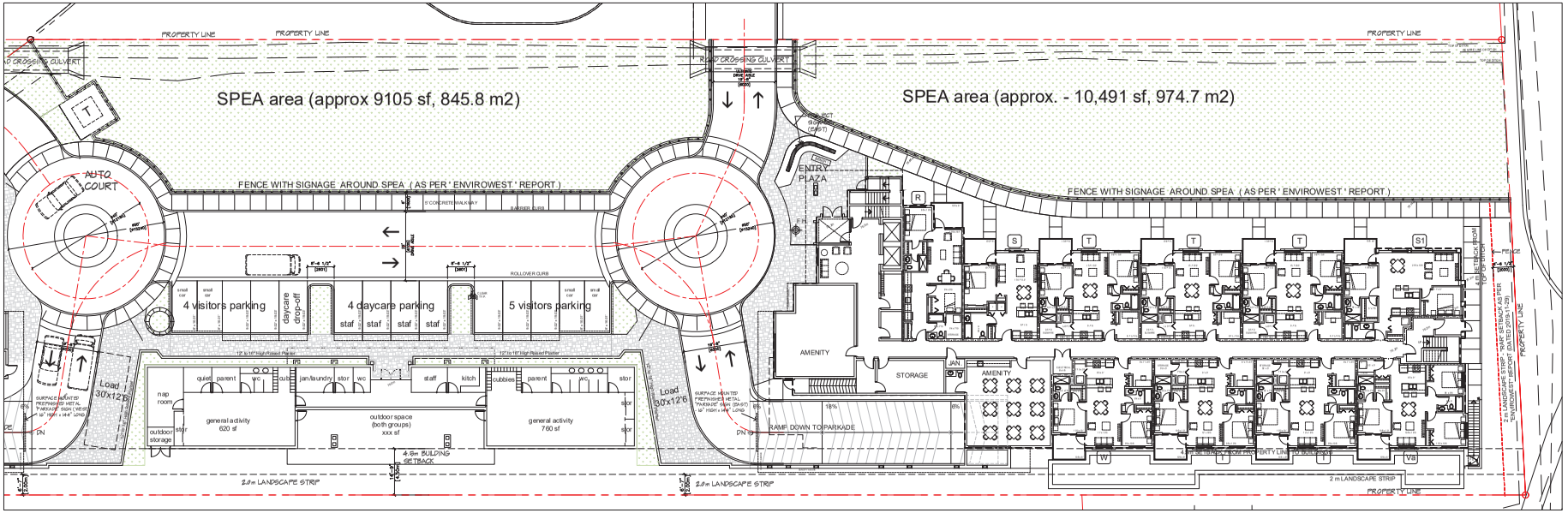
DATE
As Noted

DRAWN BY
AL, VT

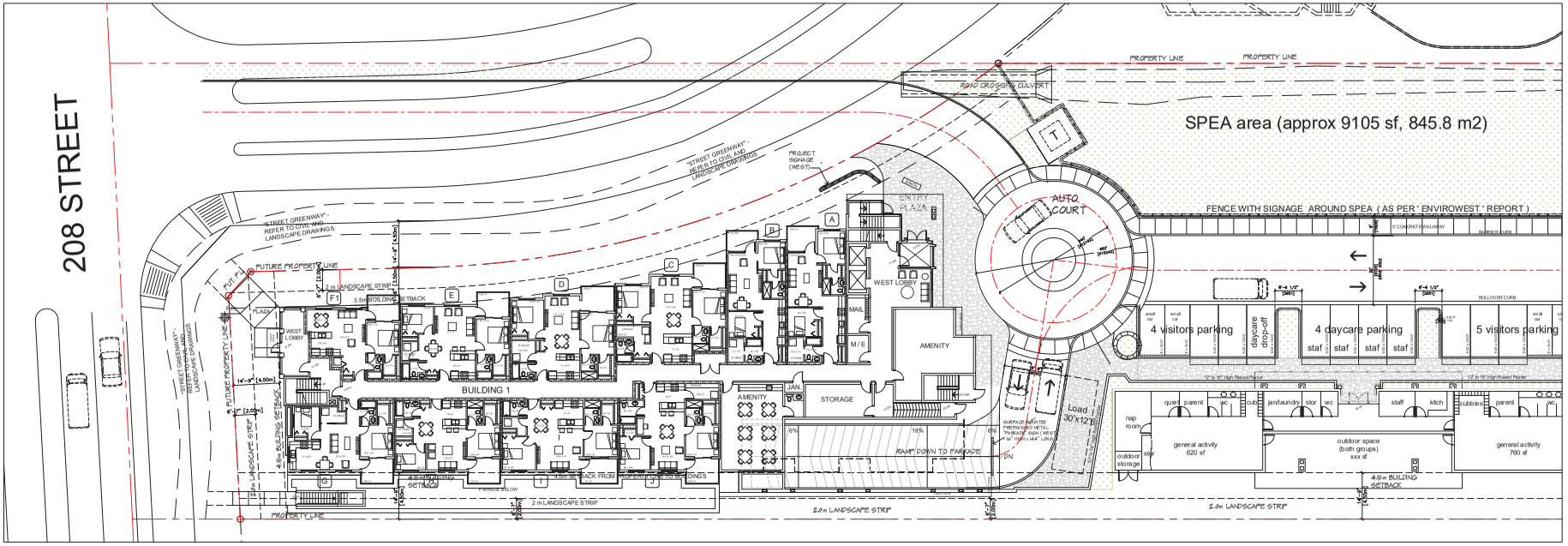
CHECKED BY
KYC

SHEET TITLE
TEMPORARY ROAD ACCESS & FIREFIGHTING ACCESS PLANS

DRAWING
DP1.2



EAST PORTION OF SITE - BUILDING 2 (72 UNITS) - (INTERIM)
SCALE: 1/16" = 1'-0"



WEST PORTION OF SITE - BUILDING 1 (72 UNITS) - (INTERIM)
SCALE: 1/16" = 1'-0"

REVISIONS	
25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
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PROJECT
NEST
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.	1812C208
SCALE	As Noted
DATE	As Noted
DRAWN BY	AL, VT
CHECKED BY	KYC
SHEET TITLE	ENLARGED SITE PLAN
DRAWING	DP1.3



BUILDING 1 (SOUTH SIDE)
SCALE: 3/32" = 1'-0"



BUILDING 1 (EAST SIDE)
SCALE: 3/32" = 1'-0"

BUILDING 1 (WEST)
EXTERIOR FINISH LEGEND

1. Horizontal Fibre Cement Siding
   COLOUR: Medium Brown
2. Fibre Cement Panel Siding with Clear Anodized Trims
   COLOUR: Artic White
3. Metal Flashing
   COLOUR: Dark Gray
4. Vinyl Window
   COLOUR: Dark Gray
5. Fibre Cement Fascia Panel
   COLOUR: Artic White
6. Sandblasted glass in Aluminum Balcony Guardrail system
   COLOUR: Dark Gray
7. 2x6 Window Trim Board - Painted
   COLOUR: Dark Gray
8. Concrete
   COLOUR: Light Gray
9. Wood Trim/Fascia - painted
   COLOUR: Light Gray
10. Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames
11. RTU - Screen Equipment Mounted. Typical
12. 8 x 8 Wood Post and Cross Beams
    COLOUR: Natural Cedar Stain
13. Entry Door with Glazing
    COLOUR: Dark Gray
14. Wood Cantilevered Beam
    COLOUR: Natural Cedar Stain
15. Spandrel Glazing & Panel
    COLOUR: Dark Gray
16. Sliding Patio Door
    COLOUR: Dark Gray
17. Patio Door
    COLOUR: Dark Gray
18. Hollow Metal Door & PSF - Painted
    COLOUR: Dark Gray
19. Metal Overhead Door - Painted
    COLOUR: Dark Gray
20. Wood Lattice - Stained
21. 1x6 Cedar Board Soffit. Stained. Typical.
22. Wooden Planters

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
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PROJECT
NEST
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
16097208

SCALE
As Noted

DATE
March 2018

DRAWN BY
AL,VT

CHECKED BY
KYC

SHEET TITLE
BUILDING 1
SOUTH & EAST
ELEVATIONS

DRAWING
F.3
DP3.1



BUILDING 1 (NORTH SIDE)
SCALE: 3/32" = 1'-0"



BUILDING 1 (WEST SIDE)
SCALE: 3/32" = 1'-0"

F.3 - Page 23

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
16 Dec. 2019	DP RE-SUBMISSION(7)
17 Oct. 2019	DP - PIM(6)
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PROJECT

Proposed 144 Unit
Multi-Family
Housing Development

8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
16007208

SCALE
As Noted

DATE
March 2018

DRAWN BY
AL,VT

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KYC

SHEET TITLE

BUILDING 1
NORTH & WEST
ELEVATIONS

DRAWING
F.3
DP3.2



BUILDING 2 (NORTH SIDE)
SCALE: 3/32" = 1'-0"



BUILDING 2 (WEST SIDE)
SCALE: 3/32" = 1'-0"

BUILDING 2 (EAST) EXTERIOR FINISH LEGEND

1. Horizontal Fibre Cement Siding
   COLOUR: Medium Brown
2. Fibre Cement Panel Siding with Clear Anodized Trims
   COLOUR: Artic White
3. Metal Flashing
   COLOUR: Dark Gray
4. Vinyl Window
   COLOUR: Dark Gray
5. Fibre Cement Fascia Panel
   COLOUR: Artic White
6. Sandblasted glass in Aluminum Balcony Guardrail system
   COLOUR: Dark Gray
7. 2x6 Window Trim Board - Painted
   COLOUR: Dark Gray
8. Concrete
   COLOUR: Light Gray
9. Wood Trim/Fascia - painted
   COLOUR: Light Gray
10. Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames
11. RTU - Screen Equipment Mounted. Typical
12. 8 x 8 Wood Post and Cross Beams
    COLOUR: Natural Cedar Stain
13. Entry Door with Glazing
    COLOUR: Dark Gray
14. Wood Cantilevered Beam
    COLOUR: Natural Cedar Stain
15. Spandrel Glazing & Panel
    COLOUR: Dark Gray
16. Sliding Patio Door
    COLOUR: Dark Gray
17. Patio Door
    COLOUR: Dark Gray
18. Hollow Metal Door & PSF - Painted
    COLOUR: Dark Gray
19. Metal Overhead Door - Painted
    COLOUR: Dark Gray
20. Wood Lattice - Stained
21. 1x6 Cedar Board Soffit. Stained. Typical.
22. Wooden Planters

REVISIONS

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PROJECT
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1609T208

SCALE
As Noted

DATE
March 2018

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SHEET TITLE
BUILDING 2 NORTH & WEST ELEVATIONS

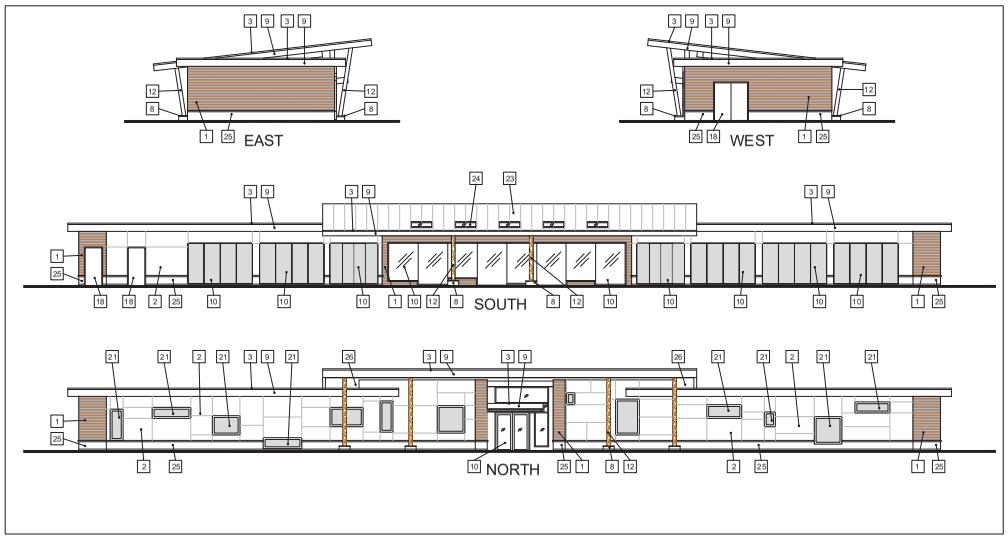
DRAWING
F.3
DP3.3



BUILDING 2 - SOUTH SIDE
SCALE: 3/32" = 1'-0"



BUILDING 2 - EAST SIDE
SCALE: 3/32" = 1'-0"



BUILDING 3 (Child Care)
SCALE: 3/32" = 1'-0"

CHILD CARE BUILDING EXTERIOR FINISH LEGEND

1	Horizontal Fibre Cement Siding	COLOUR: Medium Brown
2	Fibre Cement Panel Siding with Clear Anodized Trims	COLOUR: Artic White
3	Metal Flashing	COLOUR: Dark Gray
8	Vinyl Window	COLOUR: Dark Gray
9	Fibre Cement Fascia Panel	COLOUR: Artic White
10	Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames	
12	8 x 8 Wood Post and Cross Beams	COLOUR: Natural Cedar Stain
18	Hollow Metal Door & PSF - Painted	COLOUR: Dark Gray
21	Double Glazing Windows in Anod. Alum. Frames c/w 4"x4" Metal Clad Trims.	COLOUR: Dark Gray
23	Standing Seam Metal Roof	COLOUR: Light Green
24	Skylight: Double Glazing Sealed Units in Thermally Broken Clear Anodized Aluminum Frames	
25	Architectural Concrete Cladding (similar to Shouldice 16"x24" Dessert Buff Tex-stone c/w Supersill 224 sloped). Typical	
26	1x6 Cedar Boards Soffit. Stained.Typical	

REVISIONS

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9 Aug. 2019	DP RE-SUBMISSION(5)
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PROJECT
Proposed 144 Unit Multi-Family Housing Development
8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.
1609T208

SCALE
As Noted

DATE
March 2018

DRAWN BY
AL,VT

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KYC

SHEET TITLE
BUILDING 2 - SOUTH & EAST ELEVATIONS
BUILDING 3 - EXTERIOR ELEVATIONS

DRAWING
F.3
DP3.4



VIEW 1 (Looking North)



VIEW 2 (Looking South)



VIEW 3 (Looking South East)



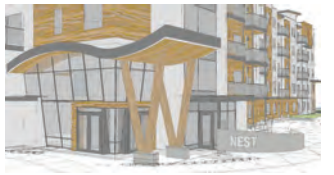
VIEW 4 (Building 2 - Looking South East)



VIEW 5 (Building 1 - Looking South West)



VIEW 6 (Building 2 - East Sign)



VIEW 7 (Building 1 - West Sign)

REVISIONS

25 Feb. 2020	DP RE-SUBMISSION(8)
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09 Aug. 2019	DP RE-SUBMISSION(5)
09 Aug. 2019	DP RE-SUBMISSION(5)
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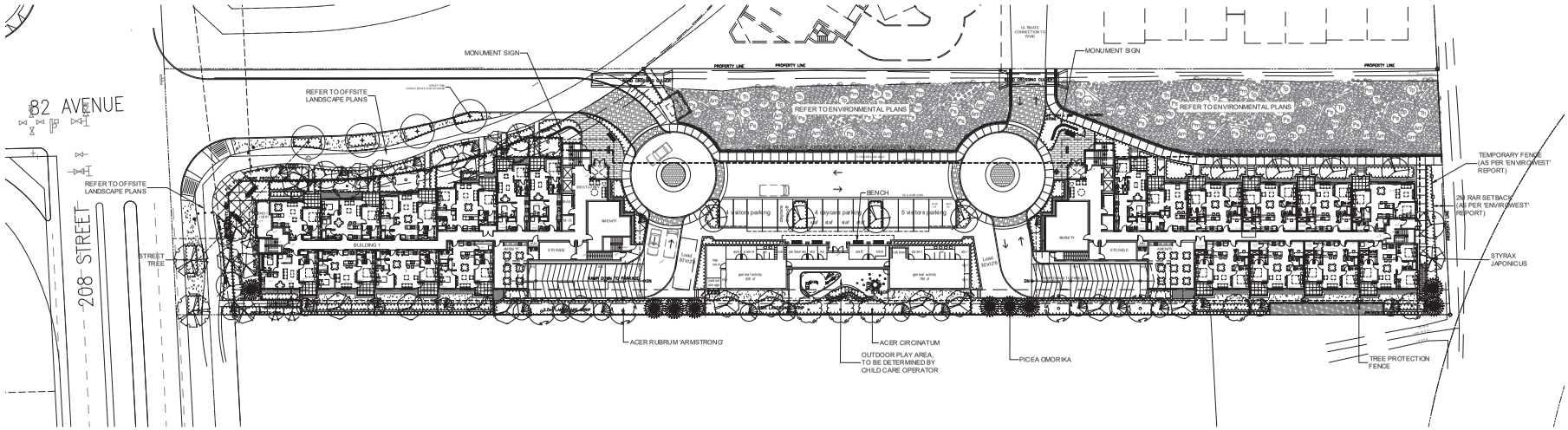
PROJECT
NEST
Proposed 144 Unit
Multi-Family
Housing Development

8192 - 208 Street
Township of Langley, B.C.

PROJECT NO.	1609T208
SCALE	As Noted
DATE	As Noted
DRAWN BY	AL,VT
CHECKED BY	KYC

SHEET TITLE
3D VIEWS

DRAWING
F.3
DP5.1



PLANT SCHEDULE

ONSITE TREES - GROUND LEVEL

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER CIRCINATUM	VINE MAPLE	6CM CAL.; 1.2M STD.; B&B;
	13	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL.; 2M STD; B&B
	9	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	6CM CAL.; 1.8M STD.; B&B
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3 M HT; B&B
	6	CORNUS KOUSA	KOUSA DOGWOOD	6CM CAL.; 1.2M STD.; B&B
	18	PICEA OMORIKA	SERBIAN SPRUCE	3 M HT; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL.; 1.8M STD.; B&B
	9	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3 M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

REQUIRED REPLACEMENT TREE NUMBER: 59
PROPOSED REPLACEMENT TREE NUMBER: 59
PROPOSED CONIFEROUS TREE NUMBER: 30
PROPOSED DECIDUOUS TREE NUMBER: 29

SCHEDULE B

16123-7.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20.FEB.26	NEW SITE PLAN / TOL COMMENTS	YW/JR
7	19.DEC.12	NEW SITE PLAN / TOL COMMENTS	DO
6	2019.AUG.08	ISSUED FOR DP	YR
5	2019.AUG.02	NEW ARCH & CIVIL PLAN	YR
4	2018.MAR.13	REVISE GREENWAY	YR
3	2018.JAN.31	NEW SITE PLAN	YR
2	2017.AUG.22	REVISION PER ARCH'S COMMENTS	YR
1	2017.AUG.17	NEW SITE PLAN	YR

CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

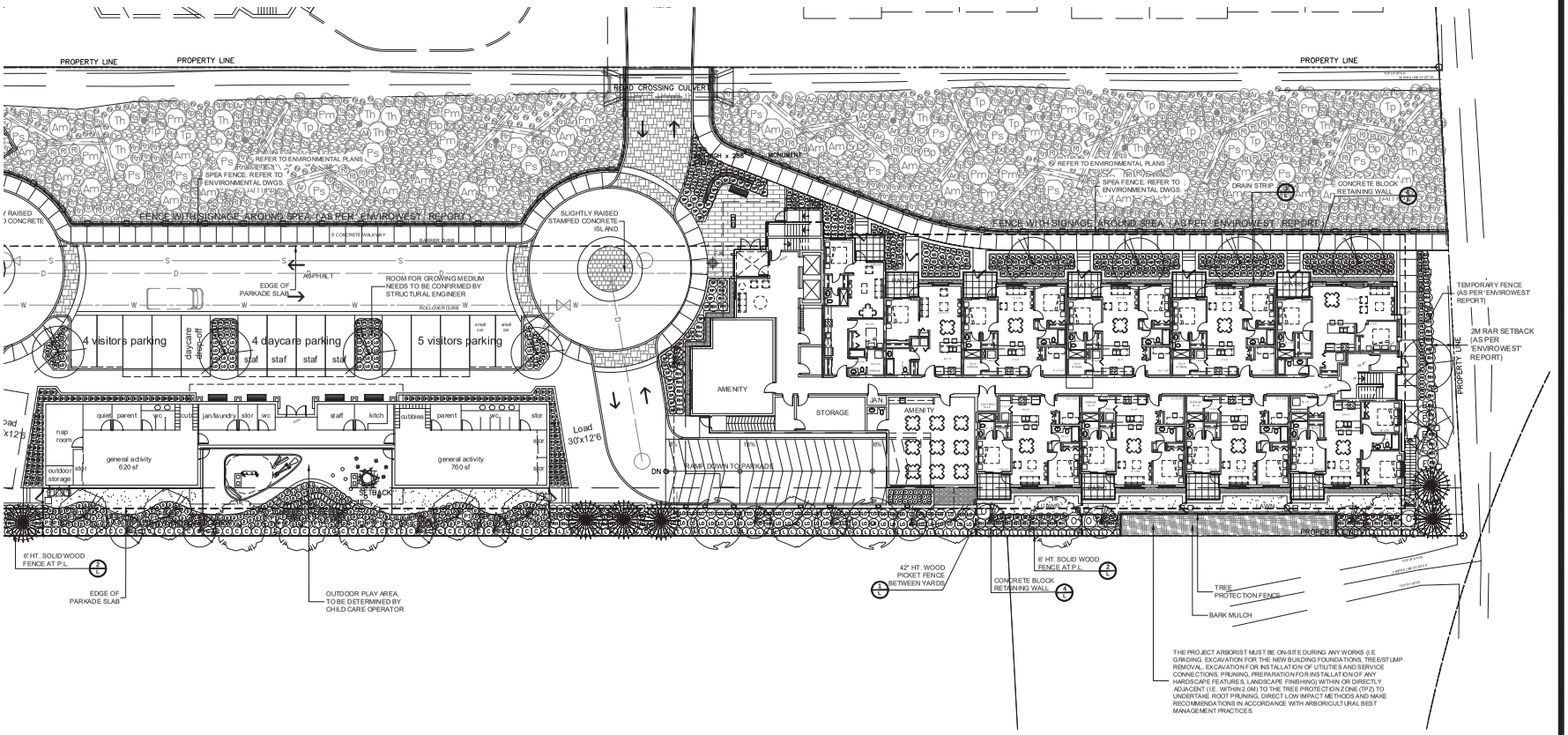
DRAWING TITLE:

LANDSCAPE PLAN

DATE: 16.AUG.10
SCALE: 1"=30'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: L1 F.3 OF 7

PMG PROJECT NUMBER: 16-123



THE PROJECT ARBORIST MUST BE ON-SITE DURING ANY WORKS (I.E. GRADING, EXCAVATION FOR THE NEW BUILDING FOUNDATIONS, TREE/STUMP REMOVAL, EXCAVATION FOR INSTALLATION OF UTILITIES AND SERVICE CONNECTIONS, PRUNING, PREPARATION FOR INSTALLATION OF ANY HARDSCAPE FEATURES, LANDSCAPE FINISHING) WITHIN OR DIRECTLY ADJACENT (I.E. WITHIN 2.0M) TO THE TREE PROTECTION ZONE (TPZ) TO UNDERTAKE ROOT PRUNING, DIRECT LOW IMPACT METHODS AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
B	120	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#5 POT; 40CM
C	25	EUONYMUS ALATA	WINGED BURNING BUSH	#5 POT; 50CM
D	12	OSMANTHUS DELAVAYI	FALSE HOLLY	#5 POT; 50CM
E	192	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#2 POT; 40CM
F	196	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#5 POT; 30CM B&B
G	64	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
H	188	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
I	135	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
J	13	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B
A	191	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS				
O	53	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
P	166	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	#1 POT
Q	104	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
R	194	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
M	53	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT
N	22	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
K	18	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
GC				
L	168	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT
S	179	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	20.FEB.26	NEW SITE PLAN / TOL COMMENTS	YW/JR
7	19.DEC.12	NEW SITE PLAN / TOL COMMENTS	DO
6	2019.AUG.08	ISSUED FOR DP	YR
5	2019.AUG.02	NEW ARCH & CIVIL PLAN	YR
4	2018.MAR.13	REVISE GREENWAY	YR
3	2018.JAN.31	NEW SITE PLAN	YR
2	2017.AUG.22	REVISION PER ARCH'S COMMENTS	YR
1	2017.AUG.17	NEW SITE PLAN	YR

CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

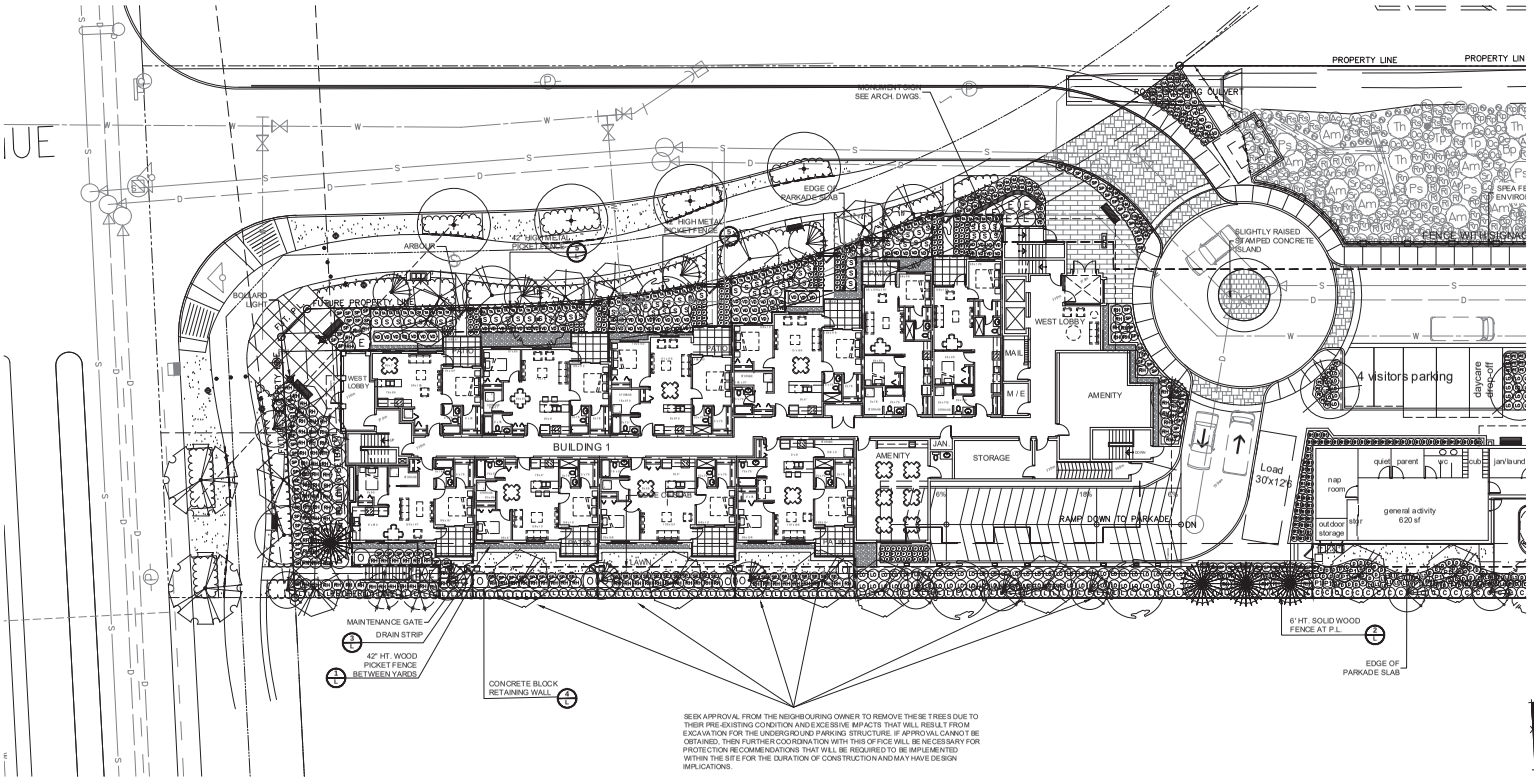
LANDSCAPE PLAN

DATE: 16.AUG.10
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: L2
OF 7

16123-7.ZIP

PMG PROJECT NUMBER: 16-123



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CLIENT:

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8192 - 208 STREET
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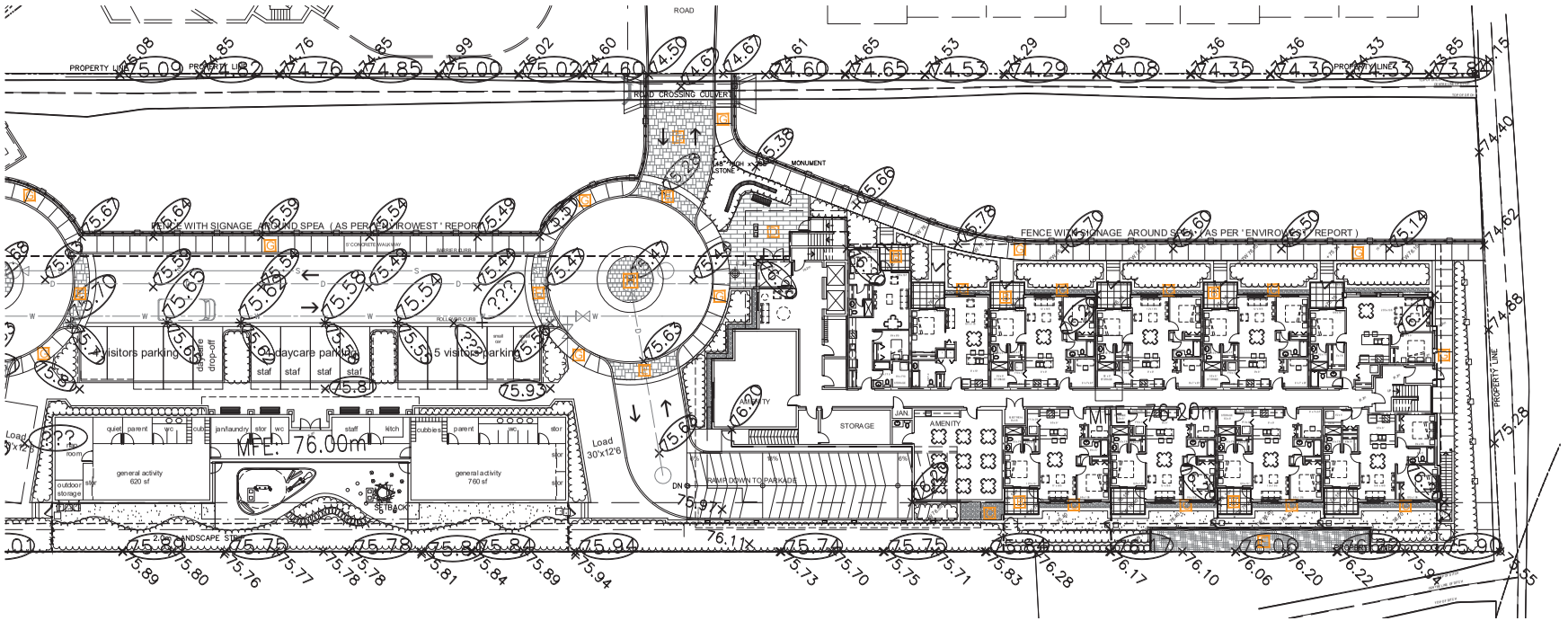
LANDSCAPE PLAN

DATE: 16.AUG.10
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: L3 / F.3 OF 7

16123-7.ZIP

PMG PROJECT NUMBER: 16-123



GRADES LEGEND

×00.00	ON-SITE GRADES
×00.00	SITE EDGE GRADES

MATERIAL LEGEND

A		BARKMAN; BROADWAY 100MM 300X150X100MM; HERRINGBONE PATTERN CHARCOAL
B		BARKMAN; BROADWAY 65MM 300X300X65MM; STERLING
C		GRAVEL STRIP
D		BARKMAN; BROADWALK 322X89X80MM; 15 ROWS OF NATURAL COLOR & 5 ROWS OF WHITE TAKE TURNS
E		STAMPED ASPHALT; ASHLAR PATTERN
F		BARK MULCH
G		SAWCUT CONCRETE
H		STAMPED CONCRETE

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CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

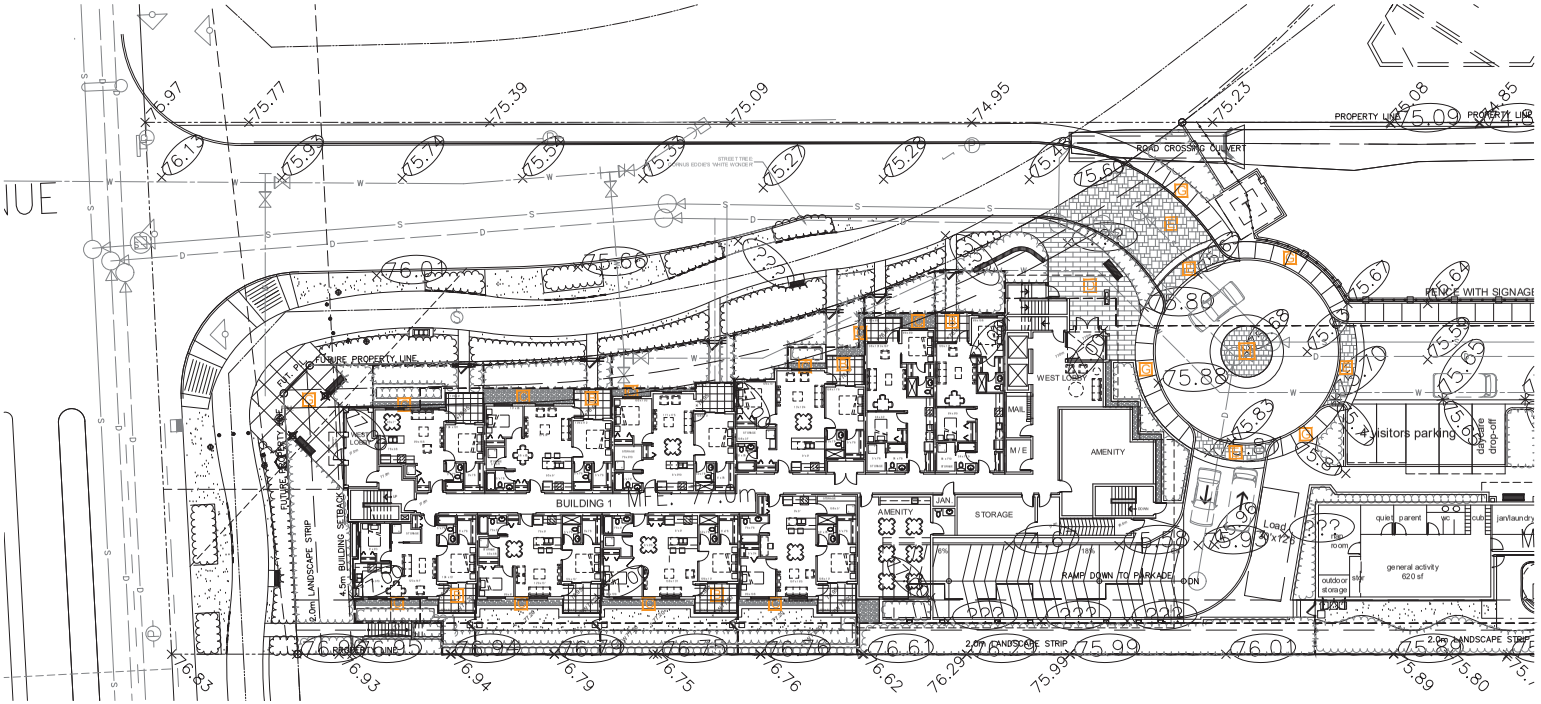
DRAWING TITLE:

GRADING & MATERIAL PLAN

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 7

16123-7.ZIP

PMG PROJECT NUMBER: **16-123**



GRADES LEGEND

x 00.00	ON-SITE GRADES
x 00.00	SITE EDGE GRADES

MATERIAL LEGEND

A		BARKMAN; BROADWAY 100MM 300X150X100MM; HERRINGBONE PATTERN CHARCOAL
B		BARKMAN; BROADWAY 65MM 300X300X65MM; STERLING
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E		STAMPED ASPHALT; ASHLAR PATTERN
F		BARK MULCH
G		SAWCUT CONCRETE
H		STAMPED CONCRETE

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PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

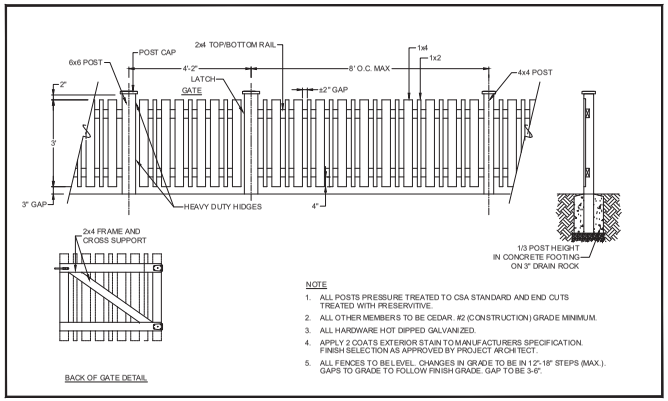
8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

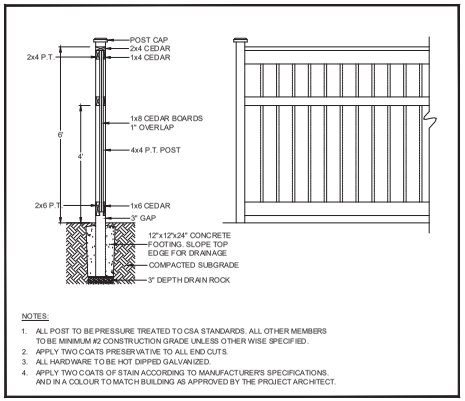
GRADING & MATERIAL PLAN

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L5
DRAWN:	DO	
DESIGN:	DO	OF 7
CHK'D:	MCY	F.3
PMG PROJECT NUMBER:		16-123

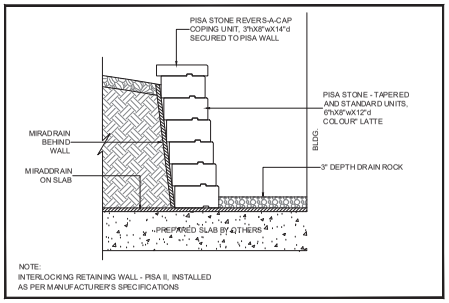
16123-7.ZIP



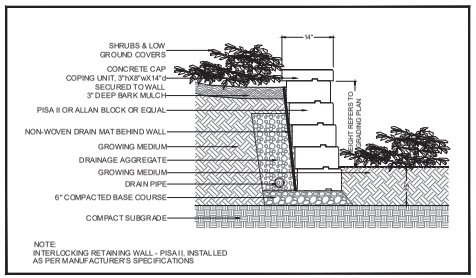
1 L **42" PICKET FENCE AND GATE**
1/2"=1'-0"



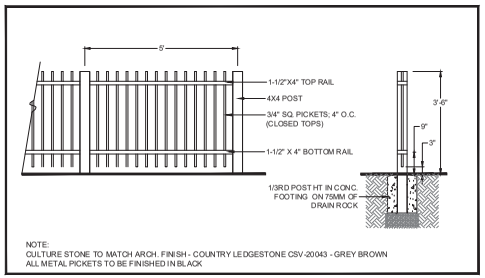
2 L **6' HT. SOLID WOOD FENCE**
1/2"=1'-0"



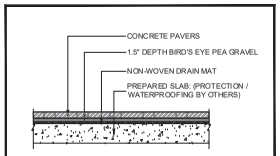
3 L **DRAIN STRIP @ BLDG.**
SCALE: 1/2"=1'-0"



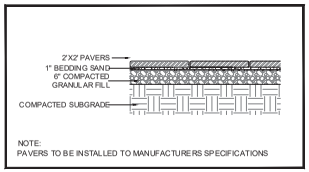
4 L **CONCRETE RETAINING WALL ON GRADE**
SCALE: 1/2"=1'-0"



5 L **42" HIGH METAL PICKET FENCE**
SCALE: 1/2"=1'-0"



6 L **PAVER ON SLAB**
SCALE: 1/2"=1'-0"



7 L **PAVER ON GRADE**
SCALE: 1/2"=1'-0"



KOMPAN, TOWER AND TREE HOUSE
MSC6425



KOMPAN, BILLY GOAT GRUFF
M62080



KOMPAN, TODDLER FLOWER HOUSE
M41100





RATANA; ELEMENT 5.0 - COFFEE TABLE;
CEMENT



KOMPAN, TALK & TUMBLE WITH TUNNEL UNDER 2
PCM000510-0001



WISHBONE, LARSON PICNIC TABLE
LPT-6; WALNUT COLOR



RATANA, NEW MIRAGE RECLINING LOUNGE CHAIR
ESPRESSO COLOR



SOLUS HEMI FIREBOWL



RATANA; ELEMENT 5.02.5 - SEATER SOFA;
PEBBLE

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8192 - 208 STREET
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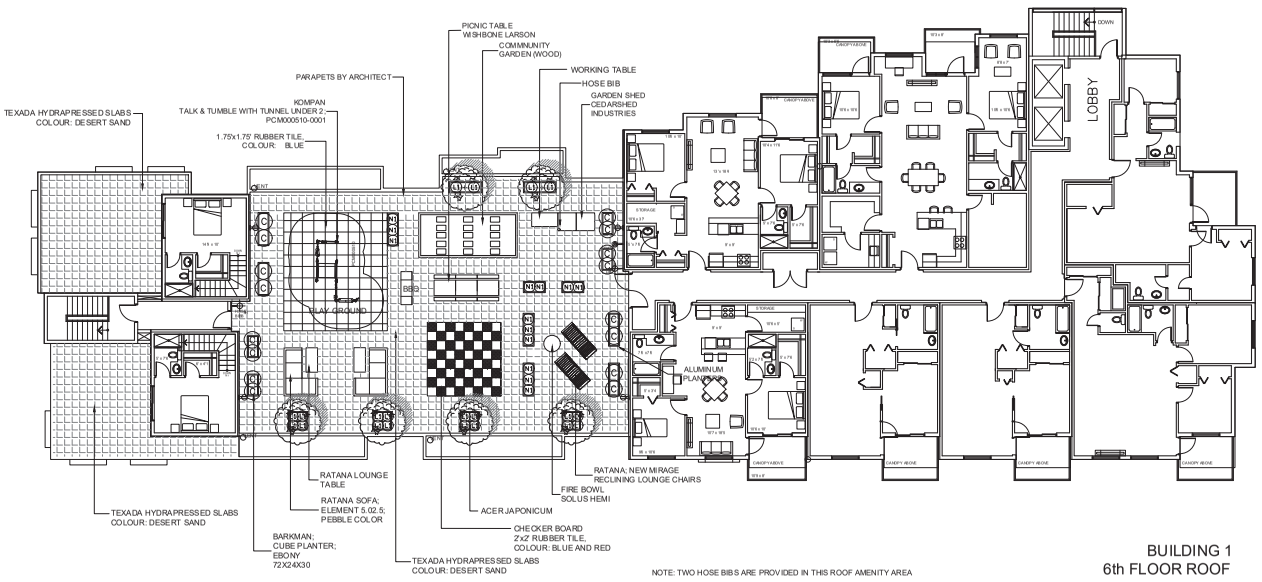
DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	AS SHOWN	L6
DRAWN:	DO	
DESIGN:	DO	F.3 OF 7
CHK'D:	MCY	

16123-7.ZIP

PMG PROJECT NUMBER: **16-123**



NOTE: TWO HOSE BIBS ARE PROVIDED IN THIS ROOF AMENITY AREA

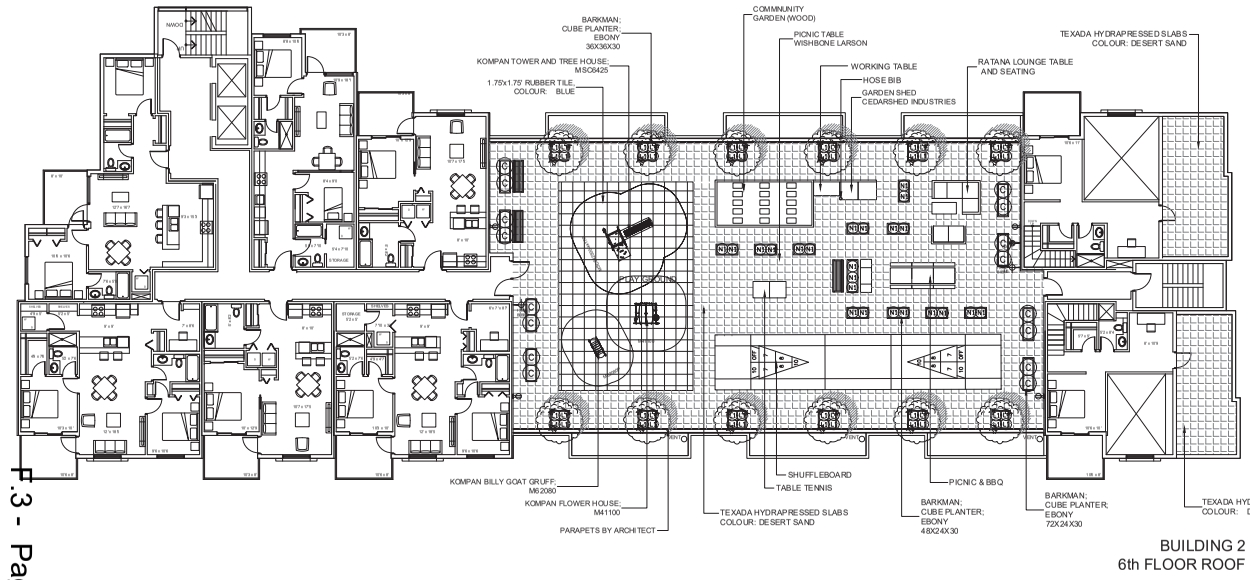
BUILDING 1
6th FLOOR ROOF

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
SYMBOL	6	ACER JAPONICUM	FULLMOON MAPLE	2.9M HT; B&B
GRASS	13	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM
PERENNIAL	16	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER	FEATHER REED GRASS	#1 POT
LV	20	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



BUILDING 2
6th FLOOR ROOF

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
SYMBOL	12	ACER JAPONICUM	FULLMOON MAPLE	2.9M HT; B&B
GRASS	23	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM
PERENNIAL	16	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
LV	48	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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1	2017.AUG.17	NEW SITE PLAN	YR

CLIENT:

PROJECT:

TWO 72-UNIT APARTMENT BUILDINGS

8192 - 208 STREET
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

ROOF DECK AMENITY AREA

DATE: 16.AUG.10
SCALE: 3/32"=1'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCY

DRAWING NUMBER: L7 F.3 OF 7

PMG PROJECT NUMBER: 16-123

16123-7.ZIP

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101143

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

1. NAME: 1094941 BC Ltd.

   ADDRESS: #207 12639 – 80 Avenue
   Surrey, BC, V3W 3A6

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 34 Section 25 Township 8
   New Westminster District Plan 48812

   CIVIC ADDRESS: 8192 – 208 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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and 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;

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.

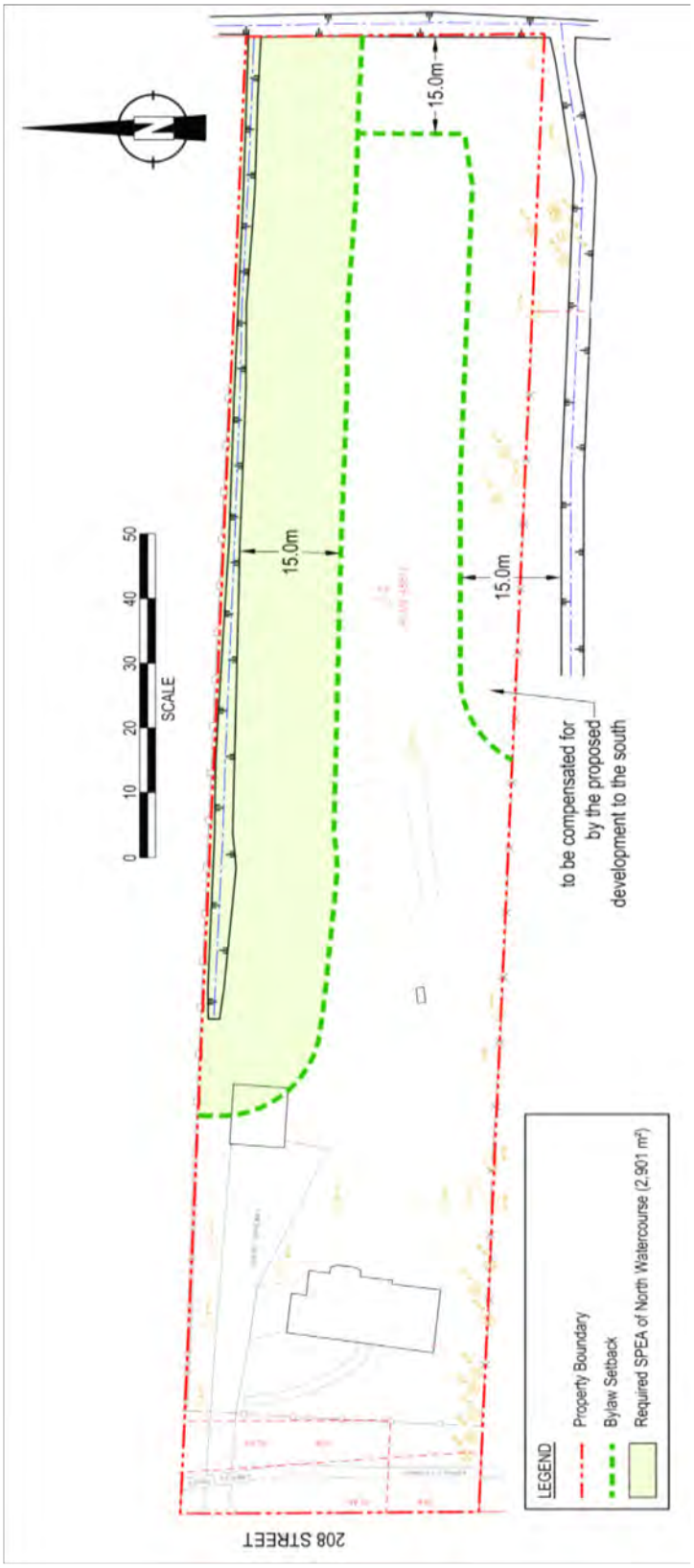
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

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

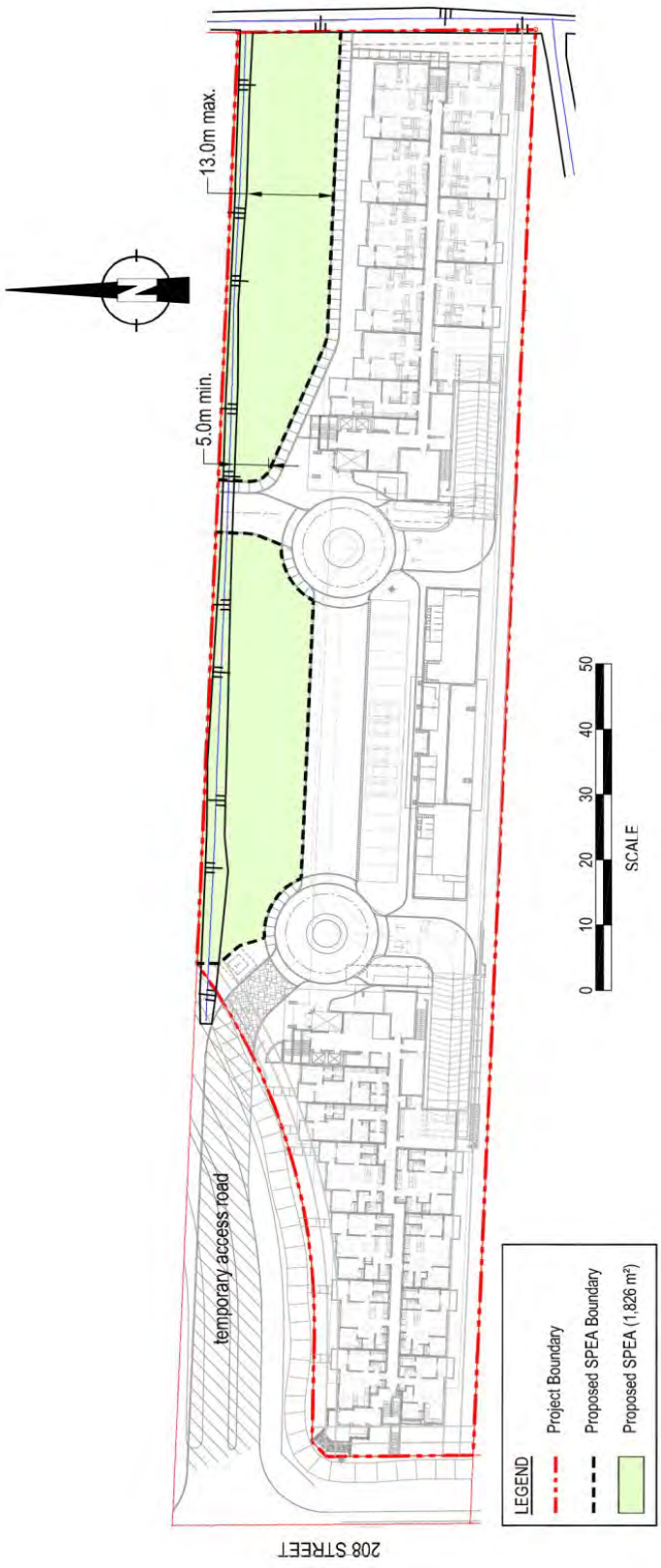
Schedule A Required Streamside Protection and Enhancement Areas

Schedule B Proposed Streamside Protection and Enhancement Areas



Township of Langley
Est. 1873

SCHEDULE A – REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS



Township of Langley
Est. 1873

SCHEDULE B – PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.

The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.

Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.

Development permit guidelines are as follows:

4.1.2.1 GENERAL

The following general guidelines apply to all development within Development Permit Area "B."

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

- Single family developments shall enter into an Exterior Design Control Agreement (to be registered on title as a restrictive covenant) prior to final subdivision approval and to the acceptance of the Township. The agreement shall incorporate the following single family development permit guidelines.

Architectural Details

- No residential units shall back onto a public road or street greenway other than 212 Street between 76 and 80 Avenues.
- All building elevations visible from public land (i.e. parks, roads, greenways and detention pond sites) shall provide architectural detailing to be consistent with the front of the building.

Parking and Traffic/Pedestrian Circulation

- Where single-family lots abut an arterial road or a street greenway vehicular access and parking shall be provided via a rear lane or any other vehicular access from the rear of the property while retaining the front pedestrian access of the building facing the street.

Landscaping

- Fences adjacent to a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall be designed to complement the building and be an open picket fence design. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance from the road.

Building Form

- Pitched roofs are required. Pitched roofs shall have architectural grade roof material, including ridge caps and shadow lines.

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

The following guidelines apply to all multiple-unit development including but not limited to apartment, townhouse, rowhouse, duplex, triplex and fourplex buildings.

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.
- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

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28/09/15

Building Form

5101
28/09/15

- Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create 'eyes on the street', and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.
- Exterior materials, colours and textures shall be selected and applied in the context of newer residential and mixed use developments as well as overall community character.
- Acceptable wall cladding materials include natural and manufactured stone, brick masonry, wood, fiber cement composite siding and panels, metal, and glass. Vinyl as a secondary material is permitted, however, a variety of cladding orientation, material, design and/or colour shall be used. Stucco cladding materials may also be used, however are discouraged, and may not fill more than 25% of any wall surface.
- Glass elements incorporated into weather protection shall be frosted, or provided with other translucent finish, to maintain acceptable appearance between maintenance cycles.
- Mechanical equipment shall be screened or integrated with the roof form, as viewed from the street or higher buildings, in a manner consistent with the overall architecture of the building.
- To provide visual interest elevations of buildings facing a street shall have architectural details such as roofline height, varied colour treatments, windows, articulation in the building envelope, etc.
- Building elevations that are visible from adjacent roads, municipal greenway or other public spaces shall be designed with the same level of care and attention in terms of character, articulation, fenestration, architectural detail, and material quality.
- All exposed base supports for structures that include signage, amenity features, building appurtenances and other site elements shall be architecturally integrated into the overall site design. Unadorned concrete and metal is not permitted.

Landscaping

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28/09/15

- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.

- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122 cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.
- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.

- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





- Concrete grid / modular pavers in low-traffic areas and may be applied to lanes/access roads, driveways, and low-traffic parking areas, footpaths and bike paths.





- Grass Pave/Grasscrete/Golpha plastic reinforcement products used in conjunction with gravel or grass surfaces.



- Curb cuts may be used to divert runoff from road surfaces into swales or rainwater gardens which contribute to evapotranspiration.



- Multi-use trails shall be incorporated into the development to promote pedestrian and cyclist activity and link to the surrounding trail network.

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28/09/15

Parking Lot Landscaping

- Screen at-grade and structured parking or service areas located within a residential building from the public street through such treatments as soft and hard landscaping elements. Where possible, parking should be integrated into the building structure or provided below grade.
- If surface parking areas are required in multi-unit residential buildings, place them away from public view and not between the public street and the building. Design landscape parking areas so they do not detract from any rear yard amenity space.
- Provide a landscape buffer along the edges of multi-unit residential parking areas, in situations where they are along a public street. Provide breaks in the buffers to connect the sidewalk to walkways on the site. Buffers may include low shrubs, trees, and decorative fences.
- In addition to trees and landscaping around the perimeter of surface parking areas, shade trees and landscaping are required within parking lots as per Section 111 of Zoning Bylaw 1987 No. 2500 Landscape Requirements, as amended from time to time.
- Pedestrian connections should be facilitated throughout the development, including through parking lots, and to adjoining land uses.

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.
- Parking shall be provided in enclosed and secured garages attached to individual units or in a secure underground parkade.
- Tandem parking on all end units is not permitted.
- Surface parking should be provided for in a number of smaller areas rather than one large lot, and shall be located primarily in the interior of the site or otherwise screened from view. Surface parking shall integrate landscaping and other design elements to reduce the massing of parking areas. Vehicular entrances to surface parking areas shall be landscaped, not gated, to create a subtle boundary between the semi-private and public areas.
- Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways accessing arterial roads may be restricted.
- Wheelchair access shall be provided throughout the development.
- Pedestrian connections shall be clearly visible, landscaped, and provided with hard surfaces suitable for older people and wheelchairs.
- Highly detailed paving materials are required along the High Street to indicate such things as storefronts, thru traffic, seating areas, and aesthetic relief areas.





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.
- Ramps to additional levels are to be contained within the structure and screened from view.
- Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- Provide separate parking areas for residential and commercial uses.
- The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- Setbacks from above the second storey shall be incorporated into the design.
- If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- Public and private parking shall be clearly identified through a system of numbering and signage.

- Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.
  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

5101 28/09/15

4.1.2.4 TOWNHOUSES/ROWHOUSE

4825 30/05/11

These guidelines are in addition to section 4.1.2.3 and apply to all townhouse and rowhouse developments.

Site Design

- Ground-oriented developments shall be designed with continuity in the design with respect to the exterior finishing materials and architectural detailing. Individual or paired units shall be significantly visually differentiated from other adjoining units (i.e. staggering in plan or elevation, varying rooflines, variation in exterior materials, variation in colour treatments, and architectural detailing).
- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to enclose courtyards and other landscaped spaces.

4.1.2.5 APARTMENTS

4825 30/05/11

These guidelines are in addition to section 4.1.2.3 and apply to all apartment developments.

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a ‘good neighbour’ policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.

- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

- Where there are multiple buildings on a site, buildings should be located to provide common space such as courtyards.

Parking and Traffic/Pedestrian Circulation

- Minimize above grade projection of parking structures.
- Provide drop-off areas at grade level near the main building entrance where possible.
- Provide resident parking underground or within the building.

October 30, 2019

Township of Langley Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Dear Sir/Madam,

Re: Summary of Public Information Meeting
(TOL Project No. 08-25-0099, 144-unit Multi-Family Development, 8192 208 Street)

A Public Information Meeting was held to present our proposed multi-family development in the Yorkson neighbourhood. The following is a summary of the event and the results, up to the date of this letter.

Date: Monday, October 17, 2019

Time: 5:00 – 7:00 pm

Location: Langley Events Centre (Level 3 Banquet Room)

Notification: Placed 2 adverts in the Langley Advance (October 9 & 11, 2019).
Information flyers mailed on Oct 5, 2019 to ±1449 addresses (supplied by TOL).
Developer doesn't believe any came back undelivered.

PIM setup: Displayed architectural/landscape plans and 3D renderings on coloured boards.
Guests were encouraged to formally sign-in (20 people signed in).
Guest were encouraged to comment on feedback forms (6 forms were completed).
Refreshments were provided by the Developer.

In attendance:

Developer Team (Mortise Construction Ltd.)
Travjit Johal
Aman Dhaliwal

Architect Team (Interface Architecture Inc.)
Victor Tan
Hung Duong

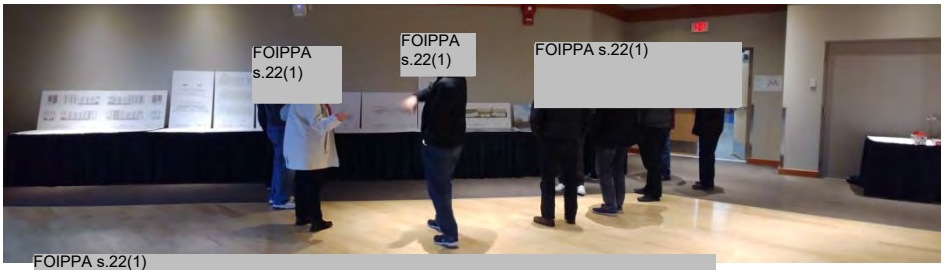
City Staff (TOL)
Colin Moore, Development Planner

Event Photos: *Pre-event set up*



INTERFACE:

Guest interaction during event



Guests sign-ins:

1. FOIPPA s.22(1)
2.
3.
4.
5.
6.
7.
8.
9.
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Feedback forms:

1. FOIPPA s.22(1)
2.
3.
4.
5.
6.

Email feedback:

1. FOIPPA s.22(1) (Oct 17): lose view, too much density, lack infrastructure, pkg
2. FOIPPA s.22(1) (Oct 18): feedback form – wait until infrastructure completed
3. FOIPPA s.22(1) (Oct 20): 'shocked to learn about ultimate road on their property'

Summary:

Many guests arrived on time; others came later and stayed until the end.
Most expressed concerns about traffic volume, high density, lack of infrastructure.
The proposed road realignment seemed like surprise to a few guests.
Some were not against development, just the 6-storey height blocking some views.
Our team felt that concerns were milder as they learned more about the project.

Should you have any questions, please contact the undersigned at 604-821-1162 ext 111.

Sincerely,

Ken Chow, Architect AIBC

INTERFACE ARCHITECTURE INC.
Suite 230, 11590 Cambie Road, Richmond BC Canada V6X 3Z5
T 604 821 1162 : F 604 821 1146 : www.interfacearchitecture.com
A MEMBER OF THE AIBC

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.
Please take a few minutes to review and complete this Feedback Form.

1. Comments Is a variance required for the daycare? Is staff favourable? Have you spoken to council?

I am in favour of my mixed use develops in this location.

However, I find the exterior very dated (cheap) looking. This is an important location and I think exterior should be much more attractive. The "wood" look is not ideal.

2. I am a:

- ☐ Property owner in the area
- ☐ Resident living in area
- ☐ Other, please specify FOIPPA s.22(1)

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Phone: Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.
Please take a few minutes to review and complete this Feedback Form.

1. Comments I FEEL 6 STORIES IS TOO DENCE NOT ENOUGH INFRASTRUCTURE WAIT 10 YEARS AND LOOK AT IT AGAIN OR BUILD 3 STORY TOWN HOUSES

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Phone: _____ Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:
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FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.

Please take a few minutes to review and complete this Feedback Form.

1. Comments significant concerns over lack of commitment on building/expanding roadways.
- 208 St is a traffic jam without additional development
- 82 Ave / 208 St intersection is extremely dangerous

additionally the schools are over capacity and will not be able to support all young families.

lack of parks and pathways

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.

Please take a few minutes to review and complete this Feedback Form.

1. Comments Glad some development has started.. Questions on what happens with the existing 83rd Ave where it meets the new road. Does 83rd @ 208TH have access to the new arm of the round-about.

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

FOIPPA s.22(1)

Name: [redacted]

Address: [redacted]

Phone: [redacted] Email: [redacted]

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.
Please take a few minutes to review and complete this Feedback Form.

1. Comments

MOST CONCERNED ABOUT OUR VIEWS OF MOUNT BAKER FROM THE FIFTH FLOOR OF 8218 207A STREET (BUILDINGS A + B)

ALSO CONCERNED ABOUT TRAFFIC ~~CONCERNS~~ ISSUES, AS TRAFFIC ON 208TH IS ALREADY VERY BAD.

ALSO CONCERNED ABOUT SCHOOLS AND OTHER INFRASTRUCTURE... ARE PLANS ADEQUATE FOR THE NUMBER OF FAMILIES TO LIVE IN THE AREA WHEN FULLY DEVELOPED ???

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Phone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:
Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

FEEDBACK FORM

Public Information Meeting -October 17, 2019

Langley Event Centre (Level 3 Banquet Room), 7888 200 Street, Langley BC

Proposed 144-Unit Multi-Family Development
8192 208 Street, Langley BC

YOUR INPUT IS IMPORTANT.

Please take a few minutes to review and complete this Feedback Form.

1. Comments THE PROPOSED 6 STOREY STRUCTURES WILL BLOCK OUT VIEWS FOR MOUNT BAKER. IN ADDITION THE TRAFFIC WILL BE A MAJOR CONJESTION FOR THE ENTIRE AREA. THIS AREA CANNOT SUSTAIN SUCH MASSIVE CONSTRUCTION OF SO MANY UNITS & AT THAT HIGHT.

2. I am a:

- [x] Property owner in the area
- [ ] Resident living in area
- [ ] Other, please specify _____

3. *Please complete the following information:*

Name: FOIPPA s.22(1)

Address FOIPPA s.22(1) LANGLEY

Phone: _____ Email: FOIPPA s.22(1)

THANK YOU FOR YOUR FEEDBACK

Please leave this form in the Feedback box provided at the Information Meeting, or forward your comments by email:

Interface Architecture | #230-11590 Cambie Road | Richmond, BC V6X 3Z5 | Email: info@interfacearchitecture.com

SIGN-IN FORM

A PUBLIC INFORMATION MEETING TO PROVIDE COMMENTS
FOR A PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT

TOWNSHIP OF LANGLEY PROJECT NO: 08-25-0099

LOCATION: *LANGLEY EVENTS CENTRE (LEVEL 3 BANQUET ROOM)*
DATE: *THURSDAY, OCTOBER 17, 2019*
TIME: *5:00 PM TO 7:00 PM*

PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT
8192 208 STREET, LANGLEY BC

#	NAME	ADDRESS	SIGNATURE
	FOIPPA s.22(1)		

PAGE NUMBER ☐

SIGN-IN FORM

A PUBLIC INFORMATION MEETING TO PROVIDE COMMENTS
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8192 208 STREET, LANGLEY BC

#	NAME	ADDRESS	SIGNATURE
	FOIPPA s.22(1)		

PAGE NUMBER ☐

SIGN-IN FORM

A PUBLIC INFORMATION MEETING TO PROVIDE COMMENTS
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DATE: *THURSDAY, OCTOBER 17, 2019*
TIME: *5:00 PM TO 7:00 PM*

PROPOSED 144-UNIT MULTI-FAMILY DEVELOPMENT
8192 208 STREET, LANGLEY BC

#	NAME	ADDRESS	SIGNATURE
	FOIPPA s.22(1)		
	FOIPPA s.22(1)	LANGLEY.	FOIPPA s.22(1)

PAGE NUMBER ☐

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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 (1094941 BC LTD.) BYLAW 2020 NO. 5589

EXPLANATORY NOTE

Bylaw 2020 No. 5589 amends the Yorkson Neighbourhood Plan to permit a maximum building height of a six storeys for an apartment development on lands located at 8192 – 208 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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 (1094941 BC LTD.) BYLAW 2020 NO. 5589

A Bylaw to amend the Yorkson Neighbourhood Plan Bylaw No. 4030

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

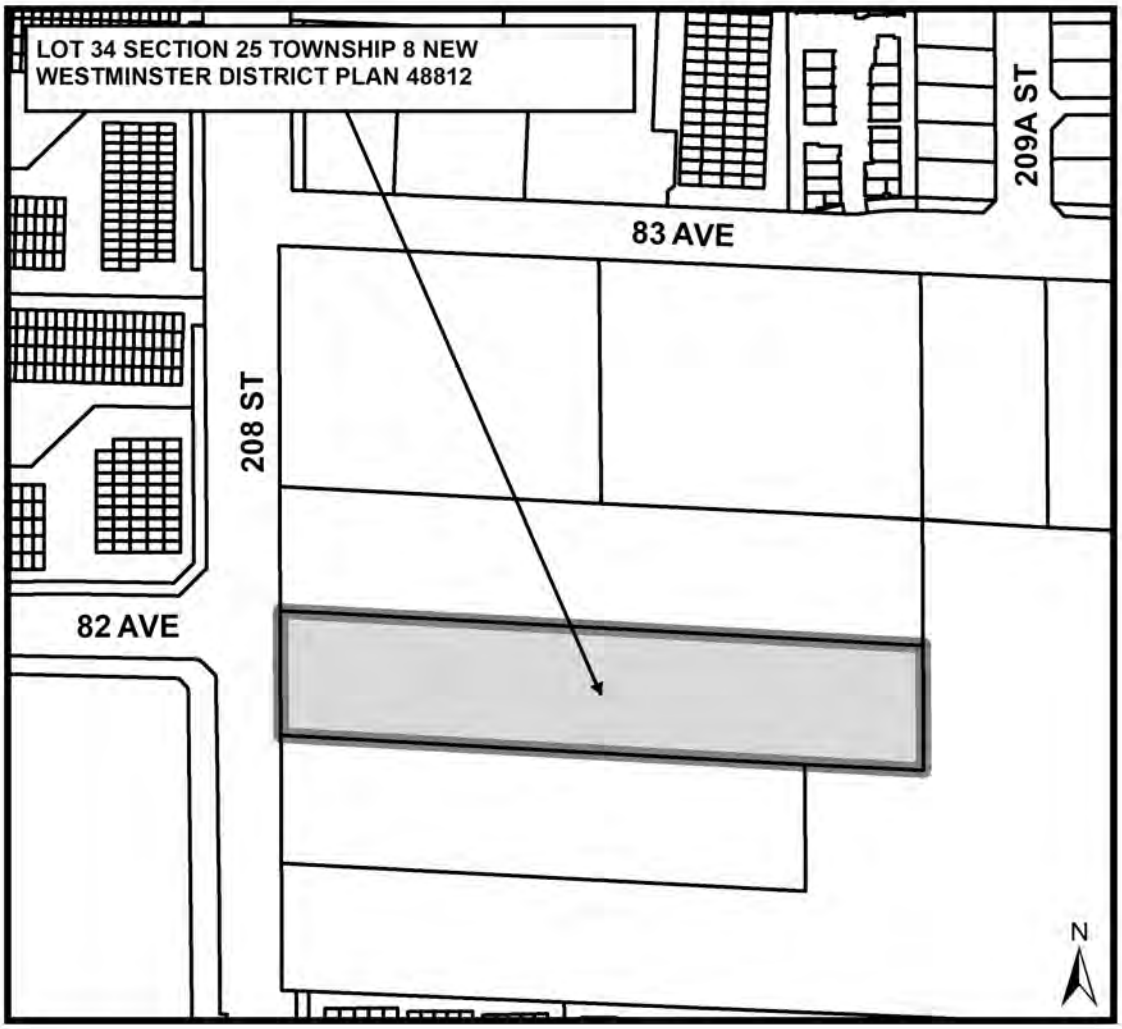
1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC Ltd.) Bylaw 2020 No. 5589”.

2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 is further amended by amending Map 1 – Land Use Concept by including the properties shown on Schedule A attached to and forming part of this Bylaw in the “Permitted Maximum Building Height of 6 storeys” designation.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5589



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

EXPLANATORY NOTE

Bylaw 2020 No. 5590 rezones land at 8192 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-145 to permit an apartment development consisting of 144 apartment units in two (2) six storey buildings and a day care building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

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 (1094941 BC Ltd.) Bylaw 2020 No. 5590".

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-145" after the words "Comprehensive Development Zone CD-144"
   b) Adding to Section 110.1 after the words "CD-144" the words "CD-145 – 2,500 m²"
   c) Adding after Section 1044 "Comprehensive Development Zone CD-144" the following as Section 1045 "Comprehensive Development Zone CD-145"

1045 **COMPREHENSIVE DEVELOPMENT ZONE CD-145**

Uses Permitted

1045.1 In the CD-145 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) *apartments*
4) *group children's day care*

Density

1045.2 The density permitted shall be no less than 99 units per hectare (40 units per acre) and no greater than 198 units per hectare (80 units per acre).

Lot Coverage

1045.3 *Building* and *structures* shall not cover more than 55% of the *lot area.*

Siting of Buildings and Structures

1045.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1045.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 6 storeys for *apartments* and a maximum of 1 storey for the *group children's day care*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1045.6 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

1045.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1045.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1045.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1045.10 A Development Permit shall be issued by Council 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:

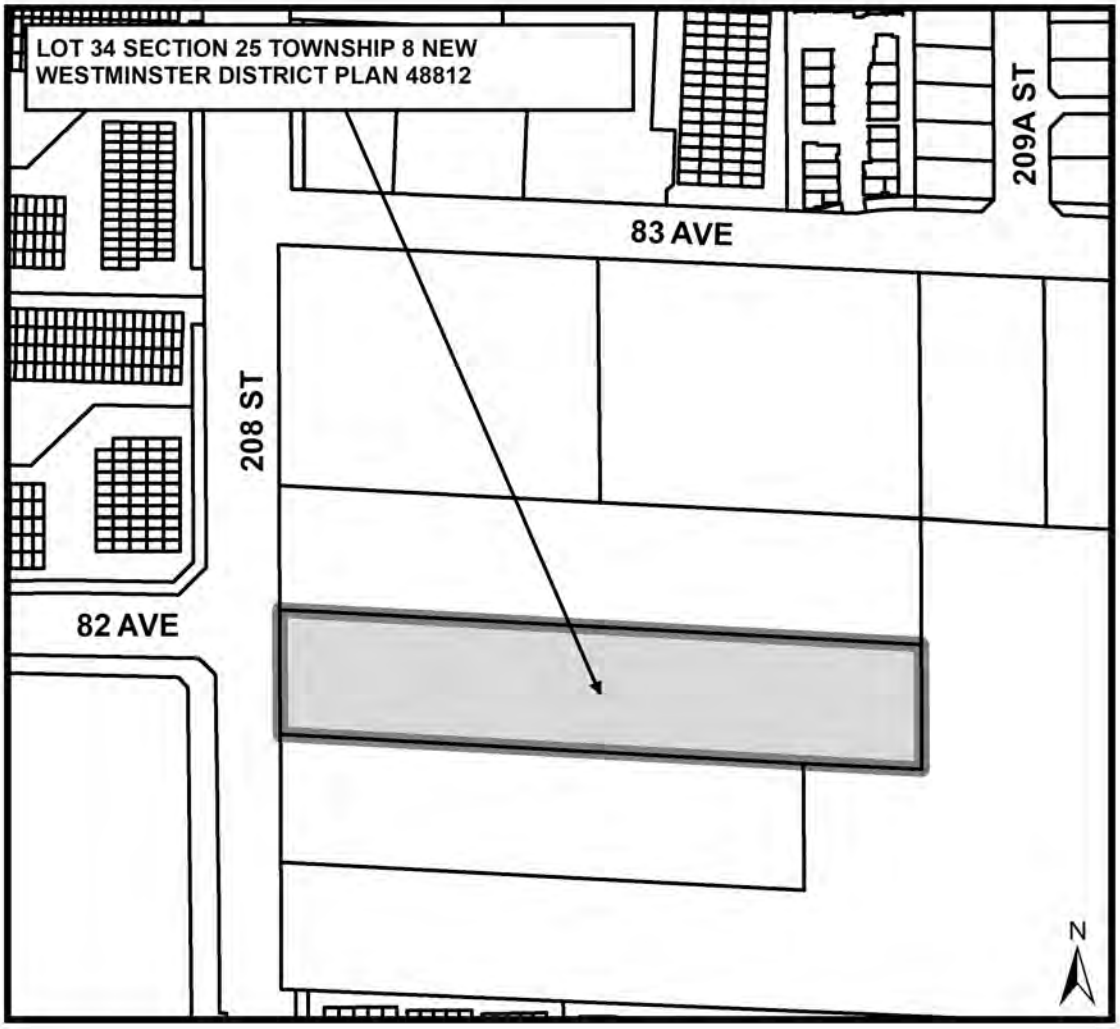
Lot 34 Section 25 Township 8 New Westminster District Plan 48812

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-145.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5590



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(1094941 BC LTD.) BYLAW 2020 NO. 5591

EXPLANATORY NOTE

Bylaw 2020 No. 5591 authorizes the Township of Langley to enter into a phased development agreement with 1094941 BC Ltd.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT
(1094941 BC LTD.) BYLAW 2020 NO. 5591

A Bylaw to enter into a phased development agreement;

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 (1094941 BC Ltd.) Bylaw 2020 No. 5591”.

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	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
NOTICE WAS ADVERTISED ON	day of	, 2020.
PUBLIC HEARING HELD the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

_____ Mayor _____ Township Clerk

Appendix A to Bylaw No. 5591

PHASED DEVELOPMENT AGREEMENT

(1094941 BC Ltd.)

THIS AGREEMENT dated for reference _____, 2020

BETWEEN:1094941 BC Ltd. (BC1094941)
#207 12639 – 80 Avenue
Surrey BC V3W 3A6

(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 Greenway and the grant of the covenant and/or right of way in respect to the Streamside Protection and Enhancement Area and Pedestrian Connection pursuant to this Agreement;"**Authorized Assignee**" has the meaning in section 23;

"**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 two apartment buildings containing a total of 144 apartment units and a daycare building, together with all servicing works and landscaping, as shown on the Site Plan;
"**Greenway**" means an approximately 4.5 metre wide area to be dedicated and constructed as a greenway to the satisfaction of the Township, along the 208 Street and 82 Avenue frontages of the Lands, materially as shown on the Site Plan;

"Lands" means the lands and premises legally described as:

PID: 004-709-667, Lot 34 Section 25 Township 8 New Westminster District Plan 48812

as subdivided from time to time;

"**PDA Bylaw**" means the bylaw authorizing the entering into of this Agreement, being the "Township of Langley Phased Development Agreement Bylaw 2020 No. 5591;

"**Pedestrian Connection**" means a pedestrian connection between the eastern boundary

of the Lands and 82 Avenue, materially as shown on the Site Plan;

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

"**Rezoning Bylaw**" means Township of Langley Zoning Bylaw 1987 No. 2500 Amendment 2020 No. 5590, a copy of which is attached as Schedule C, rezoning the lands to Comprehensive Development Zone CD-145;

"**Roads**" means 82 Avenue and 208 Street, as generally shown on the Site Plan, and as otherwise necessary in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and Yorkson Neighbourhood Plan;

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

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

"Streamside Protection and Enhancement Area" means the areas cumulatively measuring approximately 1,820 square meters, or as may otherwise be lawfully required by the Township, along the north boundary of the Lands, as shown on the Site Plan, which area is meant to be planted with native plants;

"**Term**" means three 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 1987 No. 2500, as amended by the Rezoning Bylaw.

Amenities and Restrictions

2. The Developer will deliver to the Township the amount of $571,824.00 (the "**Cash in Lieu**"). The Cash in Lieu represents an amount in lieu of municipal facilities and services 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 at a time 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, and provided that if the Developer has not applied for a development permit or a building permit one week before the end of the Term, the Cash in Lieu will be due and payable on the day that is one week before the end of the Term.

4. 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 and the Yorkson Neighbourhood Plan.

5. The Developer will survey and diligently seek all necessary approvals to dedicate the 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 Greenway to the Township.

6. The Developer will grant to the Township one or more covenants and or statutory rights of way in respect to the use of the Streamside Protection and Enhancement Area and Pedestrian Connection, in the form and substance acceptable 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 2, 4, 5, and 6 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.

9. Compliance with sections 2, 4, 5, and 6 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.

Bylaw Changes

10. 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.

11. 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.

12. 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.

13. 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

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

15. 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.

16. 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.

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

Term, Termination and Enforcement

18. 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.

19. 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.

20. Without limiting the Township's rights at law or in equity, if the Developer is in default of one or more of its obligations, and has not corrected the default within 30 days of written notice by the Township, the Township may terminate this Agreement by written notice to the Developer. If Cash in Lieu has not been delivered, Cash in Lieu will be due and payable immediately upon the Township issuing the notice of termination.

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 the Developer 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 limits the right of the Developer to sell all, or any portion of, the Lands.

23. The Developer may only assign its rights under this Agreement to a transferee of registered fee simple interest in the Lands, or a portion of the Lands, provided that the transferee is a company, partnership, individual or other entity that is not in receivership or bankruptcy (the "**Authorized Assignee(s)**").

24. In the event of a transfer of the registered fee simple interest in the Lands or a subdivided portion of the Lands the following will apply:

(a) The Developer's obligations under this Agreement and all restrictions on land use and subdivisions contained in this Agreement will be automatically binding on the transferee;

(b) If the transferee is an Authorized Assignee, the rights of the Developer under section 10 of this Agreement will be automatically assigned to the transferee either: 1) in respect to the Lands, if the transferee acquired the Lands; or 2) in respect to a portion of the Lands acquired by the transferee, if the transferee acquired a portion of the Lands. For greater certainty, in respect to a transfer of a portion of the Lands, the transferee's agreement under section 10(c) is only required in respect to the portion of the Lands acquired by the transferee; and

(c) Unless otherwise stated in a written assignment and assumption agreement between the Township, the Developer and the transferee, in the form satisfactory to the Township:

(i) the obligations of the Developer to the Township under this Agreement will remain in place, jointly and severally with the transferee and the Township may enforce this Agreement against the Developer, the transferee or both, in its discretion; and

(ii) the Developer will be liable for any breach of this Agreement that occurred while the Developer was the owner of or had an interest in the Lands.

Other

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

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

27. 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.*

28. 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.

29. 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 Pedestrian Connection and the

Streamside Protection and Enhancement Area, other servicing for the Development, development works agreement, latecomer agreements, statutory rights of way pursuant to section 218 of the *Land Title Act*, and covenants pursuant to section 219 of the *Land Title Act*.

30. Time is of the essence of this Agreement.

31. 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 nature, unusual delay by common carriers, earthquake, 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, but not including the Developer's financial trouble or the fluctuations in the development market. 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.

32. 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.

33. If any part of this Agreement other than section 10 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 10 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

34. 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.

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

Indemnity and Release

36. The Developer will, jointly and severally, indemnify and save harmless the Township from and against all claims (first and third person) demands, fines, penalties, costs, and expenses (including legal fees) (collectively, "**Claims and Expenses**") that the Township may suffer as a result of a breach by the Developer of this Agreement.

37. The Developer, jointly and severally, hereby releases and forever discharges the Township from all Claims and Expenses that the Developer may suffer as a result of this Agreement or the exercise by the Township of its rights under this Agreement.

38. The indemnity and release provisions of sections 36 and 37 will survive the expiry or termination of this Agreement.

39. If the Developer is comprised of more than one person, the Developer's obligations under this Agreement, including indemnity and release obligations, will be joint and several.

Notice

40. 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:

1094941 BC Ltd.#207 12639 – 80 Avenue
Surrey BC V3W 3A6

(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

Either party 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

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

Costs

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

Schedules

43. 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.

[*signature blocks follow*]

1094941 BC LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

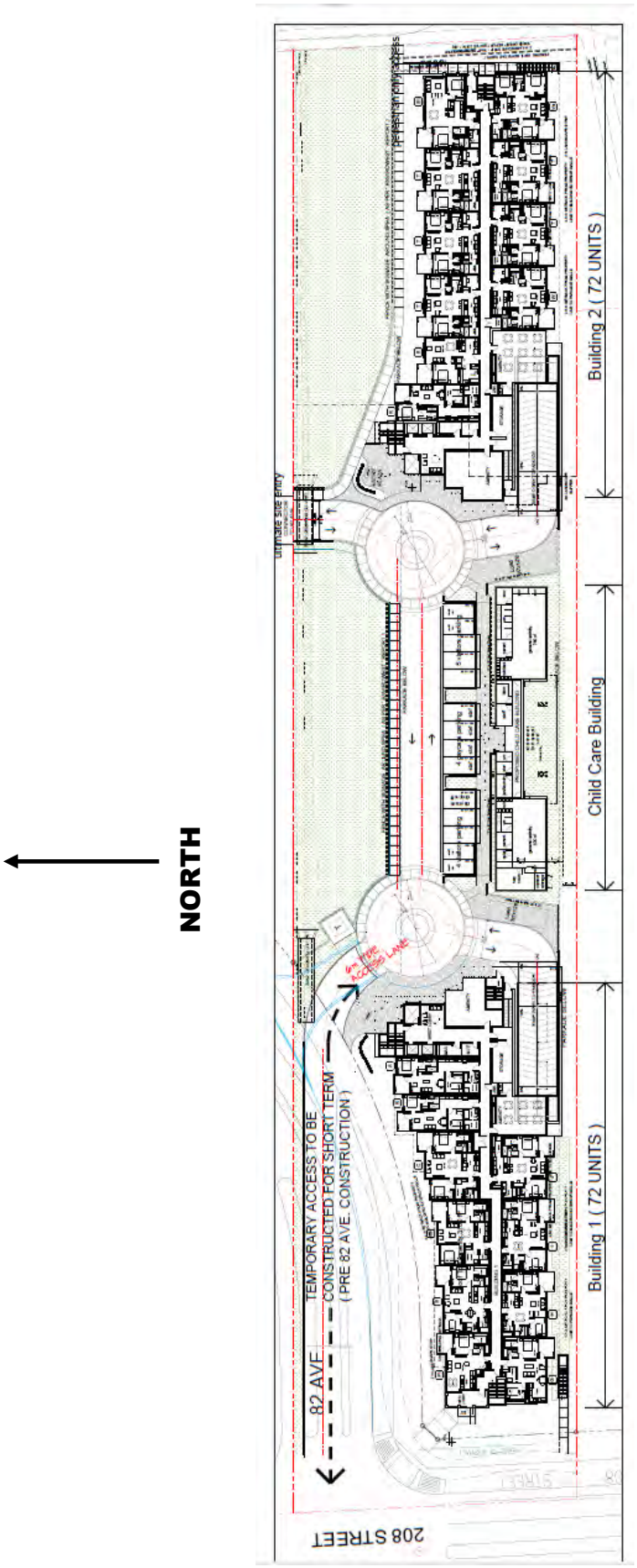
THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE A

Site Plan



SCHEDULE B

FORM FOR AGREEMENT TO BYLAW CHANGES

This AGREEMENT dated for reference the ___ day of ___, 2020

BETWEEN:

1094941 BC Ltd.
#207 12639 – 80 Avenue
Surrey BC V3W 3A6

(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 2020 No.5591 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: 004-709-667, Lot 34 Section 25 Township 8
New Westminster District Plan 48812

as subdivided from time to time (the "**Lands**");

C. The Township has, pursuant to Bylaw 2020 No. 5590 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.

1094941 BC LTD.

Per:_____
Authorized Signatory

Per:_____
Authorized Signatory

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Per:_____

Per:_____

SCHEDULE C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

EXPLANATORY NOTE

Bylaw 2020 No. 5590 rezones land at 8192 – 208 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-145 to permit a an apartment development consisting of 144 apartment units in two (2) six storey buildings and a daycare building.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1094941 BC LTD.) BYLAW 2020 NO. 5590

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 (1094941 BC LTD.) Bylaw 2020 No. 5590".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-145" after the words "Comprehensive Development Zone CD-144"
   (2) Adding to Section 110.1 after the words "CD-144" the words "CD-145 – 2,500 m²"
   (3) Adding after Section 1044 "Comprehensive Development Zone CD-144" the following as Section 1045 "Comprehensive Development Zone CD-145"

1045 **COMPREHENSIVE DEVELOPMENT ZONE CD-145**

Uses Permitted

1045.1 In the CD-145 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) *apartments*
4) *group children's daycare*

Density

1045.2 The density permitted shall be no less than 99 units per hectare (40 units per acre) and no greater than 198 units per hectare (80 units per acre).

Lot Coverage

1045.3 *Building* and *structures* shall not cover more than 55% of the *lot area.*

Siting of Buildings and Structures

1045.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1045.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 6 storeys for *apartments* and a maximum of 1 storey for the *group children's daycare*. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1045.6 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

1045.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1045.8 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1045.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1045.10 A Development Permit shall be issued by Council 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 34 Section 25 Township 8 New Westminster District Plan 48812

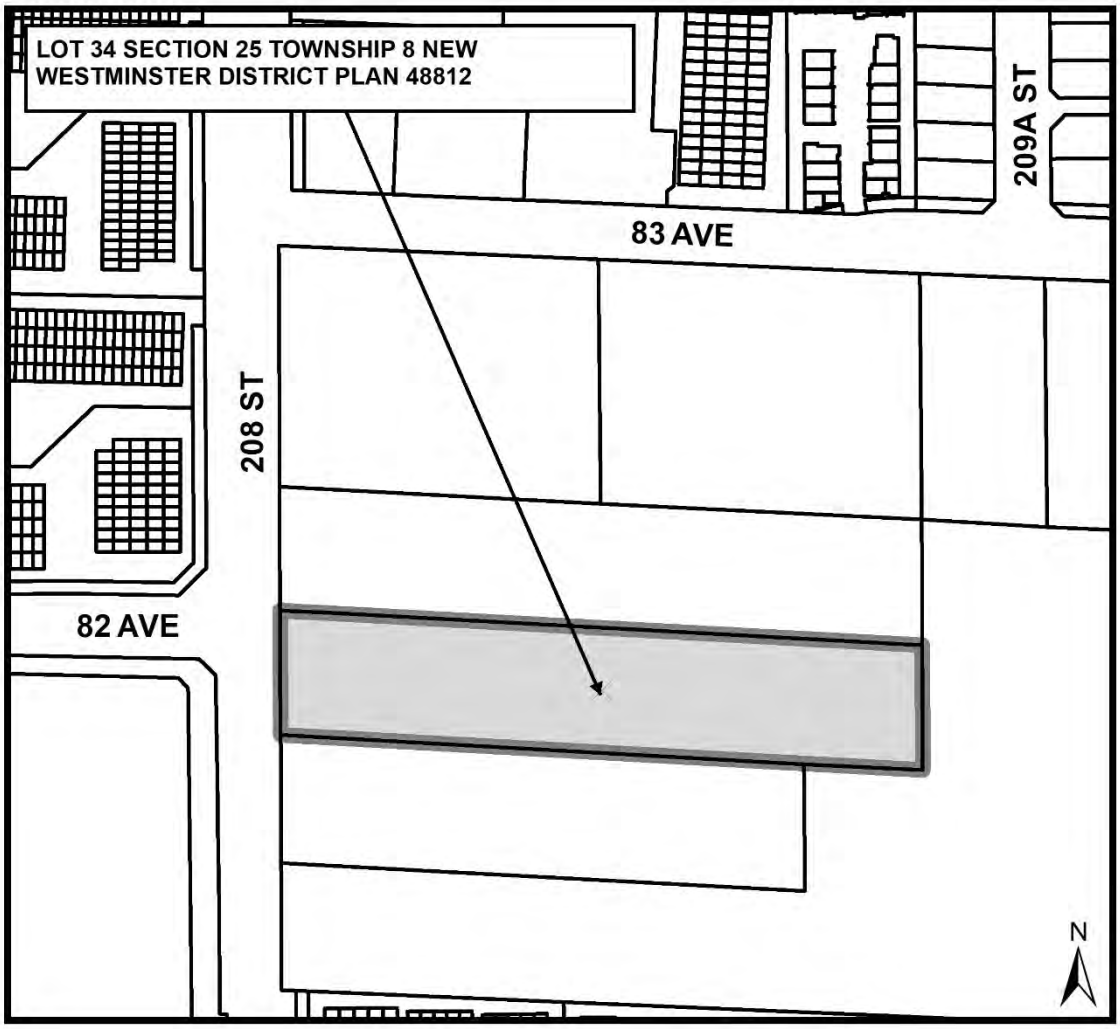
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-145.

READ A FIRST TIME the	day of	, 2020.
READ A SECOND TIME the	day of	, 2020.
PUBLIC HEARING HELD the	day of	, 2020.
READ A THIRD TIME the	day of	, 2020.
ADOPTED the	day of	, 2020.

Mayor

Township Clerk

SCHEDULE 'A'
BYLAW NO. 5590



{00615960; 2 }

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 – SPECIAL MEETING	**REPORT:**	20-55
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-08-0011
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100129 (PACIFIC LAND GROUP INC. / 920 – 272 STREET)		

PROPOSAL:

Application to amend the Township of Langley Rural Plan and Zoning Bylaw, Rural Zone RU-2, to provide for cemetery as a permitted use on a site specific basis at 920 - 272 Street.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5556 and 5557, subject to completion of six (6) development prerequisites, and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed Rural Plan and Zoning Bylaw amendments are consistent with the Township of Langley Cemetery System Overview Studies from 2007 and 2019 that identified a need for more land for cemeteries.

RECOMMENDATION:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Inc.) Bylaw 2020 No. 5556 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pacific Land Group Inc.) Bylaw 2020 No. 5557, to permit a cemetery on a site specific basis at 920 – 272 Street, 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. 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);
2. Provision of a detailed landscape plan for Phase I and II and an overall landscape plan for the entire site;
3. Provision of a detailed engineering plan for Phase I and II, submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, and submission of an overall engineering plan for the entire site;
4. Registration of restrictive covenants:
    a. Requiring parking for all phases of the cemetery to be developed in accordance with the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020, Parking Demand Analysis prepared by the Pacific Land Group dated April 7 2020, and accepted engineering plans.
    b. Requiring cemetery layout, road layout, location and type of burials to be developed in accordance with the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020 and Groundwater Contamination Mitigation Measures Report prepared by Active Earth Engineering dated August 8, 2019;
    c. Prohibiting development of phases III, IV, V and VI (identified in the Cemetery Use Master Plan prepared by the Pacific Land Group dated March 11, 2020) until detailed landscape plans and engineering plans are finalized for each phase;
    d. Provision of a septic field and detention pond to be located in accordance with the accepted engineering plans,
    e. Requiring a new well to be located as per the Groundwater Contamination Mitigation Measures Report prepared by Active Earth Engineering dated August 8, 2019 and accepted engineering plans;
    f. Requiring installation of landscaping for Phase I and II of the cemetery, as per the accepted landscape plan.
5. Requiring bonding to be provided for on-site landscaping for Phase I and II, interim landscaping for Phases III – VI, ALR buffer, overflow parking lot with 28 parking spaces, and on-site storm work and servicing.
6. Payment of applicable administration fees and Site Servicing Review fee;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment, (Pacific Land Group Inc.) Bylaw 2020 No. 5556, 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); and further

That Council authorize staff to schedule the required public hearing for the Rural Plan Amendment Bylaw No. 5556 and Rezoning Bylaw No. 5557.

EXECUTIVE SUMMARY:

Pacific Land Group has applied to amend the Rural Plan with respect to a property located at 920 – 272 Street to permit a cemetery within the "Agriculture / Countryside" land use designation and to add a cemetery as a permitted use to the Rural Zone RU-2 on a site specific basis for a property located at 920 – 272 Street. The proposed cemetery will be developed as indicated in this report and the Cemetery Use Master and Phasing Plan included in Attachment "A".

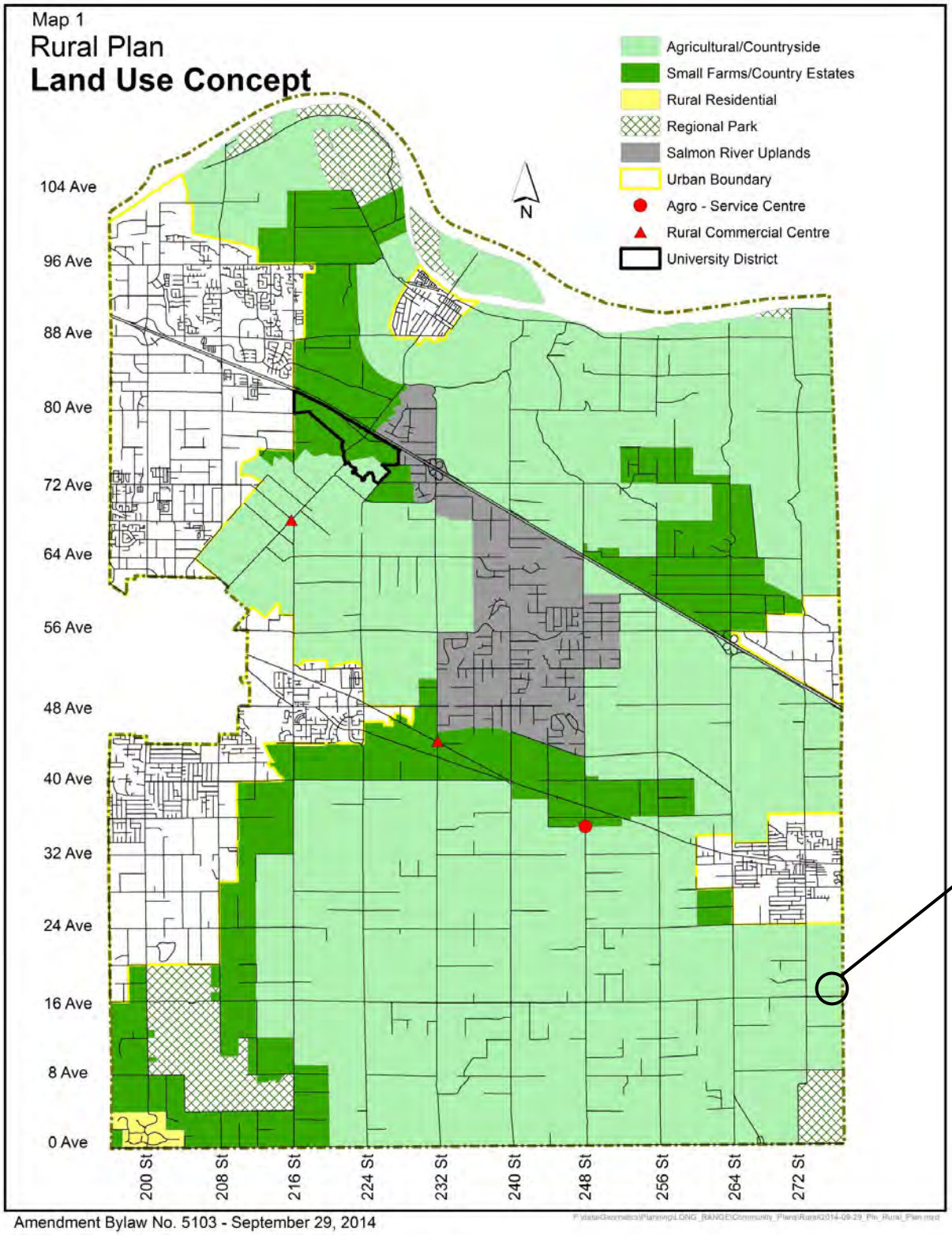
The proposed privately owned, multi-faith cemetery is to be developed in six (6) phases on a 7.93 ha (19.6 ac) site located at 920 – 272 Street. The services proposed at the facility include inground urn burials, traditional concrete lined plots, green burials and above ground interment. No buildings are proposed as part of this development application.

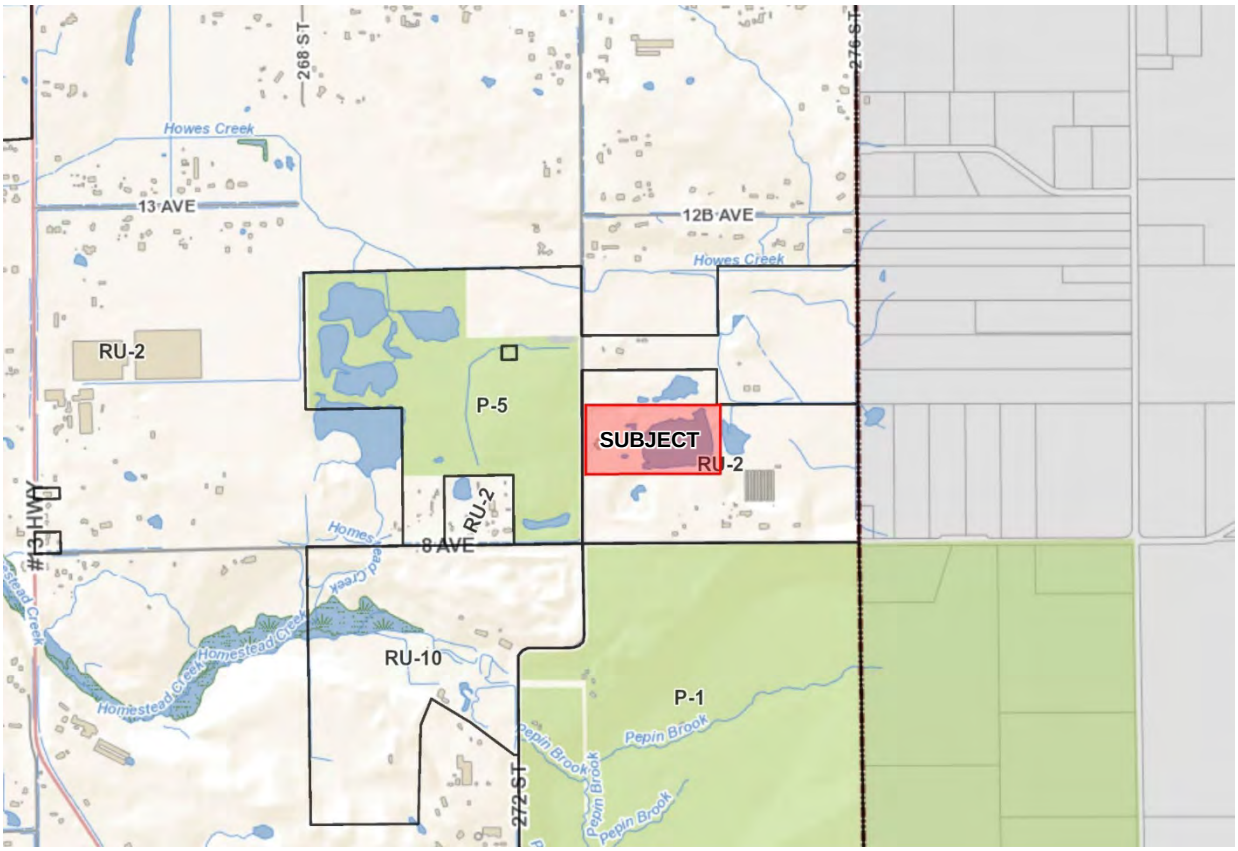
Phase I and II at the west end of the property are proposed to be developed concurrently, with the remaining four (4) phases secured for long-term needs. The estimated capacity of the proposed cemetery is 7,106 graves and 13,674 urns. The first two (2) phases are estimated to accommodate 2,632 traditional graves and 2,810 urns.

Staff recommend that Council consider the amendments to the Rural Plan and Rural Zone RU-2, subject to the completion of the development prerequisites outlined in this report.

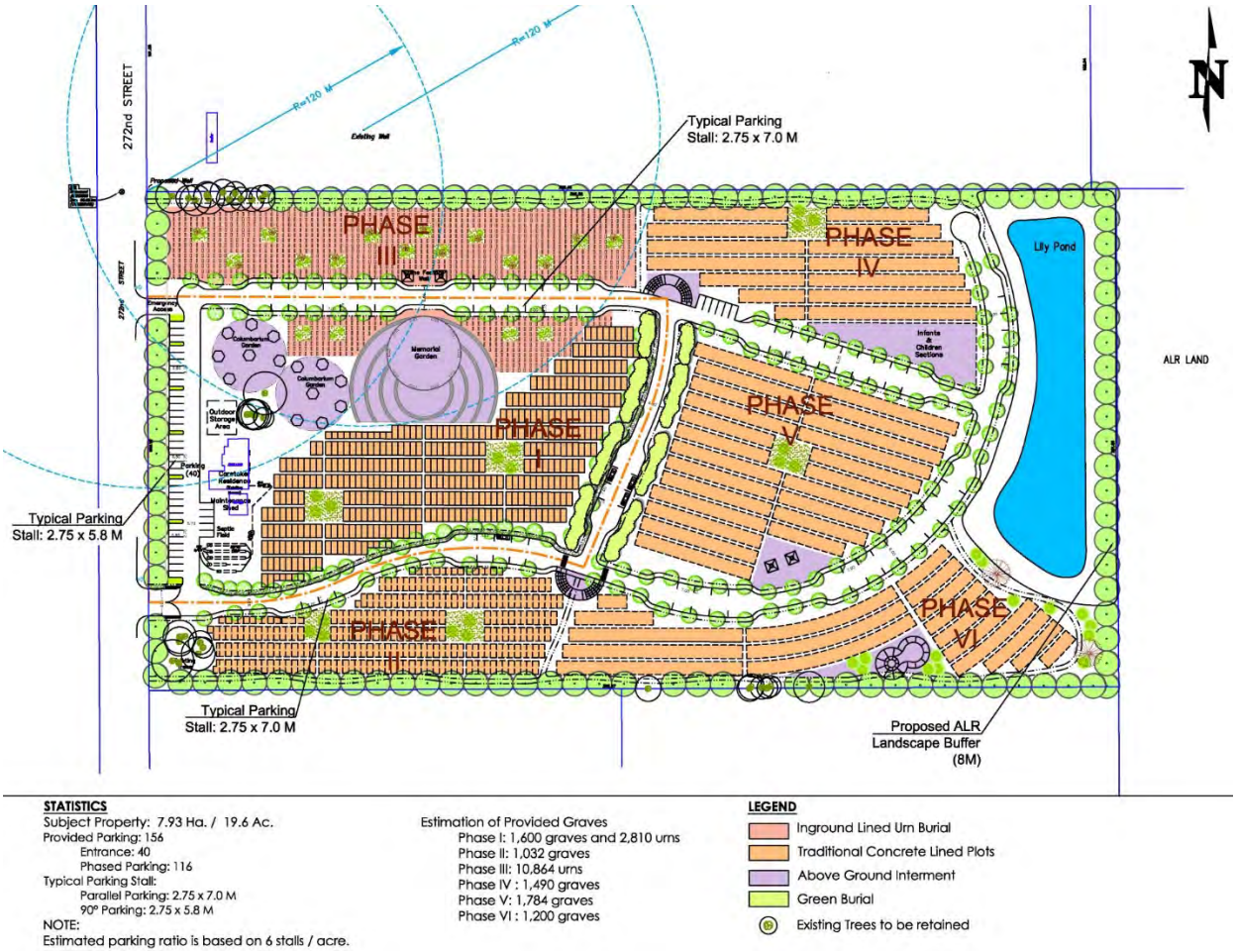
PURPOSE:

The purpose of this report is to provide Council with information with respect to Rural Plan Amendment Bylaw No. 5556 and Rezoning Bylaw No. 5557.


Map 1
Rural Plan
Land Use Concept
Agricultural/Countryside
Small Farms/Country Estates
Rural Residential
Regional Park
Salmon River Uplands
Urban Boundary
Agro - Service Centre
Rural Commercial Centre
University District
N
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014



ZONING BYLAW NO. 2500



MASTER PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	N&J Developments Ltd. 25469 – 84 Avenue Langley, BC V1M 3N2 Cut Bank Holdings Ltd. 2573 Marleau Road Prince George, BC V2N 5G5 D.S.F. Enterprises Ltd. 6265 - 236A Street Langley, BC V2Y 1M2 437508 British Columbia Ltd. 2830 - 188 Street Surrey, BC V35 9V5 Otter Developments Ltd. 4336 – 247 Street Langley, BC V2Z 2LB 497285 British Columbia Ltd. 7688 Taulbut Street Mission, BC V2V 3W6 801921 BC. Ltd. 7000 Bradner Road Abbotsford, BC V4X 2C6
Agent:	Pacific Land Resource Group Inc. 212 12992 76 Avenue Surrey, BC V3W 2V6
Legal Description:	North Half of the West Half of the South Half of the South West Quarter Section 8 Township13 New Westminster District
Civic Address:	920 – 272 Street
Area:	7.93 ha (19.6 ac)
Rural Community Plan:	Agricultural / Countryside
Existing Zoning:	Rural Zone RU-2
Proposed Zoning:	Rural Zone RU-2(amended)

BACKGROUND/HISTORY:

The subject site at 920 – 272 Street is not located in the Agricultural Land Reserve, is designated "Agriculture / Countryside" in the Rural Plan and is zoned Rural Zone RU-2. The site is located north of the 272 Street and 8 Avenue intersection.

The site was previously used for gravel extraction and is currently used for residential purposes. The existing buildings consist of a single family house and several accessory buildings. The existing single family residence is proposed to remain on the property and will be used as a caretaker residence for the cemetery, pending Council approval of this application.

DISCUSSION/ANALYSIS:

Pacific Land Group (PLG) has applied to amend the Rural Plan and Rural Zone RU-2, on a site specific basis, to permit development of a privately operated multi-faith cemetery at 920 - 272 Street, south of Aldergrove. In support of this application, the applicant has submitted a letter of intent that provides information related to the proposed use (Attachment C).

The cemetery is proposed to be developed in six (6) phases in accordance with the Cemetery Use Master Plan and Phasing Plan ("the Master Plan") included in this report. No new buildings are proposed as part of this development application.

Adjacent Uses:

North:	A rural property zoned Rural Zone RU-2, designated Agriculture / Countryside in the Rural Plan, not in the ALR, and currently under application to facilitate a development of an agricultural distribution centre (Project No. 13-08-0013).
South:	Two rural properties zoned Rural Zone RU-2, designated Agriculture / Countryside in the Rural Plan, not in the ALR.
East:	A rural property zoned Rural Zone RU-2, designated Agriculture / Countryside in the Rural Plan, located in the ALR.
West:	272 Street, beyond which is Jackman Wetlands Park, zoned Limited Institutional Zone P-5, designated Agricultural / Countryside in the Rural Plan, not in the ALR.

Regional Growth Strategy:

The Metro Vancouver Regional Growth Strategy (RGS) designates the site as "Rural", in which institutional land uses (such as cemeteries) which do not require provision of urban services are permitted. The applicant's Letter of Intent (Attachment C) states:

> *"As the proposed cemetery is considered a small-scale institutional use, maintains the existing rural character, and will not require urban services such as sewer or transit, the proposal is consistent with the RGS. Metro Vancouver regional planning staff have also confirmed that cemeteries uses are permitted in the "Rural" designation."*

Rural Plan:

The subject site is designated "Agricultural / Countryside" in the Rural Plan. Section 2.1 of the Rural Plan states *"The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"*

Policies for the Agriculture / Countryside designation (Section 5.5 of the Rural Plan) give priority to agricultural over non-agricultural uses. Non-agricultural uses may be considered if they comply with the Rural Plan policies. Specifically, the Rural Plan policies state the following:

a) *In areas designated "Agriculture / Countryside", agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non agricultural uses that don't comply with provisions of this Plan are not permitted.*
b) *Non-agricultural uses that comply with other provisions of this Plan shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses*.

Based on the above policies, a cemetery, which is considered an institutional use, is not permitted within the Agriculture / Countryside land use designation. Policy 5.15 of the Rural Plan encourages institutional uses to be located in the Agro-Service Centre and Rural Commercial Community Centres. According to the applicant, cemeteries generally require larger parcels to accommodate various types of interment and as such are not compatible with the Agro-Service Centres or Rural Commercial Centres. The applicant is proposing a site specific text amendment to the Rural Plan to permit the cemetery use within the Agriculture / Countryside land use designation at the subject site.

As part of the development application, the applicant submitted the following rationale:

> *..Township of Langley's civic cemeteries are currently all located in urban areas. Cemeteries generally require larger land parcels to create a serene, park-like setting. With a growing population and dwindling land base in urban areas, locating new cemeteries in urban areas or commercial areas may not be the highest and best use of land intended for higher residential densities and commercial clusters. Rather, the proposed location is able to maintain the rural character as envisioned by the Rural Community Plan while located only 2.7 km from Aldergrove's urban area.*
>
> *Within the Aldergrove area, there are two funeral homes offering funeral and cremation services, and one specialized cremation business. There are approximately 11 churches in the Aldergrove area, with several Sikh, Hindu, and Buddhist temples located in neighbouring Abbotsford and Surrey*..

The applicant also maintains that the subject property is located in an area with several institutionally zoned sites owned by the Township and that adjacent properties, except the one to the east, are not located in the ALR. The applicant indicates the cemetery development will be phased over a relatively long time period and its development will commence along the 272 Street frontage. An eight (8) metre wide ALR buffer will be provided along the east property line as part of the initial two (2) phases of the development.

Bylaw No. 5556 amends the Rural Plan by adding provisions to the Agriculture / Countryside designation to accommodate development of a cemetery on a site specific basis at 920 – 272 Street.

Township of Langley Cemetery System Overview Study

Lee + Associates completed Cemetery System Overview Studies for the Township of Langley in 2007 and 2019. The Study from 2019, presented to Council on May 13, 2019, reviewed operations of the Township's three cemeteries and provided recommendations to position the cemetery system in the next 30 years with anticipated population growth.

Based on changing demographics, death rates, demand for sustainable burials and other factors, both studies identified the need for additional cemetery capacity. The studies state that the three (3) existing Township cemeteries will not be able to meet the expected demand for cemetery services over the next 30 years with the existing inventory.

Zoning Amendment:

The subject site is currently zoned Rural Zone RU-2 which permits the following uses:

1) all *uses* permitted in the Rural Zone RU-1
2) animal pounds established by Council subject to the "Township of Langley Animal Control Bylaw 2005 No. 4440" as amended
3) *dog daycare* subject to "Township of Langley Noise Control Bylaw 1988" as amended
4) *fur* farms subject to "Langley Fur Farm Control Bylaw 1964 No. 1128 as amended
5) kennels subject to the "Township of Langley Animal Control Bylaw 2005 No. 4440" as amended
6) Municipal storage facilities and compounds accessory to a permitted *use*

Bylaw No. 5557 amends the Rural Zone RU-2 to allow a cemetery as a permitted use on the subject lot located at 920 – 272 Street. The bylaw also adds the term "*Cemetery*" to Section 102 - Definitions of the Zoning Bylaw to define the use, as follows:

> **"***cemetery***"** means land that is set apart or used as a place of burial of human remains or cremated remains and includes ancillary buildings on the land"

Proposed Cemetery:
The applicant is proposing to develop a privately operated, multi-faith cemetery at 920 – 272 Street, in accordance with the Master and Phasing Plan ("Master Plan") included in this report (Attachment A).

Phase I and II proposed at the western end of the property will be developed concurrently, while the remaining four (4) phases are secured for long-term needs. Phase I with an area of 2.2 ha (5.5 ac) is located along the western portion of the subject property and includes approximately 1,600 graves and 2,810 urns. Phase II with an area of 0.77 ha (1.9 ac) is located at the southwest portion of the property and includes approximately 1,032 graves. The remaining phases with an area of 4.96 ha (12.2 ac) will include 4,474 graves and 10,864 urns. (The estimated capacity of the entire cemetery is 7,106 graves and 13,674 urns).

According to the Master Plan, the traditional grave plots will be aligned in a north-south orientation, with small clusters of trees placed in small pockets. A row of trees is proposed along the main road between Phases I and II, which will be continued through the cemetery as phases progress. The frontage of 272 Street will have landscaping and fencing. A columbarium garden and a memorial garden are proposed as above ground interment spaces. Provision of detailed landscaping and engineering plans for Phase I and II are condition of final reading.

According to the applicant, Phases I and II will provide adequate interment capacity for at least 30 - 40 years. The applicant also states that the development timeframe of a cemetery is over several decades and that at this point is not possible to estimate specific time frame for Phases III – VI. As these phases will not be developed in a foreseeable future, the applicant will provide overall, more functional landscape and engineering plans prior to final reading. In addition, a no build covenant is required to be registered for Phases III to VI requiring detailed landscape and engineering plans for each subsequent phase.

The existing house will be converted for use as a caretaker's residence. A 40 stall parking lot fronting 272 Street will be constructed as part of Phase I, accessed from the southern driveway. Parking pockets along the main access road and an overflow parking area (east of Phase II) will provide additional parking) for Phase I and II.

Landscaping:

The eastern property line of the subject property abuts the ALR. An eight (8) metre wide landscape buffer along the ALR edge of the site will be installed as part of Phase I and II to mitigate impacts on agricultural land. Proposed landscaping for Phase I and II includes landscaping along 272 Street, landscape screening along the southern property line to the extent of Phase II and landscaping of the proposed detention pond (along the east edge of the property).

As an interim landscape treatment, the portion of the site reserved for Phases III – VI is proposed to be seeded with pasture mix. As a condition of the final reading, provision of a detailed landscape plan for Phase I and II, an overall landscape plan for the entire site including bonding for proposed landscaping included in Phase I and II, and an interim landscaping work for Phases III-VI is also required. As part of the final reading conditions, a no build covenant will be registered for Phases III to VI requiring detailed landscape plans to be submitted for each subsequent phase.

Access and Parking:

The cemetery is proposed to be accessed from one main driveway from 272 Street with a secondary access between Phase II and III accessible to emergency vehicles only. The internal road network is designed to loop through the site with parking provided on both sides of internal roads.

Although the Township's Zoning Bylaw does not have a specific requirement for cemeteries, application of its requirement for commercial assembly uses (including funeral homes) would result in a requirement of 16 parking spaces.

Staff note the applicant has provided a Parking Demand Analysis study which examined several cemeteries in other jurisdictions (Surrey and West Vancouver). Based on an evaluation of parking at these sites, the study recommends a minimum parking standard of 6 parking spaces per acre of cemetery be considered, which would result in a total of 118 stalls for the subject 19.6 acre site. The applicant is proposing to provide a total of 156 parking spaces upon completion of all phases. Phase I proposes to provide 40 parking spaces, with an additional 14 spaces provided in Phase II. An additional overflow parking area with 28 spaces is shown on the site plan for Phase I and Phase II (Attachment A). Parking for subsequent phases will be developed in accordance with the Master Plan and the Parking Demand Analysis and will be secured through a restrictive covenant.

Applicable Provincial Legislation:

The *Cremation, Interment and Funeral Services Act* ("the Act") establishes the regulatory framework for disposition of human remains, general duties of funeral providers and the operational procedures of places of interment in British Columbia. The Act requires a certificate of public interest to be issued, designating land where rights of interment may be granted.

The issuance of a certificate of public interest requires the municipal Council to confirm that the proposed use is permitted by its bylaws. In the case of this application, this means that site specific Rural Plan and Zoning Bylaw amendments are required to be passed by Council before a certificate is issued.

Groundwater Contamination Mitigation Measures Report:

As part of this proposal, a Groundwater Contamination Mitigation Measures Report was prepared by Active Earth Engineering. This report provides recommendations for mitigation measures to prevent groundwater contamination from burial of human remains. The proponent's Cemetery Use Master Plan has been prepared as per the recommendations from this report.

Site suitability for the proposed use will be further addressed once the applicant applies to the Ministry of Health for a certificate of public interest. As per Part 2 of the *Cremation, Interment and Funeral Services Act* the applicant will be required to provide information such as drainage on the site in respect to the adjacent properties and soil conditions, and an assessment by a professional engineer or geoscientist of the suitability of the site for the proposed use.

Tree Protection/Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 130 significant trees exist on the subject site. Fourteen (14) significant trees are proposed to be retained within Phase I and II and nineteen (19) trees are proposed to be retained in future Phases III – VI. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 489 replacement trees are required. Post development approximately 522 trees will be in place for all six (6) phases. Three hundred forty-five (345) of the total replacement trees will be installed as part of the landscape works for Phase I and II (207 coniferous and 138 deciduous). Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

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. Staff also note the proposal is subject to the requirements of the Cremation, Interment and Funeral Services Act.

Servicing:

The site is located in Rural Service Level 4 requiring the provision of rural services (septic and well) as minimum requirements. Prior to final reading, the applicant will be required to provide a detailed engineering plan for Phase I and II and an overall engineering plan for the entire site. 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. As part of the final reading conditions, a covenant will be registered for Phases III to VI prohibiting their development until such time as detailed engineering plans are submitted and approved for each phase.

Public Consultation:

The applicant held a Public Information Meeting (PIM) for the proposed development on November 29, 2018 at the Aldergrove Credit Union Community Centre. A summary of the meeting provided by the applicant is presented in Attachment B. Eighteen (18) attendees signed the attendance sheet. Eight (8) questionnaires were returned to the applicant (see Attachment “B”).

POLICY CONSIDERATIONS:

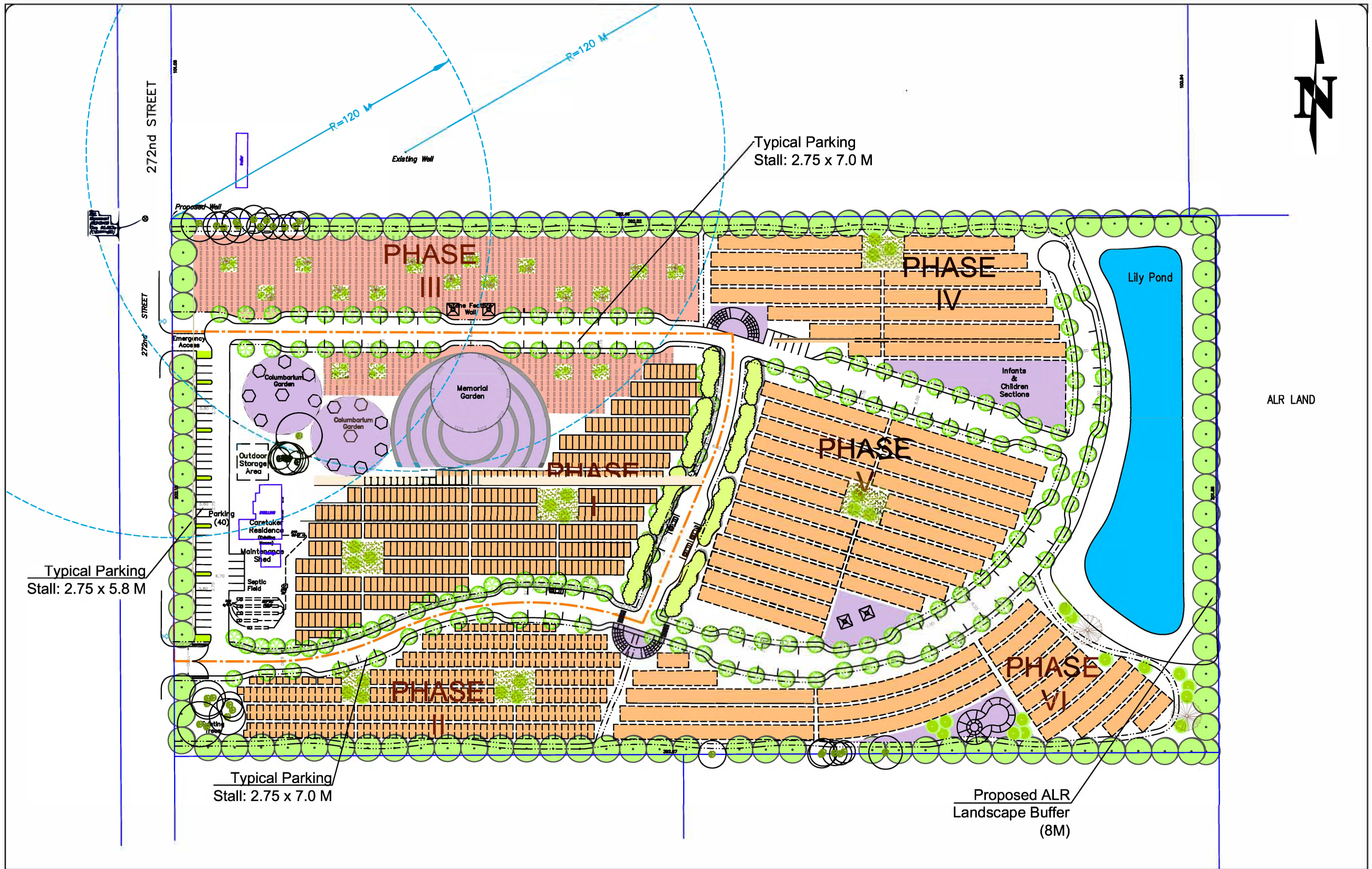
The proposed site specific amendments to the Rural Plan and Rural Zone RU-2 will accommodate expansion of cemetery capacity in the Township and are consistent with the Township of Langley Cemetery System Overview Studies that identified a need for more land for cemeteries.

Staff recommend that Council give first and second reading to Bylaws No. 5556 and 5557 subject to completion of six (6) development prerequisites, and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Cemetery Master and Phasing Plan
ATTACHMENT B	Public Information Meeting Summary
ATTACHMENT C	Letter of Intent



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

NOTE:
Estimated parking ratio is based on 6 stalls / acre.

Estimation of Provided Graves
- Phase I: 1,600 graves and 2,810 urns
- Phase II: 1,032 graves
- Phase III: 10,864 urns
- Phase IV : 1,490 graves
- Phase V: 1,784 graves
- Phase VI : 1,200 graves

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Cemetery Use Master Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

PROJECT No:

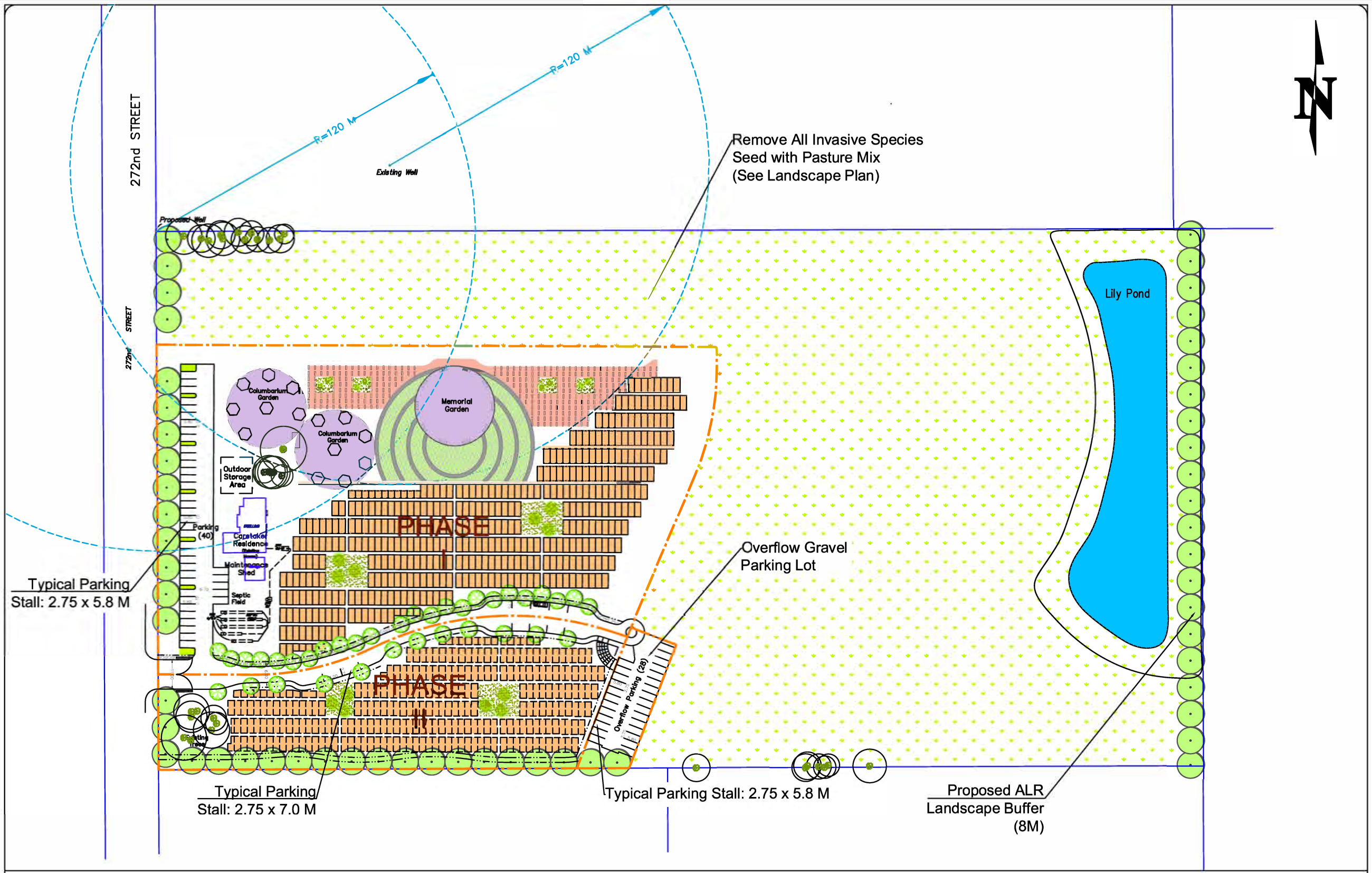
12-1028

DRAWING No:

01

DESIGNED BY:	CHECKED BY:
EW	**OV**

ATTACHMENT A



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

Phase I Area: 2.2 Ha. / 5.5 Ac.
Required Parking: 33
Provided Phase I Parking: 40
Phase II Area: 0.77 Ha. / 1.9 Ac.
Required Parking: 12
Provided Phase II Parking: 14
Overflow Parking: 28
Subtotal of Provided Parking: 82

NOTE: Estimated parking ratio is based on 6 stalls / acre.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Interim Condition (Seed with Pasture Mix)
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

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www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase I & II Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

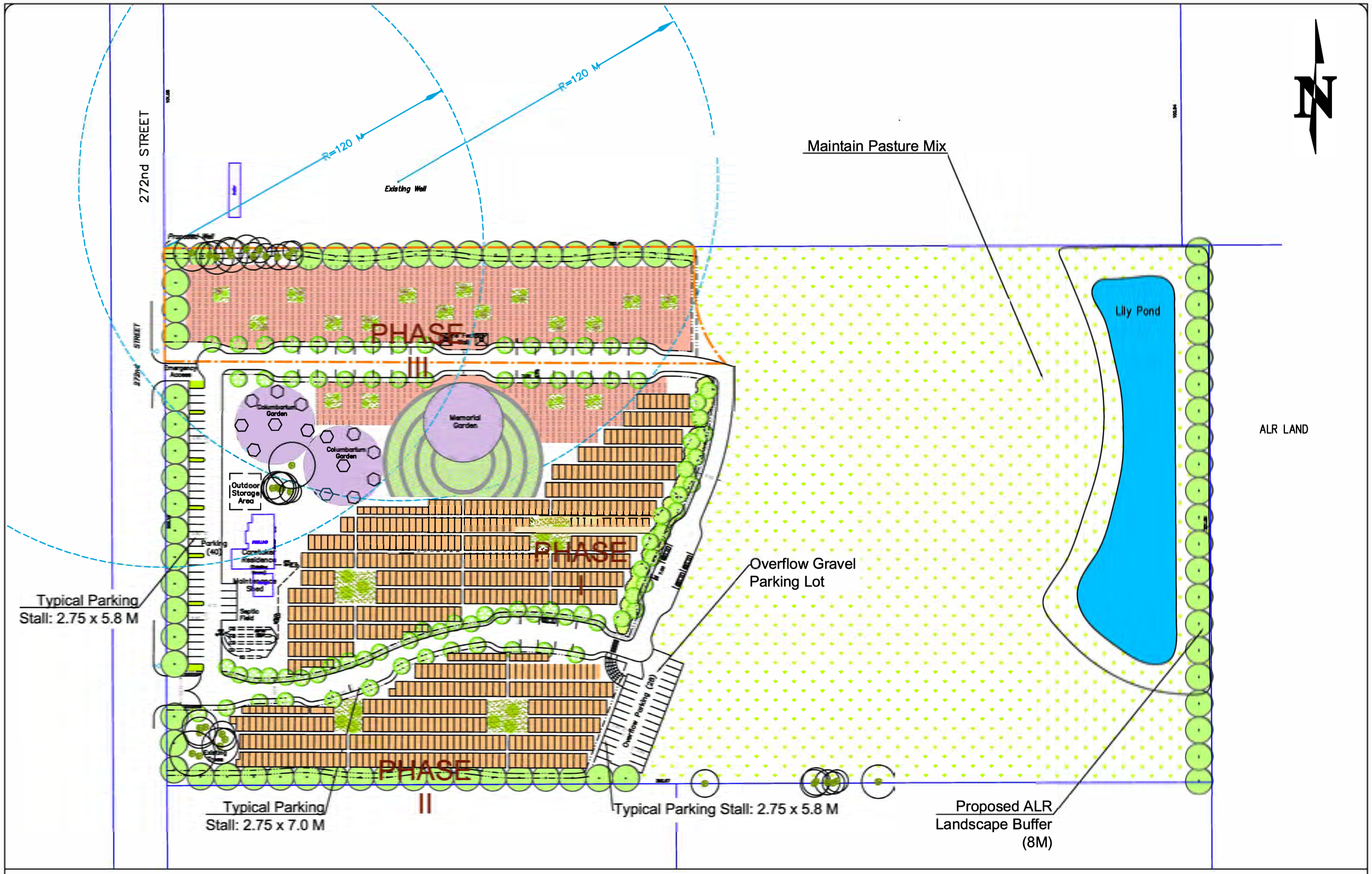
PROJECT No:

12-1028

DRAWING No:

02

DESIGNED BY:	CHECKED BY:
EW	**OV**



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

Phase III Area: 0.87 Ha. / 2.1 Ac.
Required Parking: 13
Provided Phase III Parking: 32
Provided Phase I,II & III Parking: 86 (40+14+32)
Subtotal of Provided Parking (including overflow): 114 (86+28)

NOTE:
- 8 stalls along the north-south road are allocated as stalls for future Phase V.
- Estimated parking ratio is based on 6 stalls / acre.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Interim Condition (Seed with Pasture Mix)
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase III Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

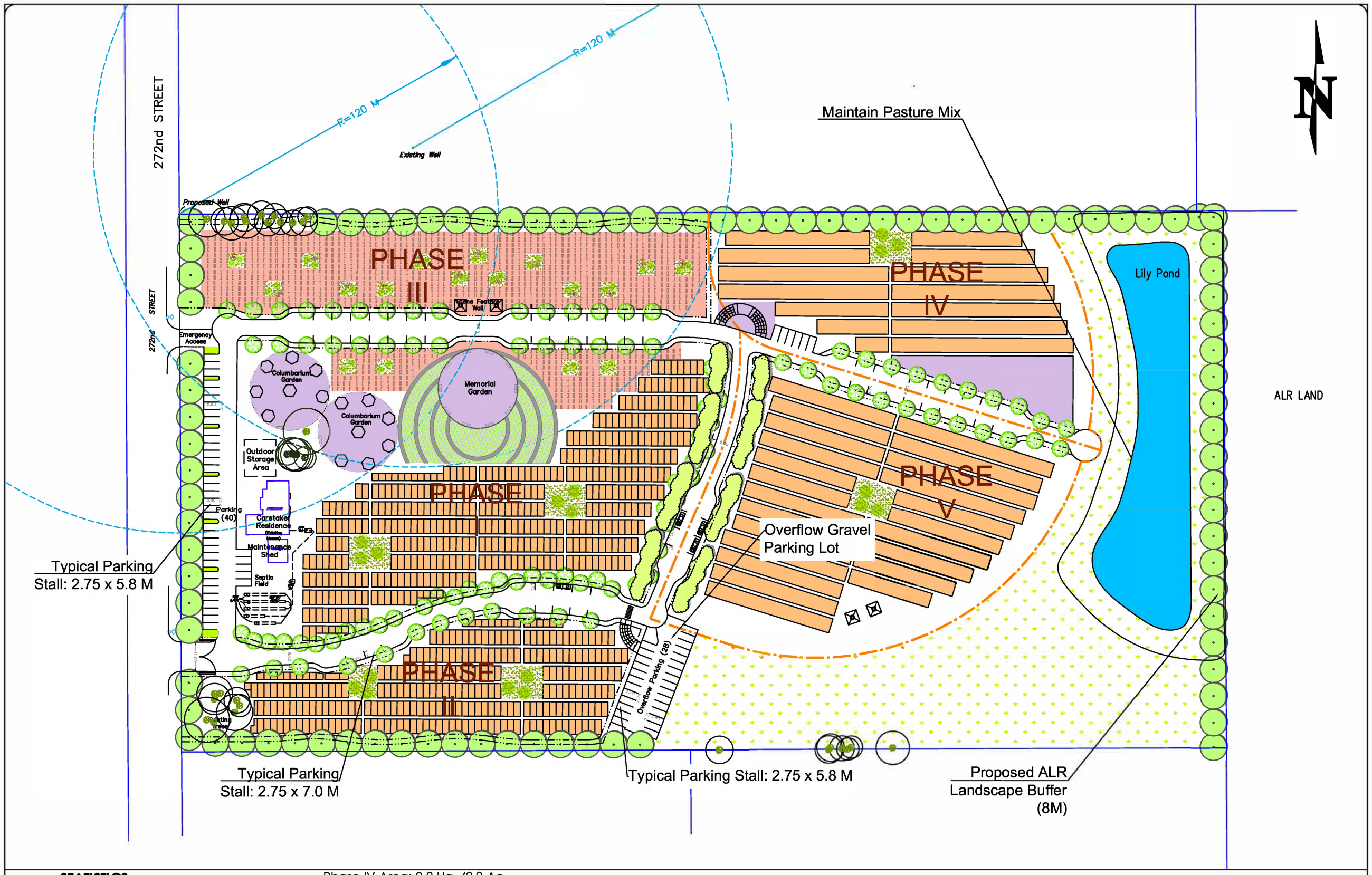
PROJECT No:

12-1028

DRAWING No:

03

DESIGNED BY:	CHECKED BY:
EW	**OV**



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
- Entrance: 40
- Phased Parking: 116

Typical Parking Stall:
- Parallel Parking: 2.75 x 7.0 M
- 90° Parking: 2.75 x 5.8 M

Phase IV Area: 0.9 Ha. /2.2 Ac.
Required Phase IV Parking: 14
Provided Phase IV Parking: 16
Phase V Area: 1.25 Ha. /3.1 Ac.
Required Phase V Parking: 19
Provided Parking: 18
Provided Phase I, II, III, IV, V Parking: 120 (86+16+18)
Subtotal of Provided Parking (including overflow): 148 (120+28)

NOTE:
- 8 of these stalls are constructed in Phase III.
- Estimated parking ratio is based on 6 stalls / acre.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Interim Condition (Seed with Pasture Mix)
- Existing Trees to be retained

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Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase IV & V Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

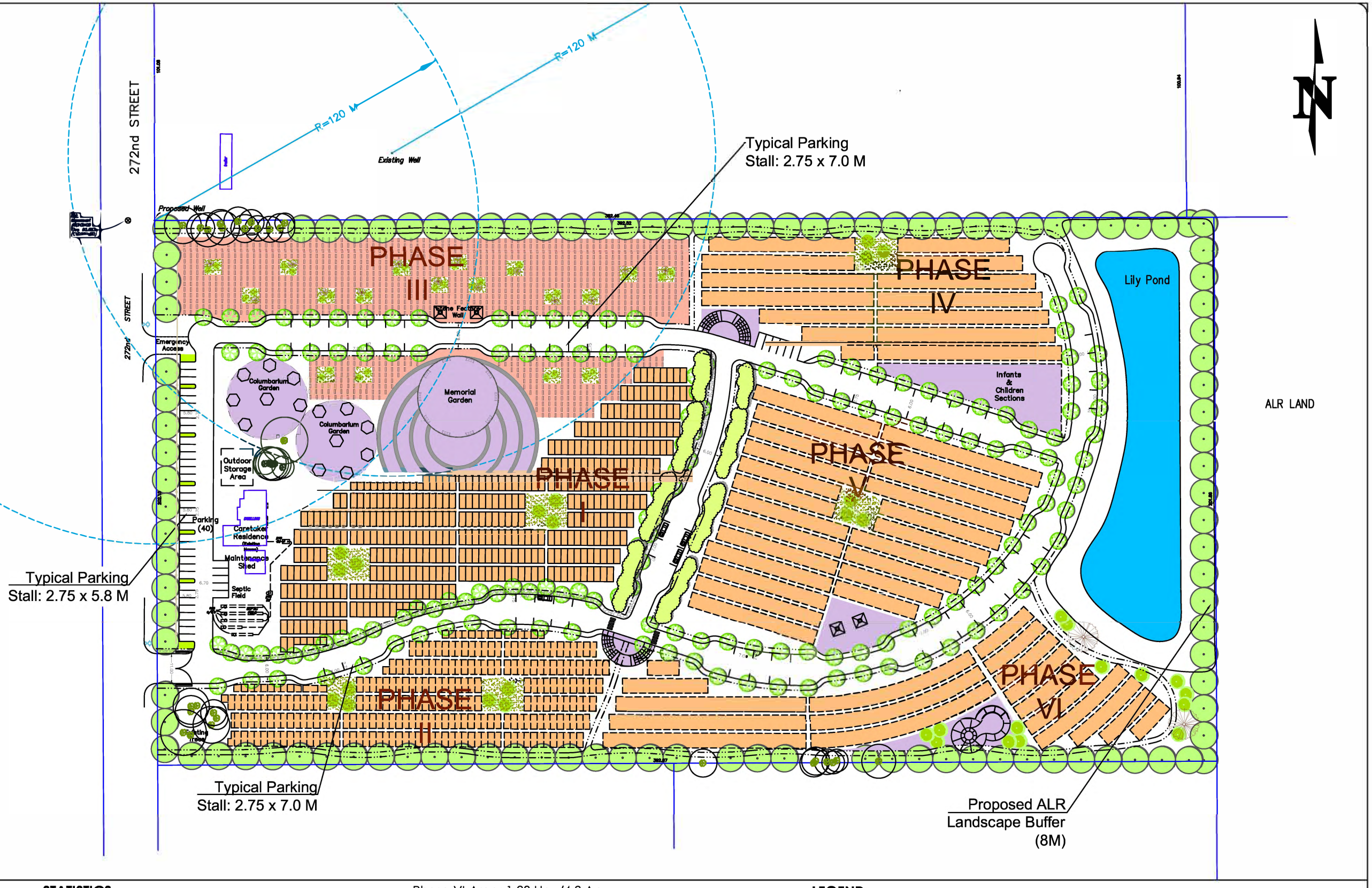
PROJECT No:

12-1028

DRAWING No:

04

DESIGNED BY:	CHECKED BY:
EW	**OV**



STATISTICS

Subject Property: 7.93 Ha. / 19.6 Ac.
Provided Parking: 156
Entrance: 40
Phased Parking: 116
Typical Parking Stall:
Parallel Parking: 2.75 x 7.0 M
90° Parking: 2.75 x 5.8 M

Phase VI Area: 1.93 Ha. /4.8 Ac.
- Cemetery Use: 1.01 Ha. / 2.5 Ac.
- Detention Pond: 0.92 Ha. / 2.3 Ac.

Required Phase VI Parking: 15
Provided Parking: 36
Total Phase I, II, III, IV, V, VI Parking: 156 (120+36)

NOTE:
- Excess stalls can service Phase V.
- Estimated parking ratio is based on 6 stalls / acre.
- Out-flow parking (28 stalls) to be eliminated.

LEGEND

- Inground Lined Urn Burial
- Traditional Concrete Lined Plots
- Above Ground Interment
- Green Burial
- Existing Trees to be retained

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

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Canada V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

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info@pacificlandgroup.ca

PROJECT:

920 272 Street, Langley

DRAWING TITLE:

Phase VI Site Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

897694 BC Ltd.

SCALE:

1:1500

DATE:

March 11, 2020

PROJECT No:

12-1028

DRAWING No:

05

DESIGNED BY:	CHECKED BY:
EW	**OV**

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.
VANCOUVER ■ SURREY

Suite 212 - 12992 76 Avenue
Surrey, British Columbia
Canada, V3W 2V6

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

December 4, 2018

PLG File: 12-1028
Township of Langley File: 13-08-0011

Summary of November 29, 2018 Public Information Meeting for
920 272nd Street, Aldergrove

Location: Aldergrove Credit Union Community Centre - 27032 Fraser Highway, Aldergrove

Date: November 29, 2018

Time: 5:00 – 7:30 PM

Advertisements/Invitations

Twenty-four postcard invitations were mailed to local residents within the notification area determined by the Township of Langley. A similar invitation was also advertised in the Langley Advance in the November 15th and 22nd editions of the newspaper. Copies of these invitations are attached for reference.

Project Representatives

Pacific Land Resource Group Inc.:	Oleg Verbenkov
	Laura Jones
	Tyler Erickson
Active Earth Engineering Ltd.:	David Kneale
Township of Langley:	Zorica Andjelic

Format

The format of the Public Information Meeting was conducted as an Open House, where details on the application were provided on display boards. Any questions or comments concerning the information presented were answered by representatives of Pacific Land Resource Group Inc. or Active Earth Engineering Ltd. A copy of the display boards is attached for reference.

Attendees

The open-house took place in the Multi-Purpose Room of the Aldergrove Community Centre. 18 entries were recorded into the Sign-in sheet. A copy of the Sign-in Sheet is attached for reference.

Email Correspondences

One resident requested additional information via email prior to the open-house to which a Project Overview Letter was prepared and provided to the individual via email. A copy of that document is attached for reference.

Comment Form Response Summary

Pacific Land Resource Group Inc. requested attendees to fill out a comment form to highlight any comments or questions they may have concerning the application. 8 Comment Forms were received and a copy of each is attached for reference.

Of the 8 comment forms received, 3 responses expressed support for the proposal citing the benefits of providing a variety of burial options. 5 responses conveyed concern that the proposal would result in increased traffic, soil contamination, increased vandalism and conflict with neighbouring agricultural uses.

Conclusion:

The overall response to the proposal was positive with the majority of people who attended the open house choosing not to submit written feedback. The concerns provided by those who were opposed to the proposal have largely been accounted for in the proposal and include several design characteristics including a buffer from groundwater wells for traditional burial plots to provincial standards, a landscaped buffer to the adjoining agricultural lands to the standards established by the Agricultural Land Reserve, and a phasing strategy that addresses increased parking demand during burial events. PLG will also work with the project hydrogeologist to develop specific recommendations for each burial category to provide assurances with regard to groundwater. PLG will also follow-up in this regard with the adjacent land owners who attended the meeting.

Sincerely,

PACIFIC LAND RESOURCE GROUP INC.



Laura Jones, MCIP, RPP

Attachments

- Postcard Notification
- Newspaper Ad
- Project Information Display Boards
- Attendee Sign-In Sheet
- Project Overview Letter
- Comment Forms

CC: Ali Khan

WELCOME TO THE DEVELOPER INFORMATION SESSION

920 272 STREET,
ALDERGROVE

Thank you for coming.

Pacific Land Group has applied for a rezoning for the property at 920 272 Street from Rural RU-2 to Civic Institutional P-1.

The rezoning proposes the development of a multi-phase cemetery.

Information on the application is presented here for your review so that we can understand your feedback.

Please sign in and take a comment form to record your feedback. The form can be dropped off in the box once you are finished.

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

SITE CONTEXT

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE



PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

NEIGHBOURHOOD CONTEXT 2

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

View 1 looking South on 272 Street towards the site





View 3 looking North on 272 Street towards the site





View 2 looking Southeast on 272 Street at the current Northwestern access to the site

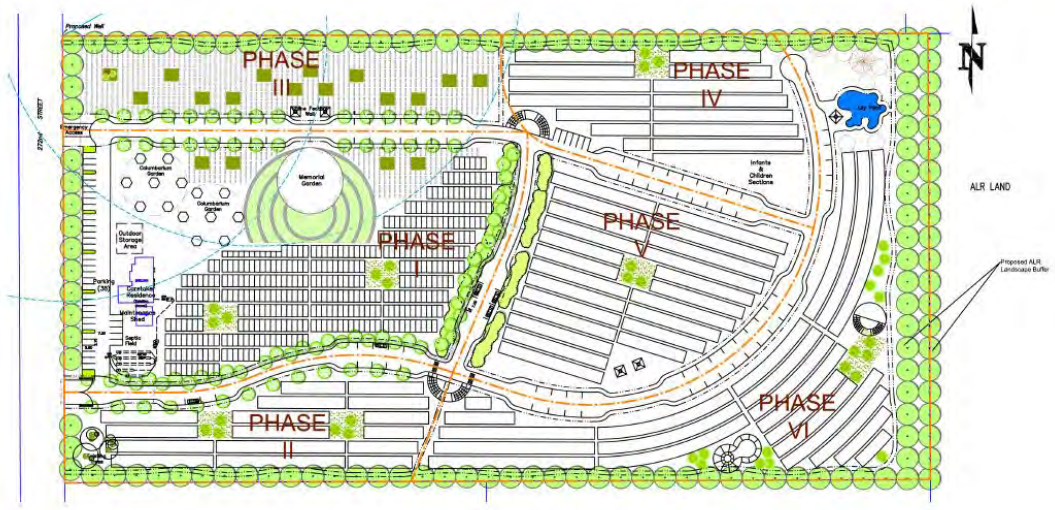


View 4 looking upon Aldergrove Regional Park

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

SITE PLAN 3

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE



PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

PROJECT OVERVIEW 4

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

Local Trends and Demand

- Current **demographic shift** in the Fraser Valley calls for variety of burial options to meet diverse cultural and religious needs.

- Local cemeteries **nearing capacity** with approximately 8.5 acres of space needed by 2032.

Burial Options and Contamination Mitigation

The proposed cemetery offers a multi-faith burial facility acknowledging site-specific considerations and the changing demographics of the Fraser Valley.

- Diversity of burial options provided to meet the needs of current **demographic shift** in the Fraser Valley.

- **120 metre buffer** from groundwater wells is required for traditional burial sites to prevent contamination. Areas within this setback have been established as landscaped areas or cremation/columbarium gardens.

- **15,000 graves** are proposed and achieved through the various burial options. The first two phases include **6800 graves with 200 garden burials.**

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists



Mount Pleasant Cemetery, Toronto



Scattering Garden



Columbarium



Knollwood Cremation Garden, Massachusetts

KEY POINTS 5

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

Parking Demand Analysis

Pacific Land Resource Group Inc. prepared a parking demand analysis which establishes the expected parking requirements for cemetery use as they are not established in the Township's Zoning Bylaw.

- Parking demand for cemetery use fluctuates based on: size of cemetery, age of cemetery, and existence of funeral home / crematorium. Parking demand must also consider daily visitations and burial events.

- Parking ratio for the proxy sites ranged from 6 stalls per acre to 11 stalls per acre. As the proposal does not include funeral facilties, **6 stalls per acres** was used to determine approximate parking demand and **7.8 stalls per acres** have been provided.

Phase	Area (Acres)	Approximate parking demand	Provided / Marked Parking	Notes
Phase I	5.4	33	52	Parking allocated for Phase II will be constructed in Phase I.
Phase II	2	12		
Phase III	2.1	13	32	8 additional stalls will be constructed along north-south internal road. Counted as part of Phase V.
Phase IV	2.2	14	14	
Phase V	3.1	19	18	8 stalls constructed in Phase III included in parking total. Additional stalls will be constructed in Phase VI when internal roads completed
Phase VI	4.8	29	36	
Total	19.6	120	154	

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

Agricultural Land Reserve and Buffer

The subject property is not designated within the ALR. 27413 8th Ave, the property abutting the rear property line of the proposed cemetery is designated within the ALR and the following considerations have been accounted for:

- A landscaping buffer of **15 metres** along the east property line to ensure no impact to agricultural viability of ALR land.

- A **1.8 metre** fence be installed along the rear and side yard property line to prevent conflict with neighbouring uses.

Phasing

The cemetery is proposed to be developed in six phases.

- The timing of subsequent phases is unknown at this time and will be influenced by pre-sales of phase 1.

- As parking demand is highest during burial events, parking provided in Phase 1 will include the parking required for Phase 2, allieviating parking concerns stemming from Phase 1 burial events.

FEEDBACK

DEVELOPER INFORMATION SESSION - 920 272 STREET, ALDERGROVE

6

Please let us know your thoughts about the information presented here today, by filling out a comment form. Forms are available at the entrance.

Comment Form



Public Information Meeting Feedback Form

Pacific Land Group has submitted an application to rezone 920 272 Street from Rural RU-2 to Civic Institutional P-1 to facilitate the development of a multi-phase cemetery.

1. Do you support the proposed cemetery project?

2. What do you like most about the proposed cemetery project?

3. Do you have any concerns about the proposed cemetery project?

4. What would you suggest to improve or enhance the proposed cemetery project?

5. Do you have any other comments on the proposed cemetery project?

Name: _____ Address: _____

Phone: _____ Email: _____

Pacific Land Group may contact me with updates on this proposal: Yes / No (please circle one)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 12, 2019.

For more information on this proposal, please contact:
Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Feedback from each comment form will be presented to Township of Langley staff and Council for their review.

If you have any questions about the information presented here today, please ask one of the Planners from Pacific Land Group. If more information is needed, we can follow up with you at a later point to provide the information.

If you think a question may come up later, please write to laura@pacificlandgroup.ca or call 604-501-1624.

Thank you for attending the Developer Information Session.

PACIFIC LAND GROUP
Land use, Development & Environmental Strategists

The Grove

Public Information Meeting – ~~June 7, 2018~~ November 29/2018

Sign-in Sheet

#	Name	Address
24	FOIPPA s.22(1)	FOIPPA s.22(1) ALDERGROVE
25		" "
26	OMEGA INVESTMENTS LTD	
27	FOIPPA s.22(1) OMEGA INVESTMENTS LTD FOIPPA s.22(1)	FOIPPA s.22(1) SURREY BC FOIPPA s.22(1)
28	FOIPPA s.22(1)	FOIPPA s.22(1) Aldergrove BC
29		0933073 BC Ltd. FOIPPA s.22(1) Aldergrove BC
30		
31		FOIPPA s.22(1) Coquitlam.
32		FOIPPA s.22(1) Aldergrove
33		FOIPPA s.22(1) Langley, BC.
34		
35		FOIPPA s.22(1) Aldergrove

The Grove

Public Information Meeting – ~~June 7, 2018~~ Nov. 29/2018

Sign-in Sheet

#	Name	Address
36	FOIPPA s.22(1)	FOIPPA s.22(1) Aldergrove B.C
37		FOIPPA s.22(1) Surrey B.C FOIPPA s.22(1)
38		FOIPPA s.22(1) Aldergrove.
39		FOIPPA s.22(1) ABB.
40		FOIPPA s.22(1) ALDERGROVE, BC
41		FOIPPA s.22(1) SURREY
42		
43		
44		
45		
46		
47		

Public Information Meeting Feedback Form

Pacific Land Group is planning to apply to the Township of Langley for a Rezoning to allow the development of a multi-phase cemetery at 920 272 Street. The property is current zoned Rural RU-2. The primary purpose of this public information meeting is to obtain community input on the proposed rezoning to Civic Institutional P-1 to facilitate the development of a cemetery.

Do you have any comments or questions on the proposed rezoning and development concept?

NO, NOT SUITABLE FOR A CEMETERY.
- AREA IS NOT SUITABLE FOR A CEMETERY AS FARM LAND. MY PROPERTY IS FROZEN AS AGRICULTURAL
YOU WILL CONTAMINATE THE GROUNDWATER.
NO CEMETERY

OMEGA INVESTMENTS LTD

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)
CURREY BC

Telephone FOIPPA s.22(1) Email:

MY PROPERTY ADDRESS: FOIPPA s.22(1) ALDERGROVE

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

Pacific Land Group is planning to apply to the Township of Langley for a Rezoning to allow the development of a multi-phase cemetery at 920 272 Street. The property is current zoned Rural RU-2. The primary purpose of this public information meeting is to obtain community input on the proposed rezoning to Civic Institutional P-1 to facilitate the development of a cemetery.

Do you have any comments or questions on the proposed rezoning and development concept?

This is a very good idea, much needed for the area. If you need any help or support please call.
Push back on the contamination concers and promote the variety of options being offered.

Name: FOIPPA s.22(1)

Address: Aldergrove

Telephone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

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Do you have any comments or questions on the proposed rezoning and development concept?

No Cemetery. We do not agree with this rezoning and land use proposal.

- strongly disagree

Name: FOIPPA s.22(1)

Address: Aldergrove BC

Telephone: _____ Email: _____

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

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Do you have any comments or questions on the proposed rezoning and development concept?

No Cemetery, we do not agree with the proposal.

A cemetery would be counter-intuitive to our quality of life

STRONGLY Disagree

Name: FOIPPA s.22(1)

Address: Aldergrove BC

Telephone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

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Do you have any comments or questions on the proposed rezoning and development concept?

LOVE that the township is recognizing the need for BURIAL / MEMORIAL / Cemetery space!! Very progressive & Amazing.

The optics of A cemetery beside A garbage dump MAY BE A little offputting but this is A wonderful use of the site & space.

Thankyou for considering the dead.

Name: FOIPPA s.22(1)

Address:

Telephone: FOIPPA s.22(1) Email: FOIPPA s.22(1)

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

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Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

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Do you have any comments or questions on the proposed rezoning and development concept?

No CEMETERY

We do not agree with this proposal

- Strongly disagree

Name: 0933073 BC Ltd.

Address: FOIPPA s.22(1)

Aldergrove, BC FOIPPA s.22(1)

Telephone: FOIPPA s.22(1) Email:

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

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Do you have any comments or questions on the proposed rezoning and development concept?

I am for the project, it is a positive step for the community. I appreciate the city and the members and Mayor and his team to approve this project.

Thanks to all.

FOIPPA s.22(1)

29 Nov 2018

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1) SURREY, BC FOIPPA s.22(1)

Telephone: _____ Email: _____

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

Public Information Meeting Feedback Form

Pacific Land Group is planning to apply to the Township of Langley for a Rezoning to allow the development of a multi-phase cemetery at 920 272 Street. The property is current zoned Rural RU-2. The primary purpose of this public information meeting is to obtain community input on the proposed rezoning to Civic Institutional P-1 to facilitate the development of a cemetery.

Do you have any comments or questions on the proposed rezoning and development concept?

PARKING & INCREASED TRAFFIC WILL MAKE THE AREA COMPARABLE TO A MEDIUM SIZED CITY NOISE & CONGESTION THE TRAFFIC ON 8th AVE i.e. CONVOYS OF GRAVEL TRUCKS IS ALREADY A VERY NOISY NIGHTMARE. THEN THERE'S THE TRAFFIC ON 272 ST GOING TO & FROM THE DUMP.

- THERE WILL BE INCREASED VANDALISM WILL INCREASE IN THE NEIGHBOURHOOD — IN OUR HOMES. YOUR ~~SECURITY~~ SECURITY IN THE CEMETERY WILL ONLY PROTECT THE CEMETERY
- NO CRYPT IS GUARANTEED NOT TO BREACH, THERE IS CONTAMINATING GROUND.

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1) SURREY BC FOIPPA s.22(1)

Telephone: FOIPPA s.22(1) Email:

SITE ADDRESS: FOIPPA s.22(1) ALDERGROVE

Please return your completed Feedback Form to the registration desk. A completed Feedback Form may also be submitted via email to laura@pacificlandgroup.ca by Thursday, December 13, 2018.

For more information on this proposal, please contact:

Laura Jones by email at laura@pacificlandgroup.ca or by phone at 604-501-1624.

- ~~Heat~~ INCREASED TRAFFIC will cause more pollution; ~~dirt~~
- WILDLIFE: DEER will be found dead on roads from increased traffic also other INDIGINOUS wildlife will be in danger.
- ~~Will~~ will lower my property values.
- Will spoil the peace & tranquility of the Rural area I say Rural, no CONCENTRATIONS in Rural areas.

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

VANCOUVER ■ SURREY

Vancouver Office
Suite 1500 – 701 West Georgia Street
Vancouver, British Columbia
Canada, V7Y1C6

Surrey Office
Suite 101 - 7485 130 Street
Surrey, British Columbia
Canada, V3W 1H8

Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

Updated March 18, 2020

PLG File #: 12-1028
TOL File #: 13-08-0011

Zorica Andjelic
Township of Langley
Community Development Division
20338 65 Avenue
Langley, BC V2Y 3J1

Dear Ms. Andjelic,

RE: Letter of Intent: Cemetery Proposal at 920 272 Street
Rural Plan Amendment and Rezoning Application 13-08-0011

Pacific Land Group (PLG) is submitting a development application to the Township of Langley ("the Township") on behalf of 897694 BC Ltd. in order to allow a privately-operated cemetery development at 920 272 Street ("subject property") in Aldergrove. This proposal requires an amendment to the Rural Community Plan and a site-specific text amendment to the RU-2 to allow for the cemetery use.

1. Site Context

The 19.6-acre site is located north of the 272 Street and 8 Avenue intersection, south of the 272nd Street transfer station. The subject property is not in the Agricultural Land Reserve ("ALR"), designated "Rural" in the Metro Vancouver Regional Growth Strategy ("RGS") and designated "Rural" in the Regional Growth Strategy (which allows cemetery uses). Township of Langley's Rural Community Plan ("Rural Plan") designates this area as Agriculture/Countryside, and the site is zoned Rural ("RU-2").

The surrounding neighbourhood context is predominantly rural, with vacant parcels to the south, Township-owned institutional lands to the east and west, and other area businesses such as a dog kennel, a landscaping company, and an excavation operator training facility. The property to the north, 1030 272 Street, was recently rezoned to permit storage and distribution facilities for wood and soil-based products including parking of commercial vehicles in Township File 13-08-0013. The subject property abuts a parcel within the ALR to the east.

2. Background

2.1 Current cemetery services in Township of Langley

The Township has three municipal cemeteries: Murrayville, Fort Langley, and Langley Lawn. Fort Langley and Murrayville cemeteries, established in 1881 and 1891, respectively, are essentially

full; Langley Lawn is now the primary cemetery and has approximately half of its capacity remaining.

Lees + Associates conducted a *Cemetery System Overview Study* for Township of Langley's Department of Parks, Recreation and Culture in May of 2007. The study reviewed key components of the Township's cemetery system with recommendations on planning, design, administrative and budget for implementation. The study also reviewed Township's burial statistics, site information and cemetery data.

The study outlined several long-term trends affecting interment service provision in the Township of Langley, including:

- Changing demographics, cultural and religious diversity;
- Increasing death rate (9.1 deaths/thousand by 2030);
- Increasing cremation rates in Township (approximately 82%), and an unmet demand for cremation interment in the Township;
- Demand for sustainable burials (i.e. green burials) is expected to rise;
- Need for expansion of interment services (i.e. memorialization options, columbaria, scattering gardens, etc.);
- Cemeteries viewed as crucial community open spaces;
- Approximately 8.5 acres of cemetery space needed by 2032.

Based on these long-term trends and a future needs assessment, the study recommended that the Township of Langley designate new cemetery lands encompassing at least two full generations.

2.2 Applicable Provincial Legislation

The *Cremation, Interment, and Funeral Services Act* ("the *Act*") establishes the regulatory framework for disposition of human remains, general duties of funeral providers, and the operational procedures of places of interment in British Columbia. It also provides the "right of interment" by designating "a right, in perpetuity, for the interment of human remains or cremated remains, in a lot" (s. 1 Definitions). This means that the establishment of a cemetery use is permanent, and the interment which takes place is intended to remain forever.

The *Act* also requires a certificate of public interest to be issued (attached), designating land where rights or interment may be granted. The issuance of a certificate of public interest requires the municipal council to confirm that the proposed use is permitted by its bylaws; in this case, an OCP amendment and rezoning are required to be passed by Township council.

3. The Proposal

The proposed development of cemetery lands at the subject property requires the following amendments:

- An OCP Amendment to the Rural Plan
- A Site-Specific Text Amendment to the Rural Zone ("RU-2") to permit a cemetery use on the subject property

Six phases are envisioned for the long-term build-out of the cemetery as shown in the Master Plan. Detailed landscaping and grading for Phases I and II have been provided as part of the application submission. Landscaping and grading plans have provided interim conditions for the remainder of the site (e.g., prior to development of Phases III through VI) for consideration.

3.1 Policy Background

Metro Vancouver Regional Growth Strategy

The subject property is designated "Rural" in the RGS, intended to protect the existing character of rural communities and environmental qualities. Permitted land uses include low density residential development, small scale commercial, industrial, institutional uses, and agricultural uses that do not require provision of urban services. As the proposed cemetery is considered a small-scale institutional use, maintains the existing rural character, and will not require urban services such as sewer or transit, the proposal is consistent with the RGS. Metro Vancouver regional planning staff have also confirmed that cemeteries uses are permitted in the "Rural" designation with Pacific Land Group.

Township of Langley Rural Community Plan

The intent of the Rural Community Plan ("Rural Plan") is to recognize the predominant rural nature of the Township, protect diverse agricultural lands, and retain and/or enhance the countryside character of areas designated Rural Residential/Agricultural in the Official Community Plan. The Rural Plan provides policies for six land use designations:

- Agriculture/Countryside
- Small Farms/Country Estates
- Salmon River Uplands
- Special Study Area
- Agro-Service Centre
- Rural Commercial Centre

The Agriculture/Countryside is the predominant land use designation in the Rural Plan. Policies for the Agriculture/Countryside designation give priority to agricultural uses over non-agricultural uses. Non-agricultural uses may be considered so long as the use complies with other Rural Plan provisions and buffers to adjacent agricultural land and efforts to minimize negative impacts on agricultural uses are provided (Policy 5.5.2).

The proposed cemetery is considered an institutional use. Policy 5.15 of the Rural Plan speaks to institutional uses, and generally encourages such uses to be located in the Agro-Service Centre and Rural Commercial Centres. Parcels within Agro-Service or Rural Commercial Centres are generally smaller in size and should ideally focus on allowing retail and service commercial uses directly related to agricultural activities. Cemeteries generally require larger parcels to accommodate traditional burials and other types of interment in perpetuity and are not compatible with the typical uses in the Agro-Service Centres or Rural Commercial Centres. Based on the above policies, the proposed cemetery use would not wholly meet Policy 5.5.2 and 5.15 and would require an amendment to the Plan.

3.2 Amendment to the Rural Plan

The Rural Plan currently does not contain a designation that is well suited for a cemetery use. Given the unique characteristics of a cemetery and the rare occurrence of cemetery developments within the Lower Mainland, two amendment options to the Agriculture/Countryside designation may be considered for the cemetery use.

Option 1 – Site Specific Text Amendment to Section 5.5 Agriculture/Countryside policies to allow for cemetery uses on the subject property only

A site-specific text amendment to Section 5.5 of Agriculture/Countryside policies will add an additional policy to permit the cemetery use on the subject property, as follows:

> 5.5.6 Notwithstanding the provisions of Section 5.15, cemetery uses shall be permitted on lands described as:
>
> NORTH HALF OF THE WEST HALF OF THE SOUTH HALF
> OF THE SOUTH WEST QUARTER SECTION 8 TOWNSHIP 13
> NEW WESTMINSTER DISTRICT

Option 2 – General Text Amendment to Section 5.5 Agriculture/Countryside policies to allow for cemetery uses in all non-ALR lands within the designation

The second option adds an additional policy to the 5.5 Agriculture/Countryside to allow for cemetery uses for all lands not within the Agricultural Land Reserve.

> 5.5.6 Notwithstanding the provisions of Section 5.15, cemetery uses may be permitted in certain parts of the Agriculture/Countryside area, specifically on lands not within an agricultural land reserve established under the Agricultural Land Commission Act.

The proposed cemetery will meet all other provisions within the Rural Plan. The land use context around the subject property is rural, with a mix of civic-owned properties, dog kennels, a

regional park, and an agricultural use immediately to the east. The cemetery development will be phased over a long time period and will commence along the 272 Street frontage. An 8-metre wide ALR buffer will be provided along the east property line as part of the initial two phases of the cemetery development.

3.3 Land Use Implications

The subject property is located in an area with several institutionally zoned lands (Limited Institutional) owned by the Township of Langley. Other adjacent properties are zoned RU-2 to the east and south.

- The property immediately to the north, 1030 272 Street, is not located in the ALR and has been rezoned to permit storage and distribution facilities for wood and soil-based products including parking of commercial vehicles. The cemetery will provide landscape screening along the north property line.
- 27413 8 Avenue, located east of the subject property, is an agricultural use zoned RU-2 and within the ALR. The first two phases of the cemetery development will mainly be contained in the western portion of the subject property, and will not negatively impact the long-term viability of the agricultural use. Future phases of the cemetery will be adequately buffered from the agricultural operation in the ALR by a 8-metre landscape buffer.
- 27351 8th Ave to the south of the subject property is not within the ALR and is used as a rural-residential lot. The proposed cemetery use is not expected to negatively impact this lot in the long term.
- To the west, are several acres of vacant P-5 zoned lands, now a closed landfill, owned by the Township of Langley with a temporary film set visible from 272 Street. The proposed cemetery use is not expected to negatively impact these lands in the long term.

Township of Langley's civic cemeteries are currently all located in urban areas and were established many decades ago. Cemeteries generally require larger land parcels to create a serene, park-like setting. With a growing population and dwindling land base in urban areas, locating new cemeteries in urban areas or commercial areas may not be the highest and best use of land intended for higher residential densities and commercial clusters. Rather, the proposed location is able to maintain the rural character as envisioned by the Rural Plan while located only 2.7 km from Aldergrove's urban area.

Within the Aldergrove area, there are two funeral homes offering funeral and cremation services, and one specialized cremation business. There are approximately 11 churches in the Aldergrove area, with several Sikh, Hindu, and Buddhist temples located in neighbouring Abbotsford and Surrey.

3.4 Public Benefits of a New Multi-Faith Cemetery

The recommendations from Lees + Associates' 2007 *Cemetery System Overview Study* strongly urged the Township to designate new lands for cemetery uses in the long term. Increasing interment service options such as memorialization monuments, columbaria, and green burials will reflect the needs and demands of the community in the long term.

The proposed cemetery is committed to providing burial and interment space to reflect the diversity found in Langley's population. Consultation with funeral industry experts and leaders of religious congregations indicate a high level of interest in designated burial space allowing for religious and traditional rites and rituals. With limited civic cemetery space available, congregations may face limited access to blocks of interment spaces to reserve for religious and cultural practices. With additional cemetery space, this proposal will allow a variety of religious and cultural groups to provide burial procedures unique to their cultural traditions.

As part of the cemetery design, pedestrian pathways are also proposed within the subject property. Integrating pedestrian pathways through the site provides visitors and nearby residents opportunities to enjoy the landscaping in a park-like setting. Cemeteries are increasingly perceived as oases of quiet, contemplation, and sacredness. The cemetery will house a full-time caretaker onsite with gates locked at night, restricting access to the trails for safety.

4.0 Cemetery Master Plan and Phasing

The cemetery proposal is expected to develop in (6) phases over many decades . A master plan has been prepared to demonstrate the intended interment areas, vehicle circulation, and high-level design elements intended for the cemetery development. Key features detailed in the proposed master plan include:

- Various interment options and designs;
- Looped road network;
- Tree-lined roads; and
- Parking pockets;

The master plan is subject to adjustments as the cemetery development progresses and adapts.

<u>Vehicular Circulation and Parking</u>

Vehicle access to the cemetery will be from one main driveway off 272 Street, secured by a gate and decorative fencing along the street. A secondary fire access is proposed between Phase II and Phase III and will only be accessible to emergency vehicles. This access will be constructed in Phase III. A Parking Demand Study was prepared as part of the application and identified a proposed parking rate for the cemetery use from a per acre rate.

A Phasing Plan showing the build out of the roads, circulation, and parking demand per phase has been included in the submission.

4.1 *Phase I and II Details and Design*

Phases I and II identified in the Master Plan will be developed concurrently. As discussed with Township of Langley staff, detailed Phase I and Phase II plans have been prepared as part of the initial stages of the application. Phase I covers a total area of 2.2 Ha (5.5 Ac) and is located along in the western portion of the subject property. Phase II is approximately 0.77 Ha (1.9 Ac) and is located at the southwestern portion of the property.

The caretaker's residence, which will be converted from the existing house, is part of Phase I, along with a proposed maintenance shed to the south of the house. The septic system for the house was recently installed in 2012 with adequate capacity for the caretaker's residence.

A water feature used for stormwater detention purposes is located at the eastern portion of the subject property. The water feature is designed for the ultimate build-out of the cemetery (e.g., completion of Phase VI) and will be installed as part of Phases I and II. The 8-metre ALR Buffer is located east of the water/detention feature and will also be installed as part of Phases I and II.

A 40-stall parking lot fronting 272 Street will be constructed as part of Phases I and II, accessed from the southern driveway, and will provide the bulk of the parking for Phase I. Parking pockets along the main access road and overflow parking provides additional parking for Phases I and II.

Interment Options

A mix of traditional burial and urn interment (above ground and in ground) are proposed for the first phase of development. Phases I and II contain 2,632 traditional grave plots and 2,810 urn plots. Upright and flat grave markers will be sectioned into different areas to create a consistent landscape across Phase I (Figures 1 and 2).

The traditional grave plots will be aligned in a north-south orientation, with small clusters of trees placed in small pockets throughout.

An allée of trees is proposed along the main road between Phases I and II, which will be continued throughout the cemetery as the phases progress. The frontage of 272 Street will also receive landscaping treatments and fencing to provide a decorative edge to 272 Street.

A columbarium garden and a memorial garden are proposed as above-ground interment spaces. The placement of the columbarium garden and memorial space takes into account the location of the existing well located on 1030 272 Street and the proposed relocated well location onsite. The applicant will be working with the owner of 1030 272 Street to relocate the well. This area will provide spaces for urn interment or memorial plaques (Figures 3 to 6). As highlighted in Lees + Associates' Cemetery System Overview Study, the cremation in 2004 was at 81.5% with the in-ground burial rate at 18.5%. The projected cremation rate in 2030 is expected to be approximately 84%. The columbarium garden and memorial garden will provide interment options for the cremation demand.

It is anticipated that Phases I and II will provide adequate interment capacity for at least 30 to 40 years.



Figure 1 – Upright Graves



Figure 2 – Flat Grave



Figure 3 – Memorial Garden



Figure 4 – Columbaria Garden



Figure 5 – Memorial Garden



Figure 6 – Columbaria Garden

4.2 *Development of Future Phases III to VI*

The build-out of Phases III to VI are illustrated in the Phasing Plans submitted with the application. The Phasing Plans provide a concept of each phase and the interim conditions of undeveloped phases. Based on discussions with the Township of Langley, the Master Plan and the Phasing Plans will be registered on title through restrictive covenants on the Subject Property.

4.0 Summary

We trust that this Letter of Intent provides the details of the overall cemetery development and demonstrates the value the proposed multi-faith cemetery can bring to the community and to Langley residents. Should you require further information, please do not hesitate to contact the undersigned at 604-501-1624.

Sincere Regards,

PACIFIC LAND RESOURCE GROUP INC.



Oleg Verbenkov, MCIP RPP
Principal

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5556

EXPLANATORY NOTE

Bylaw 2020 No. 5556 amends the Rural Plan by adding provisions to the “Agricultural / Countryside” designation to accommodate development of a cemetery on a site specific basis at 920 – 272 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5556

A Bylaw to amend Rural Plan Bylaw 1993 No. 3250

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 “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Ltd.) Bylaw 2020 No. 5556”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by adding Section 5.5.6 after Section 5.5.5

   5.5.6 Cemetery use is permitted on a site specific basis on lands described as North Half of the West Half of the South Half of the South West Quarter Section 8 Township 13 New Westminster District.

READ A FIRST TIME the	day of	2020.
READ A SECOND TIME the	day of	2020.
PUBLIC HEARING HELD the	day of	2020.
READ A THIRD TIME the	day of	2020.
RECONSIDERED AND ADOPTED the	day of	2020.

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5557

EXPLANATORY NOTE

Bylaw 2020 No. 5557 amends Rural Zone RU-2 to permit a cemetery use on property located at 920 – 272 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (PACIFIC LAND GROUP LTD.) BYLAW 2020 NO. 5557

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 (Pacific Land Group Ltd.) Bylaw 2020 No. 5557".

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

   a) Amending Section 202.1 Uses Permitted in Rural Zone RU-2 by adding the following:

      7) *Cemetery* use on North Half of the West Half of the South Half of the South West Quarter Section 8 Township13 New Westminster District

   b) Amending Section 102 –Definitions by adding the following:

      "*cemetery**"*** means land that is set apart or used as a place of burial of human remains or cremated remains and includes any incidental or ancillary buildings on the land.

READ A FIRST TIME the	day of	2020.
READ A SECOND TIME the	day of	2020.
PUBLIC HEARING HELD the	day of	2020.
READ A THIRD TIME the	day of	2020.
ADOPTED the	day of	2020.

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 - SPECIAL MEETING	**REPORT:**	20-58
FROM:	CORPORATE ADMINISTRATION DIVISION	**FILE:**	3900-25
SUBJECT:	AMENDMENTS TO PUBLIC HEARING/INPUT PROCESSES FOR DEVELOPMENT APPLICATIONS DUE TO COVID-19		

RECOMMENDATION(S):

That Council give first, second, and third reading, and final adoption to Development Application Procedure Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, amending Bylaw 5428 to waive the requirements for Public Hearings for development applications which are consistent with the Official Community Plan;

That Council Policy 07-164, Developer Held Public Information Meetings, be temporarily suspended due to the COVID-19 Pandemic;

That Council direct staff to amend current processes for development applications to substitute Public Input Opportunities with Written Submissions Opportunities due to the COVID-19 Pandemic, unless otherwise specifically required pursuant to provincial regulations; and

That these modifications be reviewed by Council prior to December 31, 2020.

EXECUTIVE SUMMARY:

The social gathering and distancing restrictions due to the COVID-19 Pandemic have required staff to review public processes used by the Township. Staff are endeavouring to balance the aim of ensuring the residents, business owners, and other stakeholders have the opportunity to provide input, but using methods that ensure the health and safety of the public, Council and staff members.

In reviewing the current processes for development applications, staff identified applications that under British Columbia legislation do not require an in person Public Input Opportunity or Public Hearing. Staff are recommending that temporarily these processes be suspended or modified to include written submissions only, thereby reducing the need for individuals to gather. These modifications would aid in meeting the legislative requirements of avoiding public gatherings, and would help to “flatten the COVID-19 curve” while providing business continuity and input options for the residents, business owners, and stakeholders.

PURPOSE:

The purpose of the proposed amendments to the management of development applications and the Development Application Procedure Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615 is to continue to receive public and stakeholder input during the COVID-19 Pandemic, while ensuring social gathering and distancing restrictions are met.

BACKGROUND/HISTORY:

On April 4, 2020 British Columbia Chief Administrative Officers received email communication from Kaye Krishna, Deputy Minister, Ministry of Municipal Affairs and Housing which in part read:

> Many local governments have raised concerns about their ability to hold public hearings, which are required under the Local Government Act for some land use bylaws like an Official Community Plan. We want to support local governments in keeping the business of government going and supporting development projects to continue as much as possible while ensuring the public health orders are followed. Ministry staff are developing guidance for local governments to help them navigate this issue during the pandemic and will provide updates to local governments soon.
>
> In the meantime, we encourage local governments to consider whether it may be appropriate to waive public hearings where they are not legally required, such as zoning bylaws that are consistent with their official community plan. We encourage you to be creative in moving local government business forward and also want to encourage local governments to find ways to keep people informed of any changes to their regular processes through websites and social media.

Following receipt of the email, staff began to investigate which development applications include Public Hearings or Public Input Opportunities and if their processes could be varied to accept written comments as a replacement for in person attendance.

DISCUSSION/ANALYSIS:

In reviewing options staff recognized the importance of balancing the requirement for public input, the health and safety obligations, responsibilities of the Township, and the need for Local Government to keep the “business of government going”. Staff believe the extraordinary circumstances of the COVID-19 Pandemic require some creative solutions to maintain services to the residents and stakeholders of the Township of Langley.

Recent clarification has been received that advised in specific limited cases, a Local Government may waive the requirement for Public Hearings. As per section 464(2) of the *Local Government Act*, when a rezoning application is consistent with the Official Community Plan, the Local Government can waive the requirement for a Public Hearing. Staff have provided *Development Application Procedure Bylaw 2018 No. 5428* Amendment Bylaw 2020 No. 5615 to conform to the *Local Government Act* and enable Public Hearings to be waived in these specific instances. The Public Hearing component would be replaced with an opportunity to provide written submissions. The submissions will be provided to Council prior to deliberation on the bylaw.

Township of Langley Council Policy 07-164, Developer Held Public Information Meetings, requires a Public Information Meeting (PIM) occur for several types of development applications. The PIM is not mandated by British Columbia legislation. The objective of the PIM is for the developer to receive public feedback early in the process. The PIM requires that the applicant arrange for a public meeting. This is generally in an open house style format. Because of current restrictions on gatherings and social distancing requirements, gatherings such as the PIM should not occur. Staff are proposing that Policy 07-164 be temporarily suspended due to the COVID-19 Pandemic. The process can be restarted once Public Health Officials remove the restrictions on gatherings and public contact.

Provision of public input is legislated pursuant to British Columbia statutes or in compliance with the *Township of Langley Development Application Procedure Bylaw 2018 No. 5428*. In reviewing provincial legislation, staff have determined that several development applications do not require in-person public input. Staff believe that obtaining public input for all development applications remains imperative, but in the interest of public health and safety, the process should be modified. Staff propose that written submissions could be substituted for in person attendance at a Council meeting.

In all development application in which a Public Input Opportunity or Public Hearing meeting is being revised to be a Written Input Opportunity, the current processes for advertising and mail outs would remain unchanged. The communication would be amended to direct individuals to provide written comment to the Township prior to the relevant Council meeting.

Staff are further recommending that Council review these modifications, should they be adopted, prior to December 31, 2020. At that time the amendment to the Bylaw and process modifications can be repealed should Council wish to return to the current input opportunities, the changes could continue should the pandemic concerns continue.

Legislation:

- Local Government Act [RSBC 2015] Chapter 1
- Liquor Control and Licensing Act [SBC 2015] Chapter 19
- Cannabis Control and Licensing Act [SCB 2018] Chapter 29
- Development Application Procedure Bylaw 2018 No. 5428
- Township of Langley Council Policy 07-164, Developer Held Public Information Meetings

Optional Recommendations/Alternatives:

The COVID-19 Pandemic and the associated changes in gatherings to “flatten the curve” have necessitated creative solutions to ensure the residents, business owners and stakeholders in the Township of Langley are able to continue to provide input, and do so in a safe manner. The continuation of the processing of development applications is a significant aspect of business continuity for the local government, business, and individuals.

For development applications not required by provincial legislation to have in person public input or public hearings, staff proposed they be replaced by opportunities for written submissions only. Council could choose to not vary these processes or requirements and staff will continue to modify input sessions to meet legislated obligations, and endeavour to ensure the health and safety of those attending. However, should the COVID-19 Pandemic restrictions continue further into the future, these methods may not prove sustainable and business continuity may not be possible.

Finally, Council may also choose to use the proposed date of December 31, 2020 for a review of the process or identify another date Council determines more appropriate.

Respectfully submitted,

Wendy Bauer
TOWNSHIP CLERK
for
CORPORATE ADMINISTRATION DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Community Development Division	R. Seifi

ATTACHMENT A Township of Langley Council Policy 07-164, Developer Held Public Information Meetings

ATTACHMENT B Development Application Procedure Bylaw 2018 No. 5428

Township of Langley
Est. 1873

COUNCIL POLICY

Subject:	Developer Held Public Information Meetings	Policy No:	07-164
		Approved by Council:	2016-03-07
		Revised by Council:	2016-05-30

1. Purpose

1.1 To set out the criteria, logistics and reporting requirements for developer held public information meetings**.**

2. Background

2.1 Developers conduct public information meetings on their own initiative or at the request of the Community Development Division. The main purpose of such meetings is to provide information about their proposed development to the public and to obtain feedback so that issues and concerns can be identified and addressed early in the development approval process. When holding public information meetings, the proponents should observe and comply with the guidelines included in this Policy

3. Related Policy

3.1 N/A

4. Policy

4.1 MEETING CRITERIA

Applicants for the following types of development applications are required to hold a Public Information Meeting prior to presentation of the application to Council:

- Official Community Plan Amendment;
- Zoning Amendment;
- Development Variance Permit;
- Land Use Contract Amendment / Discharge

Additional application types may be required to hold a Public Information Meeting at the discretion of the General Manager, Engineering and Community Development. The General Manager, Engineering and Community Development may also waive the requirement based on the minor nature of a specific application.

4.2 MEETING LOGISTICS

<u>Notice</u>

Notice of meetings should be distributed consistent with the requirements of Township of 'Langley Development Application Fee Bylaw 1987 No. 2470' as amended. Applicants may choose to cover a larger area under certain circumstances, for example, when the proposal has wider implications.

The Community Development Division will provide applicants with the mailing addresses of property owners and occupants as well as mailing labels, if requested (at the proponents cost). The meeting notice should be sent by mail through Canada Post or through a courier company engaged exclusively to serve notice of the proposed development. The notice should be distributed 10 to 14 days in advance of the meeting date and shall contain the following information:

- Time and date of meeting;
- Place of meeting;
- Purpose of meeting including a description of the proposal;
- Map and description of lands that are subject of the meeting;
- Applicant contact information

The meeting is also to be advertised in at least two consecutive issues of a local newspaper (distributed throughout the Township) the last publication to occur not less than three and not more than ten days before the meeting. The notice shall be at least 7.5 cm by 18.5 cm in size, located in the main (non-classified) portion of the newspaper and include the following information:

- Time and date of meeting;
- Place of meeting;
- Purpose of meeting including a description of the proposal;
- Map and description of lands that are subject of the meeting;
- Applicant contact information

The applicant shall post notice of meeting information on their corporate website, where possible.

The applicant shall provide the Township with copies of notification materials in advance of the notice being provided.

Time and Date

Meetings should be held in, or extended into, the evening on weekdays so that members of the public who work during the daytime may attend. Meetings during weekends, holidays and special seasons should be avoided.

Applicants are required to discuss the timing of the meeting with the Community Development Division and agree upon the appropriate scheduling of the meeting.

Location

The meeting should be held in a suitable accessible location to accommodate and provide information to all owners and occupants within the notification area of the subject site. Preferably, the location should be in close proximity to the subject site. Appropriate venues include community halls, schools and places of worship.

Format

The format of the meeting should include, but is not limited to, a combination of the following options:

- Open house;
- Presentation;
- Display;
- Small group discussion;
- Question and answer period;
- Feedback forms /Questionnaire Survey

The use of creative engagement tools is also encouraged.

The applicant must make available for review all relevant appropriate plans, studies, and technical information regarding the proposal.

A sign-in sheet shall be available at the meeting to record the number of attendees.

The applicant shall involve appropriate consultants at the public information meeting as organizers, resource persons and/or facilitators.

A representative from the Community Development Division, shall attend the meeting as an observer, respond to any questions regarding the application process and/or specific Township bylaws / policies and to verify accurate collection and analysis of input gathered.

4.3 MEETING REPORTING

The applicant is required to provide a record of the meeting to Community Development Division not less than three weeks prior to the presentation of the application to Council. The results shall be submitted in summary report format (to be advanced to Council as an Appendix to the staff report) and should include the following information:

- Sign-in sheet from the meeting;
- Completed feedback / questionnaire forms;
- Summary of comments received;
- Discussion of how any issues / concerns identified from the meeting and/or feedback forms are addressed in the project.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW 2018 NO. 5428

EXPLANATORY NOTE

Bylaw 2018 No. 5428 establishes development application procedures, rescinds Township of Langley Development Application Fee Bylaw 1987 No. 2470, and amends Township of Langley Fees and Charges Bylaw 2007 No. 4616.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW 2018 NO. 5428

WHEREAS the Council of the Township of Langley has adopted the Official Community Plan and the Zoning Bylaw;

AND WHEREAS the Council of the Township of Langley has designated heritage conservation areas within which Heritage Alteration Permits are required;

AND WHEREAS the Council of the Township of Langley must, under the *Local Government Act*, define, by bylaw, procedures under which an Owner may apply for an amendment to the Official Community Plan or the Zoning Bylaw, or for the issuance of a permit under Part 14 of the *Local Government Act*;

AND WHEREAS the Council of the Township of Langley may, by bylaw, establish procedures under which a person may apply for the issuance of a Heritage Alteration Permit or amendment of a bylaw under Part 15 of the *Local Government Act*;

AND WHEREAS the Council of the Township of Langley may, by bylaw, require posting of a notice on land in respect of which a public hearing is being held or waived;

AND WHEREAS the Council of the Township of Langley may, by bylaw, impose a fee payable in respect of all or part of a service, the use of municipal property, or the exercise of authority to regulate, prohibit, or impose requirements;

AND WHEREAS the *Community Charter* authorizes the Council of the Township of Langley to, by bylaw, delegate certain powers to Township officers and employees;

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

PART 1: TITLE

1.1 This bylaw may be cited for all purposes as "Development Application Procedures Bylaw 2018 No. 5428."

PART 2: INTERPRETATION

2.1 In this bylaw:

(a) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(b) headings given to sections are for convenience of reference only and do not form part of this bylaw;

(c) unless expressly stated otherwise, a reference to a "section" is a reference to a section in this bylaw and a reference to a "part" is a reference to a part in this bylaw; and

(d) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and its regulations, as amended, revised, consolidated, or replaced from time to time, and a reference to a bylaw or policy is a reference to a Township bylaw or policy, as amended, revised, consolidated, or replaced from time to time.

2.2 In this bylaw:

(a) "**Applicable Form**" means an application form for an application listed under Part 3 of this bylaw;

(b) "**Applicant**" means an Owner of land which is the subject of an application or their authorized agent;

(c) "***Community Charter***" means the *Community Charter*, SBC 2003, c 26, as amended or replaced from time to time;

(d) "**Community Development Division**" means the Community Development Division of the Township;

(e) "**Council**" means the elected council of the Township;

(f) "**Development Permit**" has the meaning provided in the *Local Government Act*;

(g) "**Development Permit Delegation Bylaw**" means the Development Permit Delegation Bylaw 2016 No. 5246, as amended or replaced from time to time;

(h) "**Development Variance Permit**" has the meaning provided in the *Local Government Act*;

(i) "**Gaming Licencing Endorsement**" means an endorsement by the Township of a licence application made pursuant to the *Gaming Control Act*, SBC 2002, c 14, as amended or replaced from time to time, and the regulations enacted thereunder;

(j) "**General Manager**" means the General Manager, Engineering and Community Development as appointed by Council from time to time, or their designate;

(k) "**Heritage Alteration Permit**" has the meaning provided in the *Local Government Act*;

(l) "**Heritage Revitalization Agreement**" has the meaning provided in the *Local Government Act*;

(m) "**Land Use Contract**" has the meaning provided in the *Local Government Act*;

(n) "**Liquor Licence Endorsement**" means an endorsement by the Township of a licence application made pursuant to the *Liquor Control and Licencing Act*, SBC 2015, c 19, as amended or replaced from time to time, and the regulations enacted thereunder;

(o) "***Local Government Act***" means the *Local Government Act*, RSBC 2015, c 1, as amended or replaced from time to time;

(p) "**Official Community Plan**" means the Township of Langley Official Community Plan Bylaw 1979 No. 1842, as amended or replaced from time to time;

(q) "**Owner**" has the meaning provided in the *Community Charter*;

(r) "**Telecommunication Tower**" means a public utility or antenna tower that is under the authority of Industry Canada, or its successor;

(s) "**Temporary Use Permit**" has the meaning provided in the *Local Government Act*;

(t) "**Township**" means the Corporation of the Township of Langley;

(u) "**Township of Langley Fees and Charges Bylaw**" means the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time; and

(v) "**Zoning Bylaw**" means the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time.

PART 3: SCOPE

This bylaw applies to the following applications related to all land within the boundaries of the Township:

3.1 an application for:

(a) an amendment to the Official Community Plan;

(b) an amendment to the Zoning Bylaw;

(c) an amendment to or discharge of a Land Use Contract; or

(d) a Heritage Revitalization Agreement;

3.2 an application for:

(a) a Heritage Alteration Permit;

(b) a Development Permit subject to the Development Permit Delegation Bylaw;

(c) a Development Permit not subject to the Development Permit Delegation Bylaw;

(d) a Development Variance Permit; or

(e) a Temporary Use Permit;

3.3 an application for subdivision of property;

3.4 an application for a Liquor Licence Endorsement;

3.5 an application for a Telecommunication Tower;

3.6 an application for a Gaming Licence Endorsement;

3.7 an application for development of property within the Agricultural Land Reserve.

PART 4: APPLICATIONS

4.1 Applications listed under Part 3 of this bylaw shall be submitted by an Owner to the Township on the Applicable Form, including all prescribed supporting documentation and attachments.

4.2 Council hereby delegates to the General Manager the authority to create and revise the Applicable Forms for applications listed under Part 3, including determining all necessary supporting documentation and attachments.

PART 5: FEES

5.1 At the time of submission of an application pursuant to section 4.1, and throughout the processing of an application as prescribed by the Township of Langley Fees and Charges Bylaw, the Applicant shall pay to the Township the applicable fee set out in the Township of Langley Fees and Charges Bylaw.

PART 6: REVIEW BY THE COMMUNITY DEVELOPMENT DIVISION

6.1 Except for an application under sections 3.2(b) or 3.3, upon receipt of an application submitted in accordance with section 4.1, the Community Development Division shall review the application and prepare a report for Council's consideration, and, as applicable, may:

(a) forward the application to other departments of the Township and outside agencies for advice and recommendations; and

(b) prepare an amending bylaw, bylaw, resolution, agreement, and/or permit for Council's consideration.

6.2 Upon receipt of an application submitted in accordance with sections 3.2(b) or 3.3, the Community Development Division may, as applicable, forward the application to other departments of the Township and outside agencies for advice and recommendations.

6.3 Upon completion of its review under section 6.1, the Community Development Division shall forward the application and its report, as well as any prepared amending bylaw, bylaw, resolution, agreement, and/or permit for Council's consideration under Part 7.

PART 7: COUNCIL CONSIDERATION

7.1 Upon receipt of an application, report, and any prepared amending bylaw, bylaw, resolution, agreement, and/or permit from the Community Development Division pursuant to section 6.3, Council may, as applicable, take one or more of the following actions:

(a) approve the application;

(b) approve the application with conditions;

(c) refer the application back to the staff, with direction;

(d) defer the application, pending the outcome of another procedure or the submission of additional information;

(e) reject the application;

(f) adopt any necessary amending bylaw, bylaw, or resolution; or

(g) take any other action Council considers appropriate.

PART 8: NOTIFICATION

Notices of Public Hearing

8.1 Where a public hearing is required by law, notice of the public hearing shall be given in accordance with the *Local Government Act*.

8.2 Without limiting section 8.1, for an application under sections 3.1 and 3.2(e), notices shall be mailed out or otherwise delivered to the owners and tenants in occupation of all property within a distance of 100 metres from the boundary of the subject property, and to a minimum of five (5) properties measured along both sides of the road or roads on which the subject property is located, subject to exemptions in the *Local Government Act*.

8.3 Without limiting section 8.1, for an application under section 3.2(a)(c)(d), notices shall be mailed out or otherwise delivered to the owners and tenants in occupation of all property adjacent to the subject property indicating the time and place Council will meet to consider the application, subject to exemptions in the *Local Government Act*.

Signage

8.4 For an application under section 3.1(b)(c)(d), the Applicant must, at their sole expense, erect a sign on the land that is subject to the application in accordance with section 8.5.

8.5 Signage required under section 8.4 must be:

(a) erected at least 14 days prior to the application proceeding to a public hearing;

(b) posted centrally and visibly on the frontage of the subject property, including multiple signs where the subject property has frontage on multiple roads;

(c) constructed of a durable material, placed approximately 1.2 metres above ground, be approximately 1.2 meters high by 2.4 metres wide, and contain a description of application, a site map, the Township's emblem, the application number, and contact information for the Applicant and the Township;

(d) maintained and updated as necessary to reflect changes to the application; and

(e) removed from the subject property within 30 days of finalization of the application.

8.6 An Applicant required to erect a sign or signs pursuant to section 8.4 must provide photographic evidence to the Community Development Division, at least 14 days prior to the related public hearing, that the required signage has been installed.

8.7 Council shall not consider an application under section 3.1(b)(c)(d) until the Applicant has erected a sign or signs in accordance with Part 8. If a public hearing has been scheduled and it becomes necessary to postpone the public hearing because the requisite sign or signs have not been erected, the cost of rescheduling the public hearing shall be borne by the Applicant.

PART 9: REAPPLICATION AND INACTIVE APPLICATIONS

9.1 Subject to section 460(3) of the *Local Government Act*, where an application has been refused by Council, no reapplication for the same subject matter shall be considered within 12 months of refusal by Council of the previous application.

9.2 Where no outstanding or required application materials, including supporting documentation and attachments prescribed on the Applicable Form, are provided by an Applicant for any twelve (12) month period the application shall be considered inactive and closed, subject to the Applicant being notified in writing and given 30 days to respond.

PART 10: GENERAL

10.1 If any part, section, subsection, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this bylaw shall not be affected.

PART 11: REPEAL AND AMENDMENTS

11.1 The "Langley Development Application Fee Bylaw 1987 No. 2470" as amended is hereby repealed.

11.2 The "Township of Langley Fees and Charges Bylaw 2007 No. 4616" as amended is further amended by:

(a) replacing in section 3 "Schedules '1', '2', '3', '4', '5', '6', '7', '8', '9', '10', '11', '12', and '13', attached to a forming part of this bylaw" with "Schedules '1', '2', '3', '4', '5', '6', '7', '8', '9', '10', '11', '12', '13', and '14', attached to a forming part of this bylaw";
(b) adding to the Table of Contents "Schedule 14 – Development Application Fees" after "Schedule 13 – Stormwater"; and

(c) adding Schedule A attached to and forming part of this bylaw as "Schedule 14 – Development Application Fees."

READ A FIRST TIME the	03	day of	December	, 2018.
READ A SECOND TIME the	03	day of	December	, 2018.
READ A THIRD TIME the	03	day of	December	, 2018.
ADOPTED the	10	day of	December	, 2018.

Mayor

Township Clerk

SCHEDULE A

Schedule 14 – Development Application Fees

DEVELOPMENT APPLICATION Fee Type	Description	Fees & Charges
Zoning Bylaw (map amendment); **Land Use Contract Discharge** or **Amendment** (varying use or density); and/or **Heritage Revitalization Agreement** [1,2,3]	**R, RU or SR zone** • Initial application fee • Supplemental fee per proposed lot	 $3,000.00 $100.00
	RM zone • Initial application fee • Supplemental fee per proposed residential unit	 $4,300.00 $100.00
	CD zone • Initial application fee • Supplemental fee per m^2 of non-residential gross site area being rezoned plus • Supplemental fee per proposed residential lot or unit	 $5,000.00 $1.00 $100.00
	C zone • Initial application fee • Supplemental fee per m^2 of non-residential gross site area being rezoned plus • Supplemental fee per proposed residential lot or unit	 $3,000.00 $1.00 $100.00
	M zone • Initial application fee • Supplemental fee per m^2 of gross site area being rezoned	 $3,000.00 $0.60
	P zone • Initial application fee • Supplemental fee per proposed residential unit	 $3,000.00 $100.00
	MH-1 or FH-1 zone • Initial application fee • Supplemental fee per lot or unit	 $3,200.00 $100.00
Zoning Bylaw (text amendment)	Application fee	$3,500.00
Official Community Plan Amendment (map or text) and/or **Neighbourhood Plan Amendment** (map or text) and/or **Sub-Neighbourhood Plan Amendment** (map or text)[4]	Application fee	$4,300.00
Development Permit, Heritage Alteration Permit and/or **Land Use Contract Amendment** (not varying use or density)[5,6,7]	Initial application fee Supplemental fee: • per m^2 of gfa for commercial and non-residential comprehensive development • per m^2 of gfa for industrial and rural development • per m^2 of gfa for institutional • per proposed residential unit	$3,000.00 $1.00 $0.60 $0.25 $100.00
Development Variance Permit	Application fee	$3,000.00
Temporary Use Permit	Application fee	$3,000.00
Telecommunication Tower	Application fee	$3,000.00
Liquor Licencing	**New Liquor Primary** Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	$3,200.00

DEVELOPMENT APPLICATION Fee Type	Description	Fees & Charges
	Amendment to an existing Liquor Primary Licence	$2,000.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,000.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,000.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$200.00
ALR	Fees as established by the Agricultural Land Commission	
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	$3,000.00 $100.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	$1,000.00
	Phased Strata Form P Approval	$1,000.00
	Phased Strata Form P Amendment	$400.00
	Phased Strata Plan Approval	$400.00
Streamside Protection and Enhancement Development Permit	Development Permit Modification Request	$3,100.00 $1,600.00
Energy Conservation and Reduction of Greenhouse Gas Emissions Development Permits	Application fee	$2,000.00
Other	**Development Engineering** Administration fee payable prior to final reading, final subdivision approval or permit issuance	$500.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,000.00
	Landscape Re-inspection fee	$200.00
	File Research Request	$100.00
	Legal Document Review and/or **Signing fee**	$400.00
	Routley Environmental Monitoring fee[8] per unit being rezoned	$100.00
	Neighbourhood Planning Administration Fees[9] **Southwest Gordon Estate**[8] Fee per unit being rezoned. **Routley**[8] Fee per unit being rezoned. **Yorkson**[8] Fee per unit being rezoned. **Walnut Grove Stage 9 (Redwoods)**[8] Fee per unit being rezoned. **Carvolth**	 $65.00 $148.00 $143.00 $165.00

DEVELOPMENT APPLICATION Fee Type	Description	Fees & Charges
	Fee per gross acre being rezoned. **Northeast Gordon Estate**[8] Fee per unit being rezoned. **Central Gordon Estate**[8] Fee per unit being rezoned. **Latimer**[8] Fee per unit being rezoned. **Smith**[8] Fee per unit being rezoned. **Williams** Fee per gross acre being rezoned.	$2,266.00 $399.00 $164.00 $149.00 $161.00 $2,375.00
	Extraordinary Charges Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of: • For each additional staff report to Council greater than 3 • Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application and • Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings	 $500.00 At cost At cost
Refundable Portion of Development Application Fees	Upon written request of the owner to withdraw an application: 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. $1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing	

NOTES:

1. Supplemental fees payable prior to final reading of a bylaw
2. Maximum application fee payable $25,000.00
3. Where one rezoning application proposes more than one zone the highest zone fee shall apply
4. Where one application proposes to amend a Sub-Neighbourhood Plan, Neighbourhood Plan or Official Community Plan, only one fee is payable under this category
5. Supplemental fees payable prior to issuance of a building permit
6. Where an application incorporates a Development Variance Permit, each fee category applies.
7. Maximum application fee payable $25,000.00
8. For a non-residential development, the fee is based on 10 units per gross acre
9. No administration fee is payable where lands are being rezoned for Civic Institutional P-1 purposes

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW 2018 NO. 5428

AMENDMENT BYLAW 2020 NO. 5615

EXPLANATORY NOTE

Bylaw 2020 No. 5615 amends the Development Application Procedures Bylaw 2018 No. 5428 to allow for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW 2018 NO. 5428

AMENDMENT BYLAW 2020 NO. 5615

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 "Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615".

2. The "Development Application Procedures Bylaw 2018 No. 5428" is amended:

   (a) Part 8 – Notices of Public Hearing

   Replace "Notices of Public Hearing" title with:

   "Notices of Public Hearing or Written Submission Opportunity"

   (b) Part 8 – Section 8.2

   Replace the text "sections 3.1" with:

   "sections 3.1(a)(c)(d)"

   (c) Part 8 – Section 8.2

   Add the following paragraph after the text "*Local Government Act*":

   "Without limiting section 8.1, for an application under section 3.1(b) the public hearing be waived and replaced with a written submission opportunity. Notices of the written submission opportunity shall be mailed out or otherwise delivered to the owners and tenants in occupation of all property within a distance of 100 metres from the boundary of the subject property, and to a minimum of five (5) properties measured along both sides of the road or roads which the subject property is located."

   (d) Part 8 – Section 8.3

   Add the following text after "indicating the time and place Council will meet to consider the application":

   "and directing a written submission opportunity only,"

(e) Part 8 – Section 8.5(a)

Replace with:

"erected at least 14 days prior to the application proceeding to a public hearing under section 3.1(c)(d)

or

"erected at least 14 days prior to the application proceeding to third reading under section 3.1(b) in which the Public Hearing has been waived under section 8.2."

3. If any part, section, subsection, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by a court to competent jurisdiction, it shall be severed and the validity of the remaining provisions of this bylaw shall not be affected.

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

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 - SPECIAL MEETING	**REPORT:**	20-49
FROM:	FINANCE DIVISION	**FILE:**	1970-09
SUBJECT:	2020 LOCAL AREA SERVICE TAX BYLAWS		

RECOMMENDATIONS:

That Council give first, second, and third reading, and final adoption to "88 Avenue and 217A Street Local Area Service Sewer Tax Bylaw 2020 No. 5602"; and

That Council give first, second, and third reading, and final adoption to "64 Avenue 216 Street 224 Street 226 Street Local Area Service Water Tax Bylaw 2020 No. 5603".

EXECUTIVE SUMMARY:

88 Avenue and 217A Street Sewer

In 2018, a petition for Local Area Service works, initiated by the residents, was successful for construction of gravity sanitary sewer and Council adopted Local Area Service Bylaw 2018 No. 5397 for 88 Avenue and 217A Street.

Pursuant to the Local Area Service Bylaw 2018 No. 5397, construction for the sewer system for 88 Avenue and 217A Street was undertaken in 2018 and completed in 2019.

Bylaw 2018 No. 5397 provides that the portion of works to be specifically charged against parcels benefitting from or abutting the work and shall be calculated at a fixed rate per taxable meter. Of the two (2) affected properties, two (2) (100%), representing 100% of the total assessed value, expressed their support for the Local Area Service project and for paying for the proposed municipal sewer system via frontage taxes. In 2019 one (1) of the affected properties stratified into two (2) lots under EPS5370, therefore three (3) properties will be charged for the LAS.

Local Area Service Tax Bylaw 2020 No. 5602 will collect $173,059.21 from three (3) properties over the next 20 years to cover the cost of the local area service works.

64 Avenue, 216 Street, 224 Street and 226 Street

In 2016, a petition for Local Area Service works, initiated by the resident, for expansion of the municipal water network, was successful and Council adopted Local Area Service Bylaw 2016 No. 5238 for 64 Avenue, 216 Street, 224 Street and Highway #10.

The LAS bylaw for design and construction was passed on November 21, 2016 with an authorized budget of $3M with an allowable variance of up to 10% or $300,000. During the detailed design process, a revised estimate was completed for the project with a total cost of $4.8M. The original estimate was completed prior to the detailed design and without the benefit of additional information, obtained during the design process. The amended cost is primarily

attributed to:

- Unit rate increase for watermain installation based on recent tender prices and the active construction market.
- Dewatering requirements as identified in the geotechnical report completed during the detailed design.
- Additional restoration costs along 224 Street due to presence of existing utilities and road surface treatment.
- Directional drilling cost increase for the portion under the Upper Nicomekl River.

A new official petition was circulated on July 19, 2017 to determine the level of support from benefitting property owners, given the increase in the cost estimate and pursuant to Township Policy. Voting for the new official petition closed on September 22, 2017, with 28 properties expressing support for the LAS project. These properties represent a support rate of 52.8% having a total of 55.9% of the total assessed value of land and improvements in the benefitting area. The Deputy Township Clerk has determined that the official repetition is sufficient in accordance with requirements of the Community Charter and Township Policy.

Pursuant to the Local Area Service Bylaw 2016 No. 5238 Amendment Bylaw 2017 No. 5315, construction for the water system for 64 Avenue, 216 Street, 224 Street and was undertaken in 2017 completed in 2019.

Local Area Service Water Tax Bylaw 2020 No. 5603 will collect $3,984,716.71 from 54 properties over the next 20 Years to cover the cost of the local area service works.

PURPOSE:

The purpose of the report is to bring forward 88 Avenue and 217A Street Local Area Service Sewer Tax Bylaw 2020 No. 5602 and 64 Avenue 216 Street 224 Street 226 Street Local Area Service Water Tax Bylaw 2020 No. 5603 for the first three readings.

Respectfully submitted,

Kim Kenward
Municipal Collector
for
Finance Division

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
Finance Division	K. Sinclair
Engineering Division	R. Zwaag

ATTACHMENT A – LOCAL AREA SERVICE BYLAW 2018 NO. 5397
ATTACHMENT B – LOCAL AREA SERVICE BYLAW 2016 NO. 5238
ATTACHMENT C – LOCAL AREA SERVICE BYLAW 2016 NO. 5238 AMENDMENT BYLAW 2017 No. 5315

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2018 NO. 5397

EXPLANATORY MEMO

Local Area Service Bylaw 2018 No. 5397 establishes the construction of approximately 157 metres of gravity sanitary sewer on 88 Avenue, east of 217A Street as a local area service and authorizes the recovery of the costs of constructing the local area service by means of a local service tax.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2018 NO. 5397

WHEREAS Part 7, Division 5 of the *Community Charter*, SBC 2003, c 26 authorizes Council to, by bylaw, establish a municipal service that provides particular benefit to part of the Township of Langley and to recover the costs of establishing such service by means of a local service tax;

AND WHEREAS the owners of parcels located in the Local Service Area have presented Council with a petition for the Local Area Service and the Township Clerk has certified this petition as sufficient and valid;

AND WHEREAS Council deems it desirable to establish the Local Area Service and considers that such service will provide particular benefit to the Local Service Area;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in open meeting, ENACTS AS FOLLOWS:

1. This bylaw may be cited as "Local Area Service Bylaw 2018 No. 5397".

Definitions

2. In this Bylaw:

   (a) "**Council**" means the Council of the Corporation of the Township of Langley;

   (b) "**Director of Finance**" means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;

   (c) "**General Manager of Engineering**" means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;

   (d) "**Interest Rate**" means the Municipal Finance Authority's lending rate plus 0.25%;

   (e) "**Local Area Service**" has the meaning ascribed to it in Section 3 of this Bylaw;

   (f) "**Local Service Area**" has the meaning ascribed to it in Section 3 of this Bylaw;

   (g) "**Local Service Tax**" has the meaning ascribed to it in Section 10 of this Bylaw;

   (h) "**Mayor**" means the Mayor of the Corporation of the Township of Langley;

   (i) "**Township**" means the Corporation of the Township of Langley;

   (j) "**Township Clerk**" means the person appointed by Council to the position having that name; and

(k) "**Township of Langley**" means the geographic area subject to the regulation by the Township.

Establishment and Construction of the Local Area Service

3. The Township is hereby authorized and empowered to undertake and carry out or cause to be carried out the construction of the works described in Schedule "A" attached hereto (the "Local Area Service") for the benefit of the parcels located in the area shown in bold on Schedule "B" attached hereto (the "Local Service Area").

4. The Township is hereby authorized to acquire all such real property, easements, rights-of-way, covenants, licenses, and to enter into leases and to obtain other rights and authorities as may be required or desired for or in connection with the construction of the Local Area Service.

5. The General Manager of Engineering is hereby directed to prepare the drawings and specifications required for the construction of the Local Area Service.

6. The General Manager of Engineering is hereby directed to solicit bids for, and prepare a contract for, the construction of the Local Area Service. The Mayor and Township Clerk are hereby authorized to enter into a contract for the construction of the Local Area Service.

7. The construction of the Local Area Service shall be carried out under the supervision and according to the directions of the General Manager of Engineering.

8. The estimated project cost of the Local Area Service is $168,000. The Director of Finance is hereby authorized to appropriate the funds necessary to construct the Local Area Service from the Local Area Service Reserve, up to a maximum of $193,200 ($168,000 plus 15%).

Cost Recovery

9. The owners of parcels located in the Local Service Area shall be responsible for 100% of the actual costs of the Local Area Service.

10. The actual costs of constructing the Local Area Service shall be recovered through the imposition of a parcel tax on the owners of parcels located in the Local Service Area calculated in accordance with the *Local Area Services and Business Area Improvement Services Policy 05-007* (the "Local Service Tax").

11. The Local Service Tax, along with interest rate of 3.66%, shall be levied annually on parcels located within the Local Service Area for a period of up to 20 years, commencing in 2020 if the Local Area Service project is completed by February 15, 2020.

12. An owner of a parcel in the Local Service Area may commute, by payment, the Local Service Tax imposed upon them. The commuted value is the unamortized proportionate share of the owner's portion of the costs of the Local Area Service, plus interest, as determined by the Director of Finance.

Severability

13. If any part, section, subsection, clause or subclause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

READ A FIRST TIME the	09	day of	July	, 2018.
READ A SECOND TIME the	09	day of	July	, 2018.
READ A THIRD TIME the	09	day of	July	, 2018.
RECONSIDERED AND ADOPTED the	23	day of	July	, 2018.

Mayor

Township clerk

SCHEDULE "A"

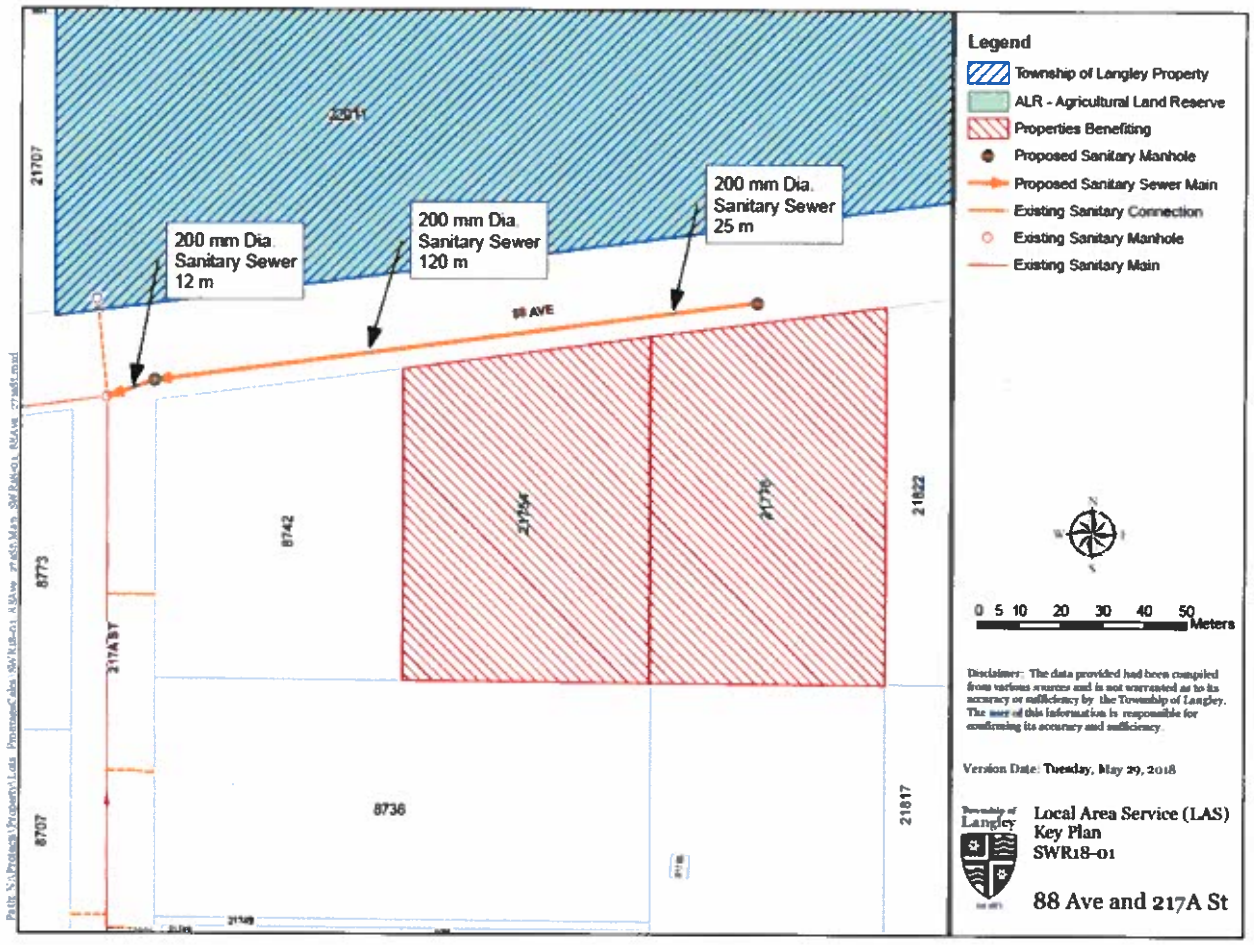
LOCAL AREA SERVICE

To extend 200mm gravity sanitary sewer main along 88 Avenue from 217A Street eastward, which consists of 157 metres 200mm PVC, 1050mm diameter manholes, milling and paving asphalt, and all associated labour, material, and equipment costs.

It excludes individual service connections up to the property line and any work on private property.

SCHEDULE "B"

LOCAL SERVICE AREA



ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2016 NO. 5238

EXPLANATORY MEMO

Bylaw 2016 No. 5238 establishes the construction of municipal watermain along 64 Avenue, 216 Street, 224 Street, 226 Street, 63 Avenue unopened road allowance, and Provincial Highway #10 as a local area service and authorizes the recovery of the costs of constructing the local area service by means of a local service tax.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2016 NO. 5238

WHEREAS Part 7, Division 5 of the *Community Charter*, SBC 2003, c 26 authorizes Council to, by bylaw, establish a municipal service that provides particular benefit to part of the Township of Langley and to recover the costs of establishing such service by means of a local service tax;

AND WHEREAS the owners of parcels located in the Local Service Area have presented Council with a petition for the Local Area Service and the Township Clerk has certified this petition as sufficient and valid;

AND WHEREAS Council deems it desirable to establish the Local Area Service and considers that such service will provide particular benefit to the Local Service Area;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in open meeting, ENACTS AS FOLLOWS:

1. This bylaw may be cited as "Local Area Service Bylaw 2016 No. 5238".

Definitions

2. In this Bylaw:

   (a) "**Council**" means the Council of the Corporation of the Township of Langley;

   (b) "**Director of Finance**" means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;

   (c) "**General Manager of Engineering**" means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;

   (d) "**Interest Rate**" means the Municipal Finance Authority's lending rate plus 0.25%;

   (e) "**Local Area Service**" has the meaning ascribed to it in Section 3 of this Bylaw;

   (f) "**Local Service Area**" has the meaning ascribed to it in Section 3 of this Bylaw;

   (g) "**Local Service Tax**" has the meaning ascribed to it in Section 10 of this Bylaw;

   (h) "**Mayor**" means the Mayor of the Corporation of the Township of Langley;

   (i) "**Township**" means the Corporation of the Township of Langley;

   (j) "**Township Clerk**" means the person appointed by Council to the position having that name; and

(k) "**Township of Langley**" means the geographic area subject to the regulation by the Township.

Establishment and Construction of the Local Area Service

3. The Township is hereby authorized and empowered to undertake and carry out or cause to be carried out the construction of the works described in Schedule "A" attached hereto (the "Local Area Service") for the benefit of the parcels located in the area shown in bold on Schedule "B" attached hereto (the "Local Service Area").

4. The Township is hereby authorized to acquire all such real property, easements, rights-of-way, covenants, licenses, and to enter into leases and to obtain other rights and authorities as may be required or desired for or in connection with the construction of the Local Area Service.

5. The General Manager of Engineering is hereby directed to prepare the drawings and specifications required for the construction of the Local Area Service.

6. The General Manager of Engineering is hereby directed to solicit bids for, and prepare a contract for, the construction of the Local Area Service. The Mayor and Township Clerk are hereby authorized to enter into a contract for the construction of the Local Area Service.

7. The construction of the Local Area Service shall be carried out under the supervision and according to the directions of the General Manager of Engineering.

8. The estimated project cost of the Local Area Service is $3,000,000. The Director of Finance is hereby authorized to appropriate the funds necessary to construct the Local Area Service from the Local Improvement Fund established pursuant to the Local Improvement Fund Establishment By-law 1966 No. 1185, up to a maximum of $3,300,000 (Estimated price of $3,000,000 plus 10% contingency).

Cost Recovery

9. The owners of parcels located in the Local Service Area shall be responsible for 100% of the actual costs of the Local Area Service.

10. The actual costs of constructing the Local Area Service shall be recovered through the imposition of a parcel tax on the owners of parcels located in the Local Service Area calculated in accordance with the *Local Area Services and Business Area Improvement Services Policy* 05-007 (the "Local Service Tax").

11. The Local Service Tax, along with interest rate of 3.66%, shall be levied annually on parcels located within the Local Service Area for a period of up to 20 years, commencing in 2018 if the Local Area Service project is completed by February 15, 2018, or in 2019 if the Local Area Service is not completed by February 15, 2018.

12. An owner of a parcel in the Local Service Area may commute, by payment, the Local Service Tax imposed upon them. The commuted value is the unamortized proportionate share of the owner's portion of the costs of the Local Area Service, plus interest, as determined by the Director of Finance.

Severability

13. If any part, section, subsection, clause or subclause of this Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

READ A FIRST TIME the	07	day of	November	, 2016.
READ A SECOND TIME the	07	day of	November	, 2016.
READ A THIRD TIME the	07	day of	November	, 2016.
RECONSIDERED AND ADOPTED the	21	day of	November	, 2016.

Mayor

Township Clerk

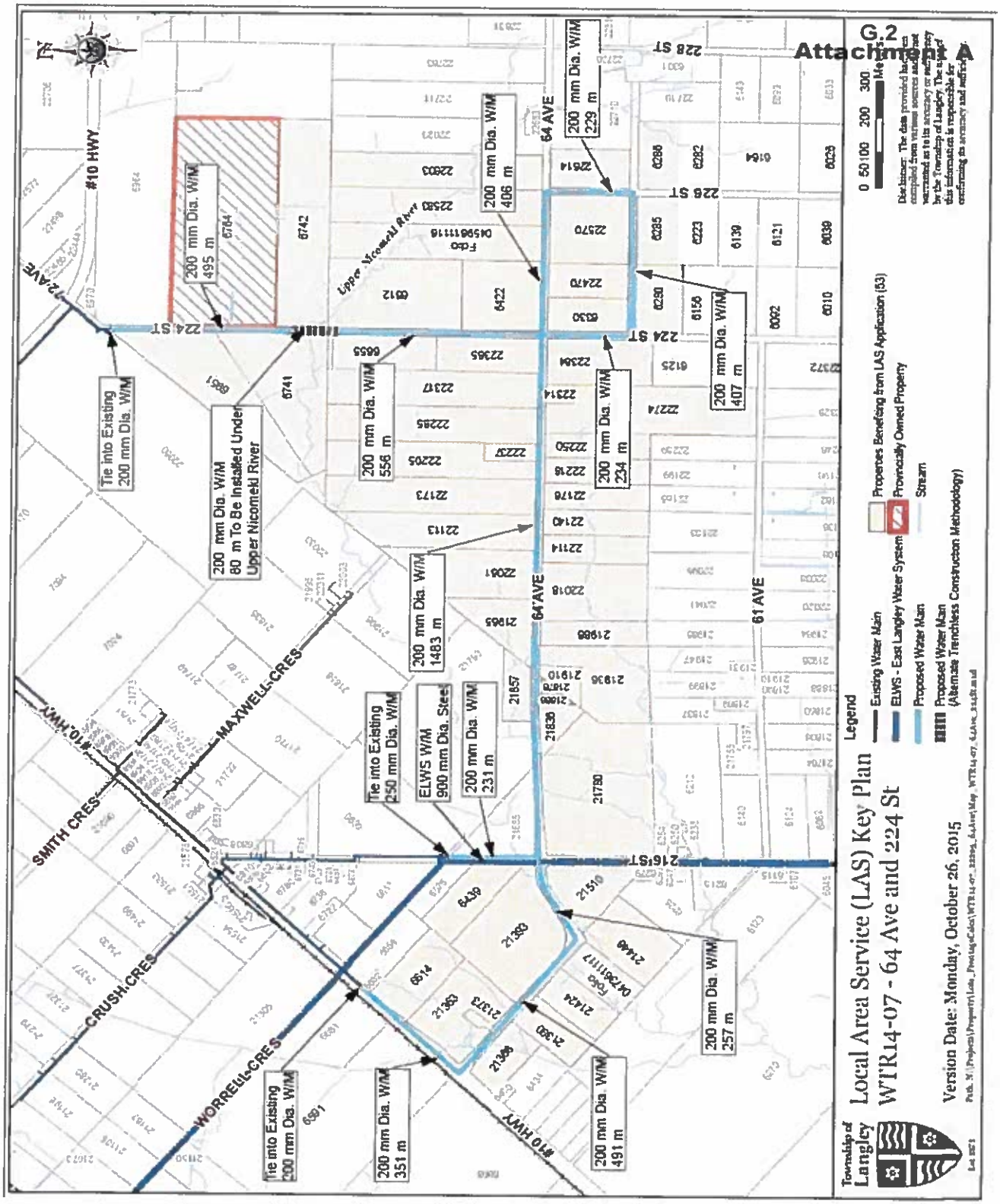
SCHEDULE "A"

LOCAL AREA SERVICE

To construct municipal watermain along 64 Avenue, 216 Street, 224 Street, 226 Street, 63 Avenue unopened road allowance, and Provincial Highway #10 including road restoration and all associated construction, materials, labour, and equipment costs.

SCHEDULE "B"

LOCAL SERVICE AREA



ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2016 NO. 5238

AMANDEMENT BYLAW 2017 NO. 5315

EXPLANATORY NOTE

Bylaw No. 5315 provides for various amendments to Local Area Service Bylaw No. 5238, including the following:

- In section 8 replace $3,000,000 with $4,800,000.
- In section 8 replace text "$3,300,000 (Estimated price of $3,000,000 plus 10% contingency)" with "$5,280,000 (Estimated price of $4,800,000 plus 10% contingency)".
- In section 11 replace 2018 with 2020 and 2019 with 2021.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2016 NO. 5238
AMANDEMENT BYLAW 2017 NO. 5315

WHEREAS it is deemed necessary and desirable to amend Local Area Service Bylaw 2016 No. 5238;

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

1. This Bylaw may be cited for all purposes as "Local Area Service Bylaw 2016 No. 5238 Amendment Bylaw 2017 No. 5315".

2. The "Local Area Service Bylaw No. 5238" is amended:

   (a) Section 8 Replaced with

   The estimated project cost of the Local Area Service is $4,800,000. The Director of Finance is hereby authorized to appropriate the funds necessary to construct the Local Area Service from the Local Improvement Fund established pursuant to the Local Improvement Fund Establishment By-law 1966 No. 1185, up to a maximum of $5,280,000 (Estimated price of $4,800,000 plus 10% contingency).

   (b) Section 11 Replaced with

   The Local Service Tax, along with interest rate of 3.66%, shall be levied annually on parcels located within the Local Service Area for a period of up to 20 years, commencing in 2020 if the Local Area Service project is completed by February 15, 2020, or in 2021 if the Local Area Service is not completed by February 15, 2020.

READ A FIRST TIME the	23	day of	October	, 2017.
READ A SECOND TIME the	23	day of	October	, 2017.
READ A THIRD TIME the	23	day of	October	, 2017.
RECONSIDERED AND ADOPTED the	06	day of	November	, 2017.

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

88 AVENUE AND 217A STREET SEWER

LOCAL AREA SERVICE

TAX BYLAW 2020 NO. 5602

EXPLANATORY NOTE

Bylaw 2020 No. 5602 provides for the imposition of a local area service tax for those properties on 88 Avenue and 217A Street affected by the sewer system service extension local area service. During 2018 a local area service project for the expansion of a sewer main was undertaken and completed pursuant to “Local Area Service (88 Avenue and 217A Street Sewer) Bylaw 2018 No. 5397.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

88 AVENUE AND 217A STREET SEWER

LOCAL AREA SERVICE

TAX BYLAW 2020 NO. 5602

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 “88 Avenue and 217A Street Local Area Service Tax Bylaw 2020 NO. 5602”.

2. In this Bylaw the definitions, equations and intent are the same as those set out in Local Area Service policy No. 05-740 as approved by Township Council initially on September 21, 1998 and subsequently amended.

3. A local area service tax is hereby imposed and shall be levied for each of the years 2020 through to and including 2039 (twenty years) upon the parcel of land as listed and described in Schedule ‘A’, attached hereto and forming a part of the Bylaw.

4. The local area service tax levied under this Bylaw on this parcel of land is the product of the taxable frontage and the annual rate.

5. a) The annual rate in any year unless commuted is 109.1715 per taxable meter.

   b) The actual frontage for 2020 under this bylaw is 116.79 meters.

   c) The total taxable frontage for 2020 under this bylaw is 109.85 meters.

   d) Commutation of the local area service tax shall be permitted after confirmation and authentication of the local area service tax by the parcel tax review panel.

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

_____ Mayor _____ Township Clerk

Mar 27, 2020 Township of Langley Page: 1

Calculation of Local Improvement Costs

Bylaw Number: 5397
Series: SWR18-01
Title: 88 AVE AND 217A STREET LAS

Status: ACTIVE

Estimated Cost:	168,000.00	Project Requested:	Jun 19, 2018
Administration Fee:	0.00 %	Project Completed:	
Total Estimated Cost:	168,000.00	Court of Revision:	
		Commuting Date:	Apr 30, 2020
Actual Cost:	173,059.21	Interest Start Date:	Apr 30, 2020
Owner's Share:	100.00 %	Date of First Payment:	Jul 2, 2020
Loan Amount:	173,059.21	Unit of Measurement:	land & improvements metres
		Minimum Taxable:	15.00000000
Term (in Years):	20	Maximum Taxable:	61.00000000
Annual Interest Rate:	3.660 %		
		Total Actual:	116.79000000
Commuted to Date:	0.00	Total Taxable:	109.85000000
		Cost Per Taxable Unit:	1,575.41

Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2020 Levy
0523526006	SEWER (FRONTAGE)	56.86000000	54.10000000	85,229.93	5,906.18
0769431072		29.96000000	27.87000000	43,906.80	3,042.61
0769431081		29.97000000	27.88000000	43,922.52	3,043.70
TOTALS				173,059.25	11,992.49
REPORT TOTALS				173,059.25	11,992.49

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

64 AVENUE 216 STREET 224 STREET 226 STREET

LOCAL AREA SERVICE

TAX BYLAW 2020 NO. 5603

EXPLANATORY NOTE

Bylaw 2020 No. 5603 provides for the imposition of a local area service tax for those properties on 64 Avenue, 216 Street, 224 Street and 226 Street affected by a water system local area service. During 2016 a local area service project for the expansion of a watermain was undertaken and completed pursuant to “Local Area Service Bylaw 2016 No. 5238 Amendment Bylaw 2017 No. 5315.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

64 AVENUE 216 STREET 224 STREET 226 STREET

LOCAL AREA SERVICE

TAX BYLAW 2020 NO. 5603

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 “64 Avenue 216 Street 224 Street 226 Street Local Area Service Tax Bylaw 2020 No.5603”.

2. In this Bylaw the definitions, equations and intent are the same as those set out in Local Area Service Policy No. 05-740 as approved by Township Council initially on September 21, 1998 and subsequently amended.

3. A local area service tax is hereby imposed and shall be levied for each of the years 2020 through to and including 2039 (twenty years) upon the parcel of land as listed and described in Schedule ‘A’, attached hereto and forming a part of the Bylaw.

4. The local area service tax levied under this Bylaw on this parcel of land is the product of the taxable frontage and the annual rate.

5. a) The annual rate in any year unless commuted is 53.2281 per taxable meter.

   b) The actual frontage for 2020 under this bylaw is 7168.55 meters.

   c) The total taxable frontage for 2020 under this bylaw is 5187.65 meters.

   d) Commutation of the local area service tax shall be permitted after confirmation and authentication of the local area service tax by the parcel tax review panel.

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

_____ Mayor _____ Township Clerk

Mar 27, 2020 Township of Langley Page: 1

Calculation of Local Improvement Costs

Bylaw Number: 5238
Series: WTR14-07
Title: LAS WATER 64 AVE/224 ST

Status: ACTIVE

Estimated Cost:	4,800,000.00	Project Requested:	Dec 14, 2015
Administration Fee:	0.00 %	Project Completed:	
Total Estimated Cost:	4,800,000.00	Court of Revision:	
		Commuting Date:	Apr 1, 2020
Actual Cost:	3,984,716.71	Interest Start Date:	Apr 30, 2020
Owner's Share:	100.00 %	Date of First Payment:	Jul 2, 2020
Loan Amount:	3,984,716.71	Unit of Measurement:	land & improvements metres
		Minimum Taxable:	15.24000000
Term (in Years):	20	Maximum Taxable:	106.68000000
Annual Interest Rate:	3.660 %		
		Total Actual:	7,168.55000000
Commuted to Date:	0.00	Total Taxable:	5,187.65400000
		Cost Per Taxable Unit:	768.12

Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2020 Levy
0401311111	WATER (FRONTAGE)	371.34000000	106.68000000	81,942.49	5,678.37
0401411110		55.89000000	55.88700000	42,927.68	2,974.76
0401511119		113.18000000	106.68000000	81,942.49	5,678.37
0401611118		86.24000000	86.23800000	66,240.80	4,590.29
0401711117		159.38000000	106.68000000	81,942.49	5,678.37
0401811116		90.93000000	90.93000000	69,844.71	4,840.03
0401911115		86.05000000	86.05400000	66,099.38	4,580.49
0402011112		86.05000000	86.05400000	66,099.38	4,580.49
0402111111		86.05000000	86.05400000	66,099.38	4,580.49
0402211110		86.05000000	86.05400000	66,099.38	4,580.49
0402311002		51.27000000	51.26700000	39,379.04	2,728.85
0402311011		136.31000000	106.68000000	81,942.49	5,678.37
0402411001		129.75000000	106.68000000	81,942.49	5,678.37
0404811003		98.25000000	98.25000000	75,467.32	5,229.66
0404811110		98.25000000	98.25000000	75,467.32	5,229.66
0404911119		175.20000000	106.68000000	81,942.49	5,678.37
0405011008		179.08000000	106.68000000	81,942.49	5,678.37

Calculation of Local Improvement Costs

Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2020 Levy
0405411004	WATER (FRONTAGE)	103.23000000	103.22600000	79,289.41	5,494.52
0405511110		164.67000000	106.68000000	81,942.49	5,678.37
0459311119		135.84000000	106.68000000	81,942.49	5,678.37
0459411118		135.81000000	106.68000000	81,942.49	5,678.37
0459611116		135.78000000	106.68000000	81,942.49	5,678.37
0459713006		298.39000000	106.68000000	81,942.49	5,678.37
0459714005		178.51000000	106.68000000	81,942.49	5,678.37
0459911006		105.10000000	105.10400000	80,732.04	5,594.49
0459911113		226.79000000	106.68000000	81,942.49	5,678.37
0460011110		135.58000000	106.68000000	81,942.49	5,678.37
0460111119		135.49000000	106.68000000	81,942.49	5,678.37
0460211118		53.95000000	53.94900000	41,439.01	2,871.60
0460311117		106.06000000	106.05800000	81,464.83	5,645.27
0460411116		132.17000000	106.68000000	81,942.49	5,678.37
0460511115		113.43000000	106.68000000	81,942.49	5,678.37
0460611114		125.30000000	106.68000000	81,942.49	5,678.37
0460711113		144.38000000	106.68000000	81,942.49	5,678.37
0460911111		224.32000000	106.68000000	81,942.49	5,678.37
0461011118		225.85000000	106.68000000	81,942.49	5,678.37
0461111000		275.94000000	106.68000000	81,942.49	5,678.37
0461111117		168.95000000	106.68000000	81,942.49	5,678.37
0461611005		138.49000000	106.68000000	81,942.49	5,678.37
0473411119		170.77000000	106.68000000	81,942.49	5,678.37
0473511118		99.88000000	99.88200000	76,720.91	5,316.53
0473611000		99.87000000	99.87000000	76,711.67	5,315.89
0473611117		99.86000000	99.85800000	76,702.43	5,315.25
0473711116		88.22000000	88.21900000	67,762.37	4,695.73

Calculation of Local Improvement Costs

Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2020 Levy
0474411117	WATER (FRONTAGE)	158.40000000	106.68000000	81,942.49	5,678.37
0474511116		103.90000000	103.90400000	79,810.22	5,530.61
0474611115		127.55000000	106.68000000	81,942.49	5,678.37
0474811113		177.85000000	106.68000000	81,942.49	5,678.37
0474911112		25.86000000	25.85600000	19,860.45	1,376.27
0475011118		125.41000000	106.68000000	81,942.49	5,678.37
0477811116		105.13000000	105.13000000	80,751.96	5,595.87
0758213042		168.07000000	106.68000000	81,942.49	5,678.37
0760230001		28.73000000	28.73000000	22,067.90	1,529.24
0760230010		35.75000000	35.75000000	27,460.06	1,902.90
TOTALS				3,984,714.84	276,128.85
REPORT TOTALS				3,984,714.84	276,128.85

o

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 20, 2020 – SPECIAL MEETING	**REPORT:**	20-59
FROM:	FINANCE DIVISION	**FILE:**	1970-02
SUBJECT:	2020 LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW FOR UNIVERSAL SERVICES		

RECOMMENDATION:

That Council give first, second and third reading, and final adoption to the Langley Annual Rates and Tax Collection Bylaw 2020 No. 5568.

EXECUTIVE SUMMARY:

The *Community Charter*, Section 197 (1), requires Council to adopt a bylaw imposing general variable tax levies for the current year before May 15, 2020 and after the adoption of the Five Year Financial Plan**.**

The Langley Annual Rates and Tax Collection Bylaw 2020 No. 5568 provides for a 2.00% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $41.09 per year consisting of the following:

UNIVERSAL SERVICES	% Change	Annual Change	Monthly Change
Parks	0.32	6.53	0.54
Transportation (Roads)	1.33	27.54	2.30
Stormwater	0.41	8.48	0.71
General Tax – Protective Services	0.80	16.72	1.39
General Tax – All Other	(0.86)	(18.18)	(1.52)
Universal Services Property Taxes	**2.00**	**41.09**	**3.42**

The Langley Annual Rates and Tax Collection Bylaw 2020 No. 5568 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2020 component of the Langley 2020 – 2024 Five Year Financial Plan Bylaw 2020 No. 5565.

PURPOSE:

The purpose of this report is to bring forward the Langley Annual Rates and Tax Collection Bylaw 2020 No. 5568 for the first three readings.

DISCUSSION/ANALYSIS:

The Langley Annual Rates and Tax Collection Bylaw 2020 No. 5568 provides for a 2.00% general property tax and levy increase. The property tax and levy impact to a typical household is an increase of $41.09 per year consisting of the following:

UNIVERSAL SERVICES	% Change	Annual Change	Monthly Change
Parks	0.32	6.53	0.54
Transportation (Roads)	1.33	27.54	2.30
Stormwater	0.41	8.48	0.71
General Tax – Protective Services	0.80	16.72	1.39
General Tax – All Other	(0.86)	(18.18)	(1.52)
Universal Services Property Taxes	**2.00**	**41.09**	**3.42**

The 2020 property tax increase is comprised of the following.

UNIVERSAL SERVICES – Property Tax Changes	2020 Additional Items	Percentage Increases
Core Property Tax Increase		2.75%
External Debt for Land Assembly Purchase		2.25%
Transfer to Capital Infrastructure Repl./Renewal Reserve		(1.66%)
Roads Land Assembly for Connector Reimbursement		(2.24%)
Program and Contract Increases		1.27%
Universal Services Property Tax Revenue Change	**$3,183,864**	**2.37%**
Contribution to Capital – Roads	$250,000	0.19%
Reduction of Contribution to Capital – Roads	($200,000)	(0.15%)
Contribution to Capital – Facilities	$250,000	0.19%
Contribution to Capital – Stormwater	$250,000	0.19%
Contribution to Capital – Parks	$250,000	0.19%
Infrastructure	**$800,000**	**0.61%**
Road Paving	$300,000	0.22%
Transfer to Capital Infrastructure Repl./Renewal Reserve	$200,000	0.15%
Asset Maintenance	**$500,000**	**0.37%**
RCMP Members (10), starting October 1, 2020	$438,720	0.33%
Transfer to the RCMP Reserve	$211,280	0.16%
Bylaw Officers (2), starting April 1, 2020	$136,500	0.10%
Infrastructure	**$786,500**	**0.59%**
Transfer from Reserves	($1,701,750)	(1.27%)
Defer Capital Project	($900,000)	(0.67%)
Response to COVID-19	**($2,601,750)**	**(1.94%)**
Universal Services Property Taxes	**$2,668,614**	**2.00%**

Property tax revenue is used to fund:

- Ongoing operating expenses: salaries, long term contract increases, and debt repayments.
- Regular and preventive asset maintenance required to realize optimal lifecycle costs.
- Operating costs associated with new capital inventory constructed or from development.

In accordance with the *Community Charter*, Council is responsible for establishing 2020 tax rates in the following areas:

- Municipal Services (General, Protective Services, Parks, Transportation and Stormwater);
- Fraser Valley Regional Library Levy; and
- Metro Vancouver Regional District Levy.

The Langley Annual Tax Rates & Collection Bylaw 2020 Bylaw No. 5568 - Columns "A", "B", “C”, “D”, “E” and "F" of Schedule "A" attached, identify the tax rates which are required to generate the revenue reflected in the 2020 component of the Langley 2020– 2024 Five Year Financial Plan Bylaw 2020 No. 5565.

General Municipal Property Taxes
(Schedule A, Column A)

Based on the Revised Assessment Roll, the recommended 2020 general tax rates will generate $92,721,665 in General Revenue. For a typical household the property tax equates to approximately $1,398 for the year ($116.50 per month) which is comprised of Fire services, Policing services, Facility Management, Community Development, Recreation & Culture, Corporate Administration; Finance and Human Resources.

Parks Service Levy
(Schedule A, Column B)

Based on the Revised Assessment Roll, the recommended 2020 Parks Service levy will generate $13,214,499 in Parks Service revenue. This levy equates to approximately $199 for the year ($16.58 per month) for a typical household. The Parks Utility provides funding for the design, development, operation and maintenance of the Township’s parks and open space system.

Transportation Service Levy
(Schedule A, Column C)

Based on the Revised Assessment Roll, the recommended 2020 Transportation levy will generate $25,010,816 in Transportation Utility revenue. This levy equates to approximately $377 for the year ($31.42 per month) for a typical household.

Stormwater Service Levy
(Schedule A, Column D)

Based on the revised assessment roll, the recommended 2020 Stormwater levy rates will generate $8,380,351 in Stormwater Utility revenue. This levy equates to approximately $126 for the year ($10.50 per month) for a typical household.

Regional Library Requisition
(Schedule A, Column E)

The Fraser Valley Regional Library requisition is a category which is a component of the General Tax Levy. The total Fraser Valley Regional Library requisition for 2020 is $4,492,724, an increase of 3.14% over the 2019 requisition of $4,355,867.

Metro Vancouver Regional District Levy
(Schedule A, Column F)

The Municipality's tax rates for the Metro Vancouver Regional District levy are calculated by allocating the total amount required to be raised to the various property classes using the Hospital Assessment base, applied to Provincially established tax rate ratios (class multiples).

The Metro Vancouver Regional District Levy requisition for 2020 is $3,094,410, an increase of 24.7% over the 2019 requisition of $2,481,074.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW 2020 NO. 5568

EXPLANATORY NOTE

Bylaw 2020 No. 5568 provides for the 2020 levying of rates for General Municipal, Parks, Transportation, Stormwater, Regional Library and Greater Vancouver Regional District purposes.

The bylaw is a requirement of Section 197 of the *Community Charter*. The *Community Charter* states that this bylaw must be adopted after adoption of the Five Year Financial Plan and must be adopted by May 14th of each year.

Sections 233 to 236 of the Community Charter outline the process for establishing an Alternative Municipal Tax Collection Scheme, including penalties to be applied in relation to payments made after specified tax due dates established by such bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW 2020 NO. 5568

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 the "Langley Annual Rates and Tax Collection Bylaw 2020 No. 5568.

2. The following rates are hereby imposed and levied for the year 2020:

a) For general purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "A" of Schedule "A" attached.

b) For purposes of the Parks Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule "A" attached.

c) For purposes of the Transportation Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "C" of Schedule "A" attached.

d) For purposes of the Stormwater Utility, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "D" of Schedule "A" attached.

e) For Fraser Valley Regional Library purposes, on the value of land and improvements taxable for general municipal purposes, rates appearing in Column "E" of Schedule "A" attached.

f) For the Greater Vancouver Regional District purposes, on the value of land and improvements taxable for hospital purposes, rates appearing in Column "F" of Schedule "A" attached.

3. The minimum amount of taxation upon a parcel of real property shall be One Dollar ($1.00).

4. After the first business day in July 2020, the Township Collector will add to the unpaid taxes of the current year, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid, 1.75% of the current taxes. The unpaid taxes, together with the 1.75% added, will be deemed taxes of the current year due upon those lands and improvements.

5. On the first business day after November 15, 2020, the Township Collector will add to the unpaid taxes of the current year, for each parcel of land and its improvements on the property tax roll for which taxes have not been paid, an additional 8.25% of the current taxes (exclusive of the 1.75% authorized by subsection 4).

6. Where a penalty addition in accordance with section 4 and/or 5 would otherwise be applied, and a property owner is eligible for and subsequently claims the current year Home Owner Grant, and applies to the Collector for this grant on or before November 15, 2020, the penalty addition will not be applied to the portion of the taxes outstanding which was equal to the years current Home Owner Grant.

7. Pursuant to sections 235 and 236 of the *Community Charter*, the alternative municipal tax collection scheme shall apply unless a property owner makes an election under section 236 on or before July 2, 2020.

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

_____ Mayor _____ Township Clerk

LANGLEY ANNUAL RATES AND TAX COLLECTION BYLAW 2020 NO. 5568

SCHEDULE A

Rates per $1,000 of Assessment Value

Property Class	Property Class Description	A General Purposes	B Parks Purposes	C Transportation Purposes	D Stormwater Purposes	E Fraser Valley Regional Library	F Metro Vancouver Regional District
1	Residential	1.4437	0.2058	0.3894	0.1305	0.0700	0.05095
2	Utility	17.0447	2.4292	4.5976	1.5405	0.8259	0.17833
3	Supportive Housing	1.4437	0.2058	0.3894	0.1305	0.0700	0.05095
4	Major Industrial	3.2250	0.4596	0.8699	0.2915	0.1563	0.17323
5	Light Industrial	3.5525	0.5063	0.9582	0.3211	0.1721	0.17323
6	Business & Other	4.5761	0.6522	1.2344	0.4136	0.2217	0.12483
8	Recreation/ Non Profit	2.5740	0.3669	0.6943	0.2326	0.1247	0.05095
9	Farm	7.4470	1.0613	2.0087	0.6731	0.3608	0.05095

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1002851 BC LTD. / BARNETT DEMBEK ARCHITECTS INC.)
BYLAW 2016 NO. 5245

EXPLANATORY NOTE

Bylaw 2016 No. 5245 rezones property located at 20321 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 50 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1002851 BC LTD. / BARNETT DEMBEK ARCHITECTS INC.)
BYLAW 2016 NO. 5245

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

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, 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 (1002851 BC Ltd. / Barnett Dembek Architects Inc.) Bylaw 2016 No. 5245".

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

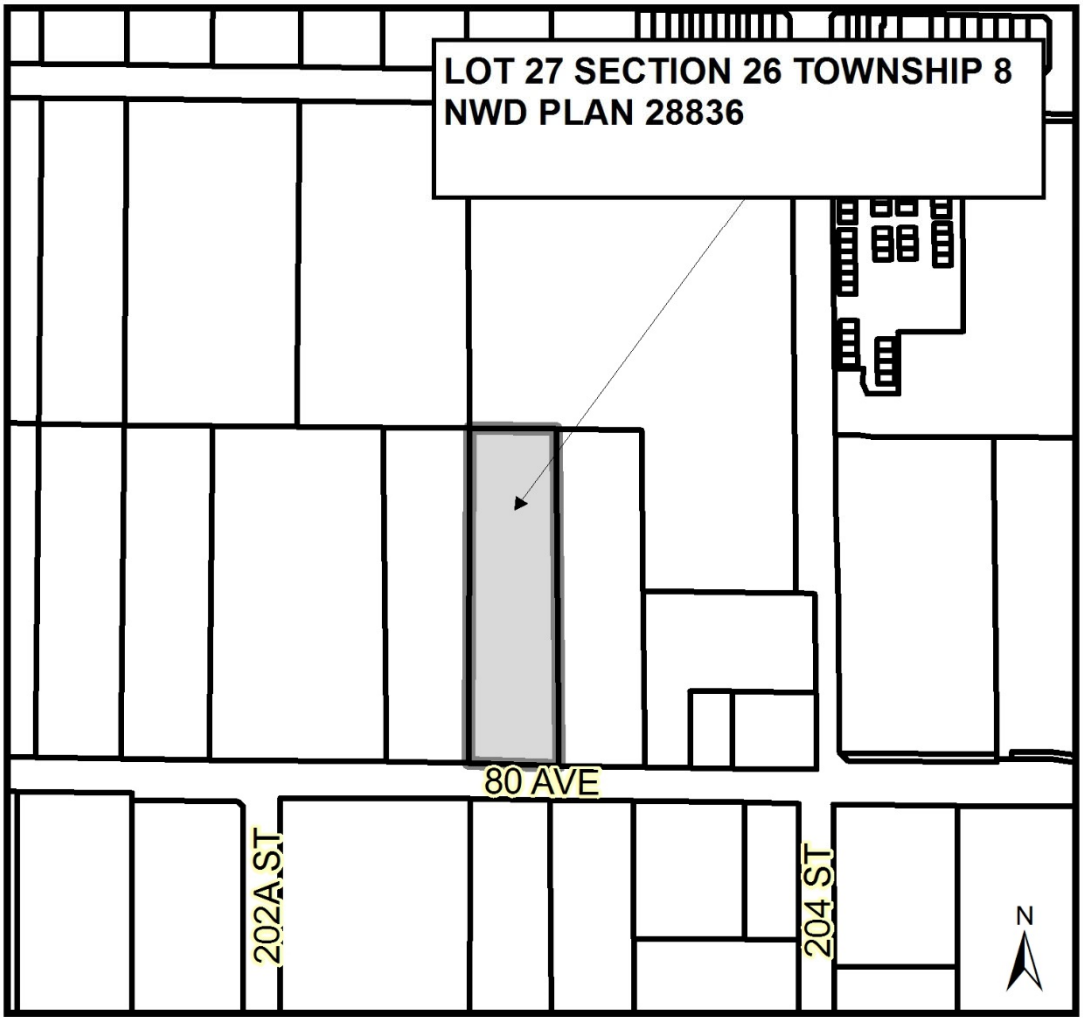
   Lot 27 Section 26 Township 8 New Westminster District Plan 28836

   as shown delineated on Schedule "A" attached to and forming part of this bylaw to Comprehensive Development Zone CD-77.

READ A FIRST TIME the	12	day of	December	, 2016.
READ A SECOND TIME the	12	day of	December	, 2016.
PUBLIC HEARING HELD the	16	day of	January	, 2017.
READ A THIRD TIME the	30	day of	January	, 2017.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5245



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100817

This permit is issued this _____day of _____ 2016 to:

1. Name: 1002851 BC LTD.

   Address: 4027 Brisbane Court
   Abbotsford BC V4X 2S6

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 27 Section 26 Township 8 New Westminster District Plan 28836

   CIVIC ADDRESS: 20321 – 80 Avenue

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 “L”; and
   b. On-site landscaping plans being in substantial compliance with Schedule “M”, 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 _____, 2016.

Attachments:

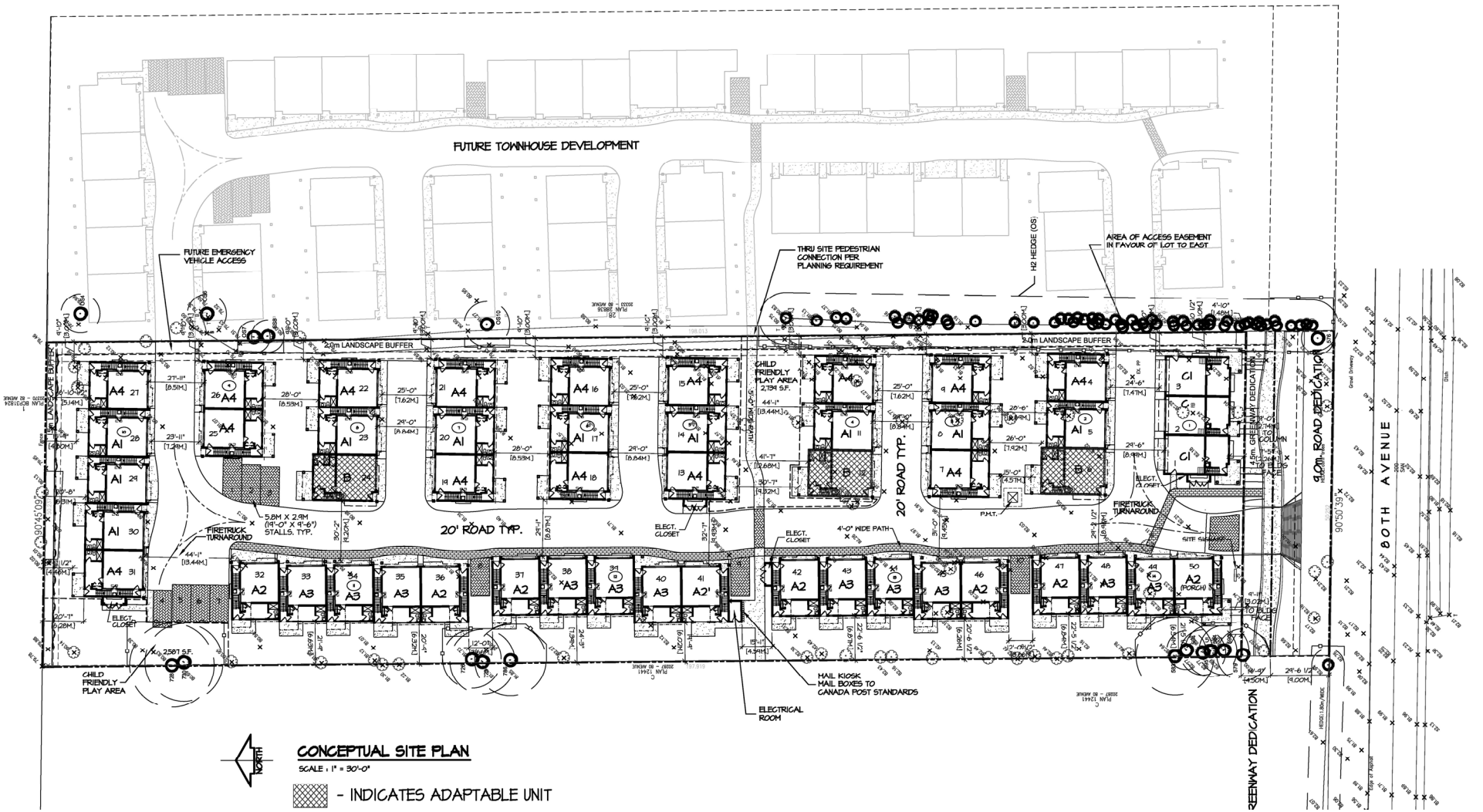
SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Building 1 Elevations
SCHEDULE D	Building 2, 4, 6 & 8 Elevations
SCHEDULE E	Building 3, 7 Elevations
SCHEDULE F	Building 5 Elevations
SCHEDULE G	Building 9 Elevations
SCHEDULE H	Building 10 Elevations
SCHEDULE I	Building 11 Elevations
SCHEDULE J	Building 12 Elevations
SCHEDULE K	Building 13 Elevations
SCHEDULE L	Building 14 Elevations
SCHEDULE M	Landscape Plan



Township of Langley

Est. 1873

SCHEDULE A
RENDERING



Township of Langley

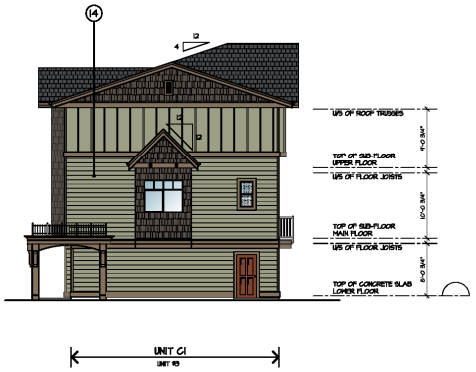
Est. 1873

SCHEDULE B
SITE PLAN

I.1



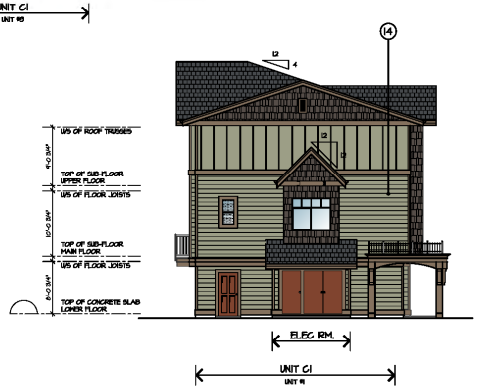
FRONT ELEVATION
SCALE : 1/8" = 1'-0"



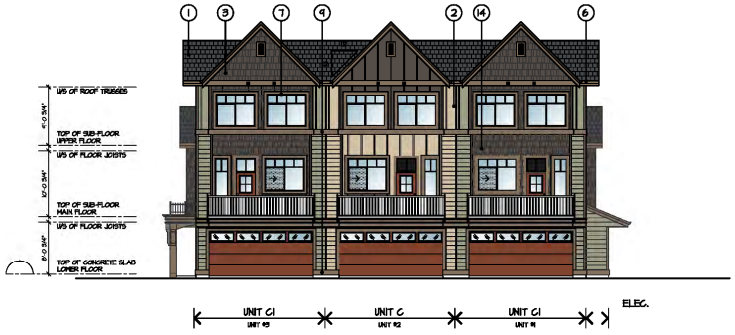
LEFT ELEVATION
SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

1. VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE
2. VERTICAL HARDIE PANEL SIDING
3. CEDAR SHAKE SIDING
4. HORIZONTAL VINYL SIDING
5. 12x24 BUILT UP WOOD COLUMN W/
6. PREFINISHED ALUMINUM GUTTER
7. VINYL FRAMED WINDOW C/W 2x6 WOOD TRIM
8. PREFINISHED ALUMINUM PICKET GUARDRAIL
9. 2x10 WOOD TRIM
10. 2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING
11. 2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM
12. HARDIE SIDING PANEL C/W 1x2 BATTEN OVER JOINTS
13. 12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET
14. HORIZONTAL HARDIE SIDING



RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



REAR ELEVATION
SCALE : 1/8" = 1'-0"

BUILDING 1
UNIT # 1 - 3

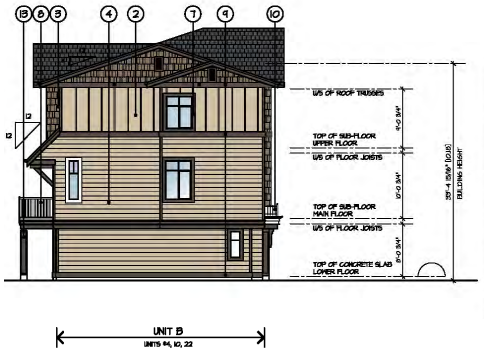
Township of Langley
Est. 1873

SCHEDULE C
BUILDING 1 ELEVATIONS



FRONT ELEVATION

SCALE : 1/8" = 1'-0"

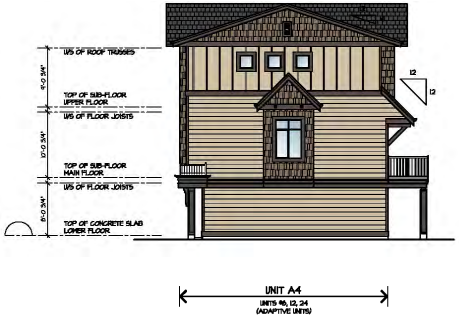


LEFT ELEVATION

SCALE : 1/8" = 1'-0"

COLOR & MATERIAL PALETTE

1	VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE	BENJAMIN MOORE HC-113 LOUISBURG GREEN (2) (4)
2	VERTICAL HARDIE PANEL SIDING	
3	CEDAR SHAKE SIDING	
4	HORIZONTAL VINYL SIDING	BENJAMIN MOORE HC-85 'SHAKER BEIGE' (2) (4)
5	12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER	
6	PREFINISHED ALUMINUM GUTTER	BENJAMIN MOORE CC-542 'MELLOW' (5) (5) (7) (9) (11) (12) (13)
7	VINYL FRAMED WINDOW C/M 2x6 WOOD TRIM	
8	PREFINISHED ALUMINUM PICKET GUARDRAIL	
9	2x10 WOOD TRIM	BENJAMIN MOORE CC-510 'BUCKHORN' (5) (5) (7) (9) (11) (12) (13)
10	2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING	
11	2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM	
12	HARDIE SIDING PANEL C/M 1x2 BATTEN OVER JOINTS	BENJAMIN MOORE 2198-10 'EARTHY RUSSET' (-)
13	12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET	



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

SCALE : 1/8" = 1'-0"

BUILDING 2	BUILDING 4	BUILDING 6	BUILDING 8
UNIT # 4 - 6	UNIT # 10 - 12	UNIT # 16 - 18	UNIT # 22 - 24

Township of Langley

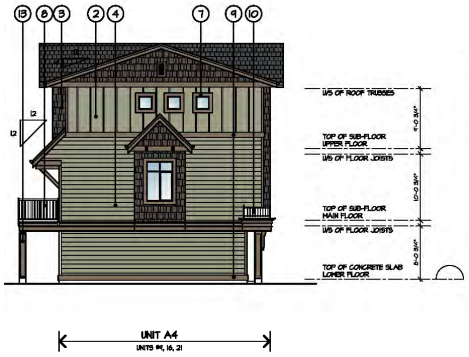
Est. 1873

SCHEDULE D
BUILDINGS 2, 4, 6, & 8 ELEVATIONS



FRONT ELEVATION

SCALE : 1/8" = 1'-0"

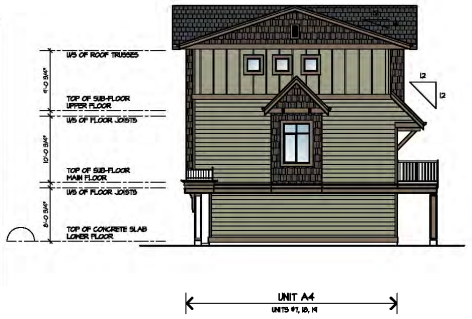


LEFT ELEVATION

SCALE : 1/8" = 1'-0"

COLOR & MATERIAL PALETTE

1	VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE	
2	VERTICAL HARDIE PANEL SIDING	BENJAMIN MOORE HC-113 'LOUDOUN GREEN' (2) (4)
3	CEDAR SHAKE SIDING	
4	HORIZONTAL VINYL SIDING	BENJAMIN MOORE HC-45 'SHAKER BEIGE' (2) (4)
5	12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER	
6	PREFINISHED ALUMINUM GUTTER	
7	VINYL FRAMED WINDOW C/W 2x6 WOOD TRIM	BENJAMIN MOORE CC-542 'WILLOW' (3) (5) (7) (9) (11) (12) (15)
8	PREFINISHED ALUMINUM PICKET GUARDRAIL	
9	2x10 WOOD TRIM	
10	2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING	BENJAMIN MOORE CC-510 'HICKORY' (3) (5) (7) (9) (11) (12) (15)
11	2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM	
12	HARDIE SIDING PANEL C/W 1x2 BATTEN OVER JOINTS	
13	12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET	BENJAMIN MOORE 2113-10 'EARTHY RUSSET' (-)



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

SCALE : 1/8" = 1'-0"

BUILDING 3	BUILDING 7
UNIT # 7 - 9	UNIT # 19 - 21

Township of Langley

Est. 1873

SCHEDULE E
BUILDING 3 & 7 ELEVATIONS



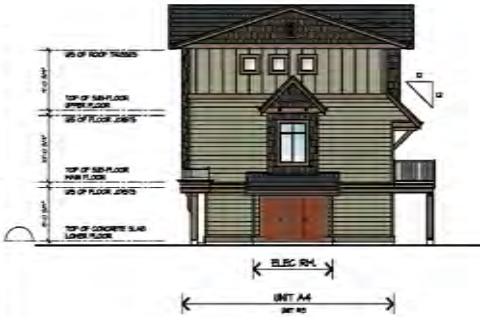
FRONT ELEVATION



LEFT ELEVATION

COLOR & MATERIAL PALETTE

1. VARIGATED 4 LAMINATED ARCHITECTURAL ASPHALT SHINGLE
2. VERTICAL HARDIE PANEL SIDING
3. CEDAR SHAKE SIDING
4. HORIZONTAL VINYL SIDING
5. 12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER
6. PREFINISHED ALUMINUM GUTTER
7. VINYL FRAMED WINDOW C/W 2x6 WOOD TRIM
8. PREFINISHED ALUMINUM PICKET GUARDRAIL
9. 2x10 WOOD TRIM
10. 2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING
11. 2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM
12. HARDIE SIDING PANEL C/W 1x2 BATTEN OVER JOINTS
13. 12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET



RIGHT ELEVATION



REAR ELEVATION

BUILDING 5
UNIT # 13 - 15

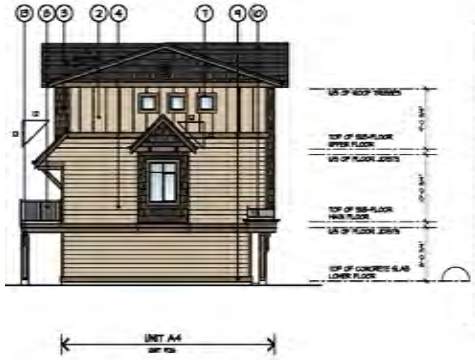
Township of Langley

Est. 1873

SCHEDULE F
BUILDING 5 ELEVATIONS



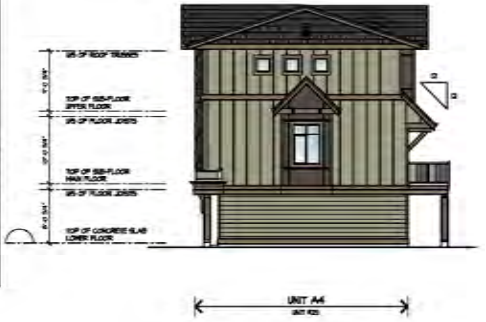
FRONT ELEVATION



LEFT ELEVATION

COLOR & MATERIAL PALETTE

1. VARIGATED 4 LAMINATED ARCHITECTURAL ASPHALT SHINGLE
2. VERTICAL HARDIE PANEL SIDING
3. CEDAR SHAKE SIDING
4. HORIZONTAL VINYL SIDING
5. 12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER
6. PREFINISHED ALUMINUM GUTTER
7. VINYL FRAMED WINDOW C/W 2x6 WOOD TRIM
8. PREFINISHED ALUMINUM PICKET GUARDRAIL
9. 2x10 WOOD TRIM
10. 2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING
11. 2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM
12. HARDIE SIDING PANEL C/W 1x2 BATTEN OVER JOINTS
13. 12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET



RIGHT ELEVATION



REAR ELEVATION

BUILDING 9
UNIT # 25 - 26

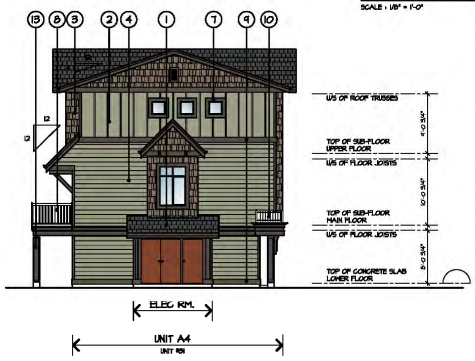
Township of Langley

Est. 1873

SCHEDULE G
BUILDING 9 ELEVATIONS



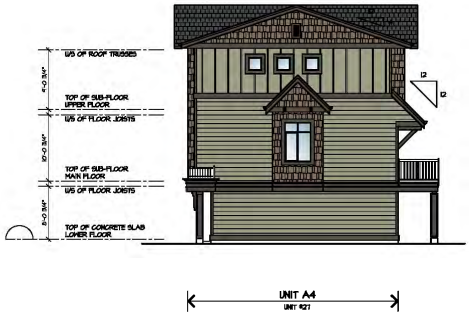
FRONT ELEVATION
SCALE : 1/8" = 1'-0"



LEFT ELEVATION
SCALE : 1/8" = 1'-0"

COLOR & MATERIAL PALETTE

1	VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE	
2	VERTICAL HARDIE PANEL SIDING	BENJAMIN MOORE HC-113 'LOUDOUN GREEN' (2)(4)
3	CEDAR SHAKE SIDING	
4	HORIZONTAL VINYL SIDING	BENJAMIN MOORE HC-45 'SHAKER BEIGE' (2)(4)
5	12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER	
6	PREFINISHED ALUMINUM GUTTER	
7	VINYL FRAMED WINDOW C/M 2x6 WOOD TRIM	BENJAMIN MOORE CC-542 'YELLOW' (3)(5)(7)(9)(11)(12)(15)
8	PREFINISHED ALUMINUM PICKET GUARDRAIL	
9	2x10 WOOD TRIM	BENJAMIN MOORE CC-510 'BUCKHORN' (3)(5)(7)(9)(11)(12)(15)
10	2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING	
11	2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM	
12	HARDIE SIDING PANEL C/M 1x2 BATTEN OVER JOINTS	BENJAMIN MOORE 2139-10 'EARTHY RUSSET' (-)
13	12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET	



RIGHT ELEVATION
SCALE : 1/8" = 1'-0"



REAR ELEVATION
SCALE : 1/8" = 1'-0"

BUILDING 10
UNIT # 27 - 31

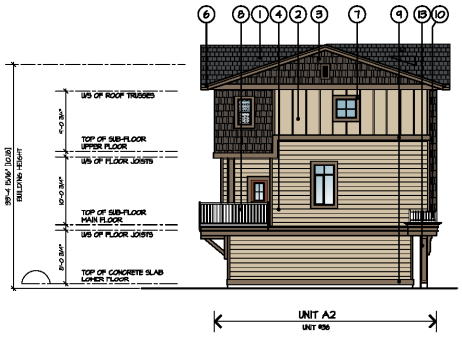
Township of Langley
Est. 1873

SCHEDULE H
BUILDING 10 ELEVATIONS



FRONT ELEVATION

SCALE : 1/8" = 1'-0"

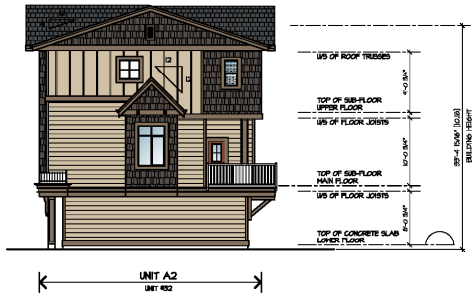


LEFT ELEVATION

SCALE : 1/8" = 1'-0"

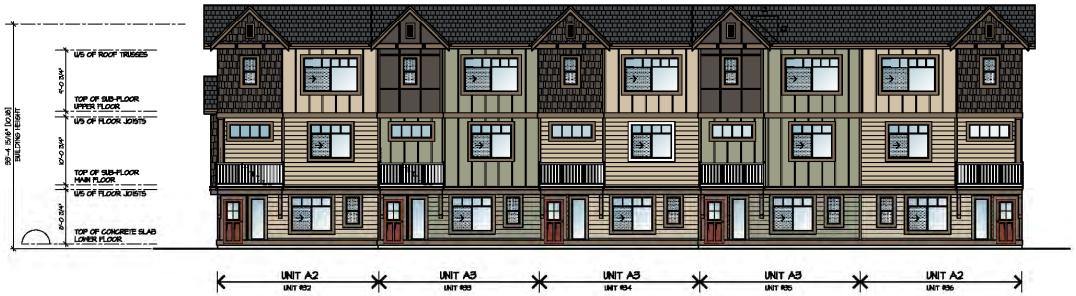
COLOR & MATERIAL PALETTE

1	VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE		
2	VERTICAL HARDIE PANEL SIDING	BENJAMIN MOORE HC-115 'LOUDOUN GREEN'	2 4
3	CEDAR SHAKE SIDING		
4	HORIZONTAL VINYL SIDING	BENJAMIN MOORE HC-40 'SHAKER BEIGE'	2 4
5	12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER		
6	PREFINISHED ALUMINUM GUTTER		
7	VINYL FRAMED WINDOW C/W 2x6 WOOD TRIM	BENJAMIN MOORE CC-542 'WILLOW'	3 5 7 9 11 12 18
8	PREFINISHED ALUMINUM PICKET GUARDRAIL		
9	2x10 WOOD TRIM	BENJAMIN MOORE CC-510 'BUCKHORN'	3 5 7 9 11 12 18
10	2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING		
11	2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM		
12	HARDIE SIDING PANEL C/W 1x2 BATTEN OVER JOINTS	BENJAMIN MOORE 2113-10 'EARTHY RUSSET'	-
18	12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET		



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

SCALE : 1/8" = 1'-0"

BUILDING 11
UNIT # 32 - 36

Township of Langley

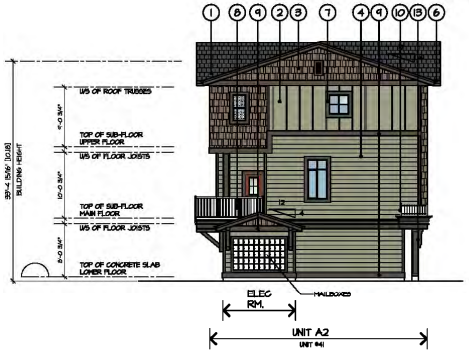
Est. 1873

SCHEDULE I
BUILDING 11 ELEVATIONS



FRONT ELEVATION

SCALE : 1/8" = 1'-0"



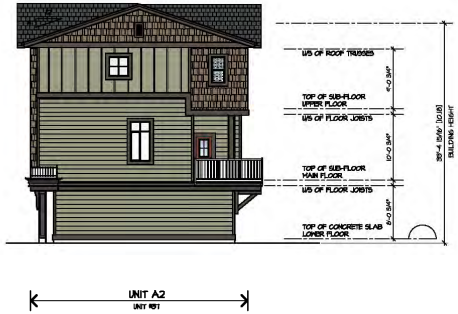
LEFT ELEVATION

SCALE : 1/8" = 1'-0"

COLOR & MATERIAL PALETTE

1. VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE
2. VERTICAL HARDIE PANEL SIDING
3. CEDAR SHAKE SIDING
4. HORIZONTAL VINYL SIDING
5. 12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER
6. PREFINISHED ALUMINUM GUTTER
7. VINYL FRAMED WINDOW C/W 2x6 WOOD TRIM
8. PREFINISHED ALUMINUM PICKET GUARDRAIL
9. 2x10 WOOD TRIM
10. 2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING
11. 2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM
12. HARDIE SIDING PANEL C/W 1x2 BATTEN OVER JOINTS
13. 12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET

BENJAMIN MOORE HC-113 'LOUISBURG GREEN'	② ④	
BENJAMIN MOORE HC-45 'SHAKER BEIGE'	② ④	
BENJAMIN MOORE CC-542 'WILLOW'	③ ⑤ ⑦ ⑨ ⑪ ⑫ ⑬	
BENJAMIN MOORE CC-510 'BUCKHORN'	③ ⑤ ⑦ ⑨ ⑪ ⑫ ⑬	
BENJAMIN MOORE 2113-10 'EARTHY RUSSET'	•	



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

SCALE : 1/8" = 1'-0"

BUILDING 12
UNIT # 37 - 41

Township of Langley

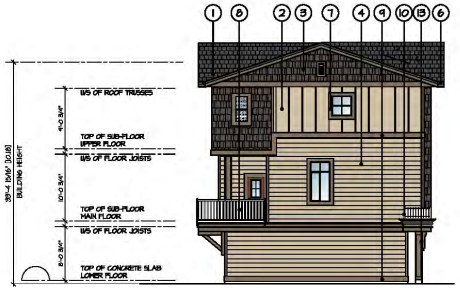
Est. 1873

SCHEDULE J
BUILDING 12 ELEVATIONS



FRONT ELEVATION

SCALE : 1/8" = 1'-0"

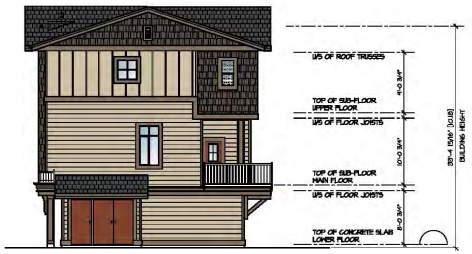


LEFT ELEVATION

SCALE : 1/8" = 1'-0"

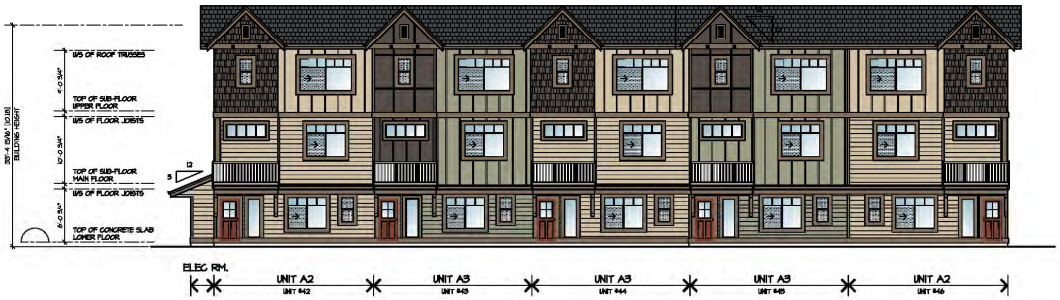
COLOR & MATERIAL PALETTE

1	VARIGATED & LAMINATED ARCHITECTURAL ASPHALT SHINGLE	
2	VERTICAL HARDIE PANEL SIDING	BENJAMIN MOORE HC-113 'LOUDOUN GREEN' (2)(4)
3	CEDAR SHAKE SIDING	
4	HORIZONTAL VINYL SIDING	BENJAMIN MOORE HC-45 'SHAKER BEIGE' (2)(4)
5	12x24 BUILT UP WOOD COLUMN W/ CULTURE STONE VENEER	
6	PREFINISHED ALUMINUM GUTTER	
7	VINYL FRAMED WINDOW C/M 2x6 WOOD TRIM	BENJAMIN MOORE CC-342 'YELLOW' (3)(5)(7)(9)(11)(12)(13)
8	PREFINISHED ALUMINUM PICKET GUARDRAIL	
9	2x10 WOOD TRIM	BENJAMIN MOORE CC-310 'BUCKHORN' (3)(5)(7)(9)(11)(12)(13)
10	2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING	
11	2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM	
12	HARDIE SIDING PANEL C/M 1x2 BATTEN OVER JOINTS	BENJAMIN MOORE 2175-10 'EARTHY RUSSET' (-)
13	12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET	



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

SCALE : 1/8" = 1'-0"

BUILDING 13
UNIT # 42 - 46

Township of Langley

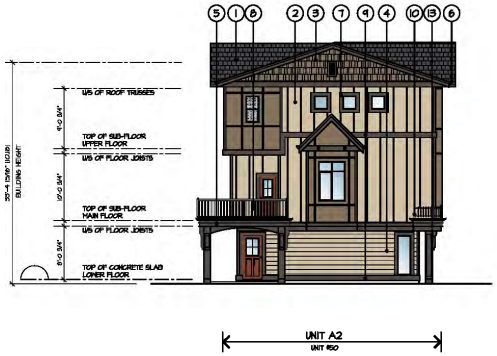
Est. 1873

SCHEDULE K
BUILDING 13 ELEVATIONS



FRONT ELEVATION

SCALE : 1/8" = 1'-0"

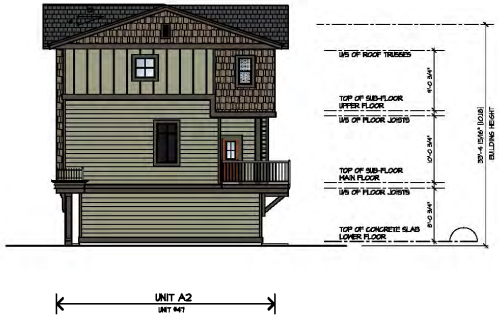


LEFT ELEVATION

SCALE : 1/8" = 1'-0"

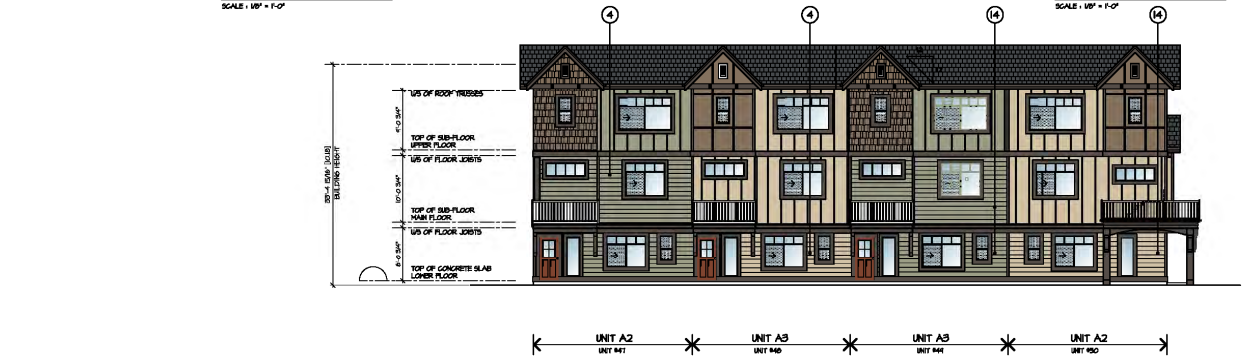
SCHEDULE OF FINISHES

1. VARIGATED 4 LAMINATED ARCHITECTURAL ASPHALT SHINGLE
2. VERTICAL HARDIE PANEL SIDING
3. CEDAR SHAKE SIDING
4. HORIZONTAL VINYL SIDING
5. 12x24 BUILT UP WOOD COLUMN W/
6. PREFINISHED ALUMINUM GUTTER
7. VINYL FRAMED WINDOW C/M 2x6 WOOD TRIM
8. PREFINISHED ALUMINUM PICKET GUARDRAIL
9. 2x10 WOOD TRIM
10. 2' HIGH DECORATIVE POWDER COATED ALUMINUM RAILING
11. 2x4 DECORATIVE KNEE BRACKET ON 2x10 SILL TRIM
12. HARDIE SIDING PANEL C/M 1x2 BATTEN OVER JOINTS
13. 12x24 BUILT UP WOOD COLUMN W/ WOOD PANEL & BRACKET
14. HORIZONTAL HARDIE SIDING



RIGHT ELEVATION

SCALE : 1/8" = 1'-0"



REAR ELEVATION

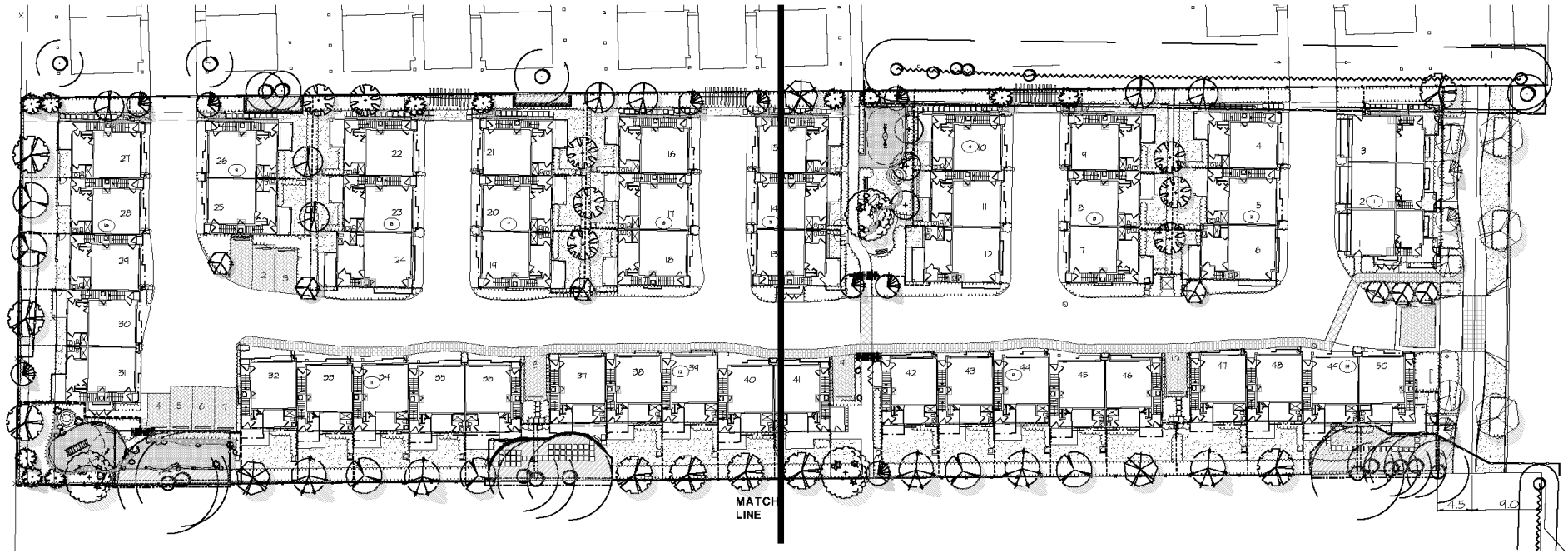
SCALE : 1/8" = 1'-0"

BUILDING 14
UNIT # 47 - 50

Township of Langley

Est. 1873

SCHEDULE L
BUILDING 14 ELEVATIONS



Township of Langley

Est. 1873

SCHEDULE M
LANDSCAPE PLAN

I.1

From: Colin Moore
Sent: Wednesday, April 01, 2020 12:13 PM
To: CD Agenda Bylaw
Cc: Dave Lind
Subject: Item for April 20, 2020 Council meeting agenda Bylaw No.

1. Please place Bylaw #5245 (1002851 BC Ltd. / Barnett Dembeck Architects Inc.) on the Council agenda of April 20, 2020 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of December 12, 2016 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on January 16, 2017 with third reading given on January 30, 2017.
4. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signage remained in place, the Bylaw was delayed due to servicing requirements associated with the site.
5. Also, please place accompanying Development Permit No. 100817 on the same agenda for issuance by Council.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CANNABIS PRODUCTION FARM BYLAW 2020 NO. 5577

EXPLANATORY NOTE

Bylaw 2020 No. 5577 provides a Farm Bylaw pursuant to Sections 481, 551, 552 and 553 of the Local Government Act to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CANNABIS PRODUCTION FARM BYLAW 2020 NO. 5577

WHEREAS Sections 481, 551, 552 and 553 of the Local Government Act authorize the Township of Langley to make Farm Bylaws in relation to farm areas with the approval of the Minister of Agriculture;

AND WHEREAS Council considers that regulation is desirable to regulate cannabis production as a farm use in the Agricultural Land Reserve in the Township of Langley;

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

Title

1. This Bylaw may be cited for all purposes as “Township of Langley Cannabis Production Farm Bylaw 2020 No. 5577”.

Severability

2. If any part, section, sub-section, clause or sub-clause of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this Bylaw shall not be affected.

Definitions

3. In this Bylaw, unless the context otherwise requires:

   “**Accessory Cannabis Processing”** means an accessory use to Cannabis Production and includes the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, but does not include secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products.

   “**Agricultural Land Reserve**” means land designated as the Agricultural Land Reserve by the Government of British Columbia.

   “**Buffer**” means a device or feature arranged and maintained to screen or separate adjoining land uses or properties, and includes any combination of setbacks, vegetation, ditches, roads, landscaping, berming, and fencing.

   “Building” has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

"**Cannabis Retail and Dispensary**" means premises used for the retail sale, barter, distribution or dispensing of cannabis or any products containing or derived from cannabis, or the advertising or offering of such items for retail sale, barter, distribution, or dispensing, and includes a cannabis spa/health clinic and other personal services that use cannabis or any products containing or derived from cannabis.

"**Cannabis Production**" means the growing and cultivation of cannabis.

"**Cannabis Research and Development**" means the systematic research or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, but does not include Cannabis Production.

"Dwelling Unit" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

"**Local Contact Person**" means an individual associated with a Cannabis Production operation who is responsible for responding to air quality management issues on the Site.

"**Site**" means a farm operation located on a lot or contiguous lots upon which cannabis is grown.

"**Stormwater**" is any precipitation converted to surface runoff water.

"**Structure**" has the meaning ascribed to it in the Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

"**Wastewater**" is any water emanating from the cannabis production process, including process water and sanitary sewage.

Application

4. For clarity:

   a) This Bylaw applies only to areas where "Agricultural Use" is a permitted use pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended, and that are within the *Agricultural Land Reserve* in the Township of Langley.

   b) Subject to the provisions of this Bylaw, *Cannabis Production* and *Accessory Cannabis Processing* are permitted uses of land within the *Agricultural Land Reserve* in the Township of Langley.

   c) Notwithstanding any provision of this Bylaw, *Cannabis Retail and Dispensary* and *Cannabis Research and Development* are not permitted within the *Agricultural Land Reserve* in the Township of Langley.

Conditions for Cannabis Production

5. *Cannabis Production* must comply with the following requirements:

   a) the person producing cannabis must hold a valid licence that authorizes the applicable *Cannabis Production* activities at the *Site,* issued by the Government of Canada;

   b) *Cannabis Production* is only to be conducted within the *Agricultural Land Reserve*;

   c) *Cannabis Production* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;

   d) the *Site* on which *Cannabis Production* takes place must have a valid water license issued by the Government of British Columbia, if applicable, and the person producing cannabis must comply with Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, if applicable;

   e) *Cannabis Production* must be conducted in a zone where “Agricultural Use” is a permitted use, pursuant to the Township of Langley Zoning Bylaw 1987 No. 2500, as amended;

   f) the person producing cannabis must hold a valid business licence issued by the Township of Langley; and

   g) the person producing cannabis must designate a *Local Contact Person* who is responsible for:

      - ensuring that the air quality management system is operated according to the design specifications; and
      - responding promptly should air quality management issues arise.

6. *Cannabis Production* must only occur outdoors in a field or inside a *Structure* that:

   a) has a base consisting entirely of soil, or

   b) that was, before July 13, 2018,

      i) constructed for the purposes of growing crops inside it, or

      ii) under construction for the purpose referred to in Section 6(b)(i), if that construction

         1) was being carried out in accordance with all applicable authorizations and enactments, and
         2) continued without interruption from the date it began to the date the structure is completed, other than work stoppages considered reasonable in the building industry, and

      that has not been altered since that date to increase the size of its base or to change the material used as its base.

Cannabis Farm Standards

7. *Cannabis Production* and *Accessory Cannabis Processing* must meet the following farm standards:

    a) *Buildings* or *Structures* in which *Cannabis Production* and *Accessory Cannabis Processing* activities take place must be setback a minimum of:

        i) 100 metres from the *Agricultural Land Reserve* boundary;

        ii) 30 metres from top of bank of all watercourses identified in Map 11 – Watercourse Classification in the Township of Langley Official Community Plan (Bylaw 1979 No. 1842), as amended;

        iii) 30 metres from all domestic water supply intakes;

        iv) 30 metres from all property lines; and

        v) 200 metres from all daycares, schools, parks, places of worship, community care facilities, and Langley Memorial Hospital, measured from nearest property line;

    b) Where a parcel adjacent to the *Site* of *Cannabis Production* has a *Dwelling Unit,* a *Buffer* shall be installed. The *Buffer* must be designed and maintained according to Ministry of Agriculture standards for farm-side *Buffers*, including but not limited to:

        i) a minimum width of 6 metres;

        ii) a minimum height of 6 metres at maturity;

        iii) a vegetative *Buffer* may be:

            i. a double row of evergreen conifers with staggered planting;

            ii. a mixed, staggered planting of deciduous/coniferous tree and hedging/screening shrub species with foliage from base to crown and a minimum of 60% evergreen conifers; or

            iii. a berm with hedging/screening shrubs.

        iv) crown density of vegetative *Buffers* must be 50-75% at maturity.

    c) submission and implementation of an air quality management plan, as outlined in this Farm Bylaw; and

    d) submission and implementation of a *Stormwater* management plan and *Wastewater* management plan, as outlined in this Farm Bylaw, if the total impervious area of farm buildings and structures exceeds 3,700 square metres or covers more than 10% of the *Site*.

Accessory Cannabis Processing

8. *Accessory Cannabis Processing* is permitted accessory to *Cannabis Production* and must meet the following requirements*:*

    a) the person processing cannabis must hold a valid licence that authorizes the applicable *Accessory Cannabis Processing* activities at the *Site,* issued by the Government of Canada;

    b) *Accessory Cannabis Processing* must comply with all applicable legislation and regulations of the Government of Canada, the Government of British Columbia, the Metro Vancouver Regional District, and the Township of Langley;

    c) *Accessory Cannabis Processing* must occur inside an enclosed *Building* or *Structure* equipped with an air quality system; and

    d) the floor area used for *Accessory Cannabis Processing* is limited to the smallest of:

        i. 20% of the floor area used for *Cannabis Production;*
        ii. 2,000 square metres; or
        iii. a maximum area prescribed by the Agricultural Land Commission, BC Ministry of Agriculture, or Government of Canada.

Management Plans

9. An air quality management plan shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall include:

    a) a description of the *Site*, including:

        i) the name of the *Site* and location (street address) where *Cannabis Production* occurs; and

        ii) the full name of the *Local Contact Person* and contact phone number;

    b) a description of the air quality system designed and certified by a Professional Engineer, licensed in the Province of British Columbia and familiar with air quality systems:

        i) to be installed in all *Buildings* or *Structures* in which *Cannabis Production* and *Accessory Cannabis Processing* activities take place;

        ii) to meet a standard prescribed by the Metro Vancouver Regional District; and

        iii) to comply with all applicable air emission requirements of government agencies and ministries including but not limited to Health Canada, British Columbia Ministry of Environment and Metro Vancouver Regional District;

c) a detailed air quality monitoring program, designed and certified by a Professional Engineer licensed in the Province of British Columbia and familiar with air quality systems, to meet or exceed the standards specified in section 9(b) of this Farm Bylaw.

10. A *Stormwater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Stormwater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:

    a) provide a description of how the *Site* is to be drained and graded to divert surface runoff water from buildings, storage areas, parking areas, and driveways constructed of impermeable materials;

    b) provide a description of how the *Stormwater* management plan is designed to discharge post development peak flows from the lot at the same rate as naturally occurred before the farm operation was built (pre-development levels); and

    c) include a review, conducted by the engineer, of the impacts of the proposed drainage system on the existing downstream drainage system and submit confirmation that no negative impacts are anticipated on down gradient properties.

11. A *Wastewater* management plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with *Wastewater* management systems, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall:

    a) comply with criteria established by the Ministry of Environment for the treatment and disposal of *Wastewater*;

    b) include a water maintenance, monitoring, and performance plan, acceptable to the Township of Langley and the Ministry of Environment; and

    c) ensure that samples of effluent discharged from the *Wastewater* treatment system are collected and analyzed by a certified laboratory.

12. A *Wastewater* facility or plan may be modified from time to time based upon the monitoring results.

13. A noise mitigation plan, prepared by a Professional Engineer licensed in the Province of British Columbia and familiar with noise mitigation and management, shall be submitted at the time of building permit application, business licence application, or business licence renewal, whichever comes first, and shall identify ways in which noise resulting from Cannabis Production and accessory activities is mitigated to prevent unreasonable disturbance to neighbours.

Bylaw Contraventions and Enforcement

14. Township Bylaw Enforcement Officers are hereby authorized to investigate potential contraventions of this Bylaw and to enter a *Site*, with reasonable notice to the *Site* owner and/or *Local Contact Person*, for that purpose.

Offence and Penalty

15. Any person who contravenes or violates any provision of this Bylaw, or who causes, suffers or permits any act or thing to be done in contravention or in violation of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw, commits an offence under this Bylaw.

16. Each day that a violation continues or exists under this Bylaw is a separate offence.

17. Every person who commits an offence under this Bylaw is liable on summary conviction to a fine of not more than $10,000.00, or to imprisonment for not more than six months, or to both.

Repeal Bylaw 2019 No. 5496

18. The Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496 is hereby rescinded.

READ A FIRST TIME the	09	day of	March	, 2020.
READ A SECOND TIME the	09	day of	March	, 2020.
READ A THIRD TIME the	09	day of	March	, 2020.
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE the	14	day of	April	, 2020.
ADOPTED the		day of		, 2020.

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

PARCEL TAX ROLL REVIEW PANEL TO CONSIDER THE 2020 PARCEL TAX ROLL

Wednesday, March 18, 2020, at 2:00pm
Fraser River Presentation Theater
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT:
Mayor J. Froese
Councillor P. Arnason
Councillor K. Richter

STAFF:
Kim Kenward, Collections Supervisor
Sam Nam, Deputy Director of Finance
Karen Sinclair, Director of Finance
Richard Welfing, Engineering Services Manager
Ryan Veitch, Engineering Technologist III
Wendy Bauer, Township Clerk

A. APPOINTMENT OF CHAIR

Mayor Froese was appointed Chair of the 2020 Parcel Tax Roll Review Panel. The meeting was called to order.

B. SUBMISSION BY ANY PERSONS PRESENT CONCERNING ROLLS

There were no submissions.

C. CORRESPONDENCE RECEIVED CONCERNING THE ROLLS

There was no correspondence received concerning the rolls.

D. RESOLUTION OF THE PARCEL TAX ROLL REVIEW PANEL TO AMEND THE ROLLS, IF REQUIRED

The Manager, Revenue & Taxation advised that there were no amendments to be made to the Rolls for 2020.

E. INITIALING OF AMENDMENTS ON THE ROLL IN RED INK AND INITIALING OF AMENDMENTS SIGNING OF THE ROLLS

There were no amendments made to the Rolls for 2020.

F. RESOLUTION OF PARCEL TAX ROLL REVIEW PANEL TO CONFIRM AND AUTHENTICATE THE ROLLS

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the Parcel Tax Roll Review Panel confirms and certifies the Parcel Tax Assessment Roll, as presented.
CARRIED

G. SIGNING OF CERTIFICATE OF AUTHENTICATION BY THE PANEL MEMBERS

The Certificate of Authentication was signed by the Panel Members (see Attachment A).

H. TERMINATION

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That the meeting terminate at 2:04pm.
CARRIED

CERTIFIED CORRECT:

_____
Chair: Mayor Froese
Parcel Tax Roll Review Panel

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

CERTIFICATE

2020 PARCEL TAX ROLL TO BE CERTIFIED

Bylaw No.: **Description**

Local Area Services

2020 Parcel Tax Roll

5397	Sewer	88 Avenue / 217A Street
5238	Water	64 Avenue / 224 Street

BANK OF CANADA
BANQUE DU CANADA

The next bank NOTE-able Canadian

Our call for nominations has ended — but we're just getting started. Learn how the selection process will unfold, and meet the Advisory Council who will develop a short list of candidates.

Public consultation

In keeping with our principles of bank note design, we held an open call for nominations inviting Canadians to suggest which iconic Canadian they would like to see on the next $5 bank note.

The call for nominations was held over six weeks, from January 29 to March 11, 2020. Nearly 45,000 people answered the call, resulting in more than 600 eligible nominees.

These nominees met the following basic criteria:

- They are a Canadian by birth or naturalization who has demonstrated outstanding leadership, achievement, or distinction in any field, benefiting the people of Canada, or in the service of Canada.
- They have been deceased for at least 25 years (before March 11, 1995).
- They are not a fictional character.

View some of the Canadians who've been nominated.

What happens next

Now that all the nominations are in, the selection process will unfold much like the one in 2016 that led to the selection of Viola Desmond as the portrait subject of the vertical $10 note.

1. Advisory Council

All eligible nominees will be reviewed by an independent Advisory Council. They will develop a short list of candidates.



2. Public opinion and historical research

- Once the short list has been identified, the Bank will conduct a survey of a representative sample of Canadians and hold focus groups.
- The Advisory Council will review historical biographies on each of the short-listed candidates.

3. Short list

- Informed by the public opinion and historical research, the Advisory Council will confirm their short list and inform the Bank.
- The Bank will submit the short list to the Minister of Finance.

4. Final decision

- The Minister will make the final decision, in accordance with the *Bank of Canada Act*.
- The name of the individual selected will be announced following the Minister's decision.

5. Design

- Once the new portrait subject has been selected, the bank note design process will begin. All we know right now is that it will be a polymer note with a vertical design.
- We expect the new $5 note to begin circulating in a few years.

BANK OF CANADA
BANQUE DU CANADA

Your nominations for the next $5 bank note

View some of the Canadians who've been nominated. We'll update the list regularly, so check back often.

Nominees must meet these basic criteria:

- They are a Canadian by birth or naturalization who has demonstrated outstanding leadership, achievement, or distinction in any field, benefiting the people of Canada, or in the service of Canada.
- They have been deceased for at least 25 years (before March 11, 1995).
- They are not a fictional character.

Last updated March 25, 2020

A - E

- Monroe Abbey
- Anderson Abbott
- John Abbott
- Maude Abbott
- William "Bible Bill" Aberhart
- Ken Adachi
- Mary Electa Adams
- Edward Ahenakew
- Max Aitken (Baron Beaverbrook)
- Emma Albani
- Susan Louisa Moir Allison
- Anahareo (Gertrude Philomen Bernard)
- Sybil Andrews
- Marie-Josèph Angélique
- Maria Louisa Angwin
- François Noël Annance
- Anna Mae Pictou Aquash
- Adams George Archibald
- Edith Jessie Archibald
- Elizabeth Arden (Florence Nightingale Graham)
- James Arthurs
- Karoo Ashevak

- Pitseolak Ashoona
- Philippe-Joseph Aubert de Gaspé
- Elizabeth Bagshaw
- Archibald Bailey
- Peter (Bedouin Ferran) Baker
- Robert Baker
- Frederick Walker Baldwin
- Robert Baldwin
- Murray Balfour
- Annie McDermot Bannatyne
- Frederick Banting
- C. Marius Barbeau
- William "Bashin' Bill" Barilko
- William George Barker
- Robertine (Françoise) Barry
- Robert Bartlett
- Helen Irene Battle
- Agnes Sime Baxter
- Todd E. Baylis
- Ian Willoughby Bazalgette
- Jackson Beardy
- Honoré Beaugrand
- Adam Beck
- Abigail Becker
- Matthew Baillie Begbie
- Archibald Belaney, Grey Owl
- Napoléon-Antoine Belcourt
- Alexander Graham Bell
- Frederic Marlett Bell-Smith
- Helen Belyea
- Myra Bennett
- Max Bernays
- Joseph-Elzéar Bernier
- André Bessette
- Charles Herbert Best
- Henry Norman Bethune
- George Beurling
- William Beynon
- Henry Bibb
- Mary Bibb
- Michael A. Bigg
- Billy Bishop
- Martha Black

- Marie Anne Blondin
- Hans Blumenfeld
- William-Edmond Blumhart
- Fedir Bohatyrchuk
- Mary Rose-Anne Bolduc (La Bolduc)
- Joseph-Armand Bombardier
- Paul-Émile Borduas
- Pierre Boucher
- Gerry Boulet
- Henri Bourassa
- Marguerite Bourgeoys
- Mackenzie Bowell
- Joseph Brant (Thayendanegea)
- Lenny Breau
- Jean Brilliant
- Harriet Brooks
- Joseph Brossard (Beausoleil)
- Arthur Roy Brown
- Cassie Brown
- Anne Nelson Brown
- Elisabeth Bruyère
- Peter Henderson Bryce
- Douglas Brymner
- William Lysle Buchanan
- Richard Maurice Bucke
- Arthur (Joseph-Marie-Arthur) Buies
- Hugh Burnett
- Patrick Burns
- Raymond Burr
- Herbert James Cain
- Hugh Cairns
- Rene Caisse
- Clarence Campbell
- Charles Camsell

- John Candy
- Réal Caouette
- Joe Capilano
- Emily Carr
- Frederick Carter
- Joseph Casavant
- Thérèse Casgrain
- Elizabeth Cass

- Floyd Sherman Chalmers
- John Herbert Chapman
- Hector Charland
- Donalda Charron
- Benjamin Chee Chee
- Éva Circé-Côté
- King Clancy
- Leo Clarke
- Moses Coady
- Harry Colebourn
- Vincent Coleman
- James (Bert) Collip
- Raymond Collishaw
- Lionel Conacher
- Harold Joseph Connolly
- William Connolly
- Jane Constance Cook (Ga'axstal'as)
- George Copway (Kahgegagahbowh)
- Otty Corbett
- Ernest Cormier
- Aubrey Cosens
- Guillaume Couture
- James Henry Coyne
- Margaret Tryphene Francis Crang
- James Creighton
- Mary Helen Creighton
- Octave Crémazie
- Harry Crerar
- Jeanne Crevier
- John Croak
- David Crowchild
- Ernest Alexander Cruikshank
- Norris Roy "Buck" Crump
- Won Alexander Cumyow
- Arthur William Currie
- David Vivian Currie
- Luce Cuvillier
- Louis Cyr
- Pedro da Silva
- Thomas D'Arcy Mcgee
- Victor Davis
- George Mercer Dawson
- Samuel de Champlain

- Paul de Chomedey
- Amor de Cosmos (William Alexander Smith)
- Charles Aubert de la Chesnaye
- François de Laval
- Marie de l'Incarnation
- Hector de Saint-Denys Garneau
- Agathe de Saint-Père
- Madeleine de Verchères
- Alex Decoteau
- Dekanawida (The Great Peacemaker)
- Victor Delamarre
- Demasduit (Mary March)
- Carrie Derick
- Médard des Groseilliers
- Adam Dollard des Ormeaux
- Alphonse Desjardins
- Dorimène Roy Desjardins
- Deskaheh (Levi General)
- Béatrice Desloges
- Hélène Desportes
- Nathaniel Dett
- Colleen Dewhurst
- Pierre Le Moyne d'Iberville
- John Diefenbaker
- George Dixon
- James Douglas
- Tommy Douglas
- Marie Dressler
- Denis Drouin
- Grace Julia Drummond
- Gaëtan Dugas
- Gabriel Dumont
- William "Tiger" Dunlop
- Alexander Roberts Dunn
- Maurice Duplessis
- Pierre Dupuy
- Bill Durnan
- Marie-Marguerite d'Youville
- Cyrus Eaton
- Timothy Eaton
- Charles Edenshaw
- Marcellus Gilmore Edson
- Harold Leslie Edwards

- Henrietta Muir Edwards
- Henry Emmerson
- Arthur Herbert Evans
- Mathew Evans

F - J

- Georges Farah-Lajoie
- Leone Norwood Farrell
- Charles Fenerty
- Douglas Ferguson
- Reginald Fessenden
- Peter Fidler
- David Fife
- Alexander Fleming
- Sandford Fleming
- Jean Folster
- John Weir Foote
- Marc-Aurèle Fortin
- Charles Foulkes
- Stanley Fox
- Terry Fox
- Dorothy Maquabeak Francis
- Wilbur R. Franks
- Armand Frappier
- Simon Fraser
- Mabel Penery French
- Madeleine Fritz
- Barbara Frum
- Northrop Frye
- Aurore Gagnon
- Clarence Gagnon
- Hannah Gale
- Jean Cantius Garand
- François-Xavier Garneau
- Jean Gascon
- Laure Gaudreault
- Marshall J. Gauvin
- Marcelle Gauvreau
- George Patrick Genereux
- Chief Dan George

- Antoine Gérin-Lajoie
- Marie Gérin-Lajoie
- Adélard Godbout
- Alexina Godon-Croteau
- Emma Goldman
- Armine Nutting Gosling
- Glenn Gould
- Marion M. Graham
- Cuthbert Grant
- George Grant
- John Grant
- Lorne Greene
- Robert Hampton Grey
- Claude-Henri Grignon
- Allan Grossman
- Lionel Groulx

- Abraham Groves
- Germaine Guévremont
- Olivier Guimond
- Thomas Chandler Haliburton
- William Hall
- Hilwie Hamdon
- Ned Hanlan
- Barbara Hanley
- James Bernard Harkin
- Alanson Harris
- Lawren Harris
- Richard Bennett Hatfield
- Thomas Heath Haviland
- Wilson A. Head
- Donald O. Hebb
- Louis Hébert
- Josiah Henson
- Prudence Heward
- Foster Hewitt
- Hiawatha
- Ella Cora Hind
- Lotta Hitschmanova
- Frederick Hobson
- Frederick Hogg
- Helen Sawyer Hogg
- Thomas William Holmes

- Adelaide Hoodless
- Tim Horton
- Frank How
- John Armstrong "Army" Howard
- Clarence Decatur Howe
- Joseph Howe
- Mina Adelaine Benson Hubbard
- William Peyton Hubbard
- Punch Imlach
- Acheson Irvine
- Isapo-muxika (Crowfoot)
- A.Y. Jackson
- Albert Jackson
- Judith Jasmin
- Peter Jepson-Young
- Harry Jerome
- Louis-Amable Jetté
- Pauline Jewett
- Daniel Johnson
- Harry Gordon Johnson
- Emily Pauline Johnson (Tekahionwake)
- Louis Jolliet
- Jeremiah "Jerry" Alvin Jones

K - O

- Helen Kalvak
- Joseph Thomas Keable
- Rod Keller
- Violet King
- Frère Marie-Victorin Kirouac
- George Klein
- George Knudson
- Filip Konowal
- Konwatsi'tsiaienni (Molly Brant)
- James L. Kraft
- Cecilia Krieger
- Madeleine Isserkut Kringayak
- Curé Antoine Labelle
- Albert Lacombe
- Justine Lacoste-Beaubien

- Flores Ladue (Grace Bensel)
- Adèle Berthelot Lafontaine
- Louis-Hippolyte Lafontaine
- Jean-Baptiste Lagimodière
- Marie-Anne Gaboury Lagimodière
- Judy Lamarsh
- Catherine Beaulieu Bouvier Lamoureux
- Samuel Edgar Langford
- Pierre Laporte
- Henry Larsen
- Bora Laskin
- Margaret Laurence
- André Laurendeau
- Calixa Lavallé
- Marguerite Vincent Lawinonkié (La8inonkie)
- Ray Lawson
- Hugh Le Caine
- Stephen Leacock
- Félix Leclerc
- Erland Lee
- Janet (Robertson Chisholm) Lee
- Paul-Émile Léger
- Roger Lemelin
- Jean Paul Lemieux
- Jean Lesage
- Irma LeVasseur
- René Lévesque
- Maud Lewis
- Jean L'Heureux (Nio'kskatapi)
- John Lineham
- Arthur Lipsett
- Kay Livingstone
- Woodrow Lloyd
- Fred Loft
- Tom Longboat
- Alfred Longpré
- François-Marie-Thomas Lorimier
- Samuel Lount
- Major Margaret Clothilde Macdonald
- Thain Wendell MacDowell
- Gwendolyn MacEwen
- Elizabeth (Elsie) MacGill
- Gene MacLellan

- Hugh MacLennan
- Ernest MacMillan
- Harvey Reginald (H.R.) MacMillan
- Viola R. MacMillan
- Allan Napier MacNabb
- John Archibald (Archie) MacNaughton
- Cluny Macpherson
- Louis Mailloux
- Marie-Anne-Marcelle Mallet
- Jeanne Mance
- George Manuel
- Josephine Marchand (Dandurand)
- Donald Marshall Sr.
- Clara Brett Martin
- Skookum Jim Mason (Keish)
- Hart Massey

- Raymond Massey
- Vincent Massey
- André Mathieu
- Peter Matthews
- Wilfrid Reid (Wop) May
- Nellie McClung
- Owen McCourt
- Elijah McCoy
- John McCrae
- John Alexander Douglas (JAD) McCurdy
- Edward Stuart McDougall
- Charles Leslie McFarlane
- Frank McGee
- Gerald Grattan McGeer
- Louise McKinney
- James Bryson Mclachlan
- Norman Mclaren
- Samuel McLaughlin
- Alan Arnett McLeod
- John McLeod
- Marshall Mcluhan
- Elizabeth McMaster
- Howard McNamara
- Andrew McNaughton
- Helen McNicoll
- Arthur Meighen

- Membertou (Henri)
- Maud Menten
- Don Messer
- Patrick Metallic
- Rodolphe Meunier
- Roland Michener
- Mikak
- Jack "Wild Goose Jack" Miner
- Mistahimaskwa (Big Bear)
- Lucie Mitchell
- Masumi Mitsui
- John Molson
- Simonne Monet-Chartrand
- Joseph Montferrand
- Lucy Maud Montgomery
- Geraldine Moodie
- Susanna Moodie
- Samuel J. Moore
- Howie Morenz
- James Wilson Morrice
- Arthur Silver Morton
- Bill Mosienko
- Claude Mouton
- Kirkina Mucko
- Phyllis Munday
- Emily Murphy
- Margaret Lally "Ma" Murray
- Margaret Smith Polson Murray
- Andrew "Andy" Mynarski
- Bronko Nagurski
- James Naismith
- Nakapankam (Mungo Martin)
- Angela Napolitano
- Ellen Neel
- Émile Nelligan
- Robert Nelson
- Margaret Newton
- Grant Notley
- William Notman
- Alden Nowlan
- Harold Anthony Oaks
- Obwandiyag (Pontiac)
- Frank Patrick O'Connor

- Susannah Oland
- Jessie Oonark
- Oronhyatekha
- John Robert Osborn
- William Osler

P - T

- Daniel David Palmer
- Dorothea Palmer
- Louis-Joseph Papineau
- Talbot Mercer Papineau
- Manda Parent
- Alice Parizeau
- Alton C. Parker
- Lionel Dyke "Pete" Parker
- Irene Parlby
- Catharine Parr Traill
- Mona Parsons
- Johnson Paudash
- Lester B. Pearson
- Francis Pegahmagabow (Binaaswi)
- Chief Peguis
- Alfred Pellan
- Mary Pellat
- Wilfrid Pelletier
- Wilder Penfield
- Thomas Peters
- Vera Peters
- Peyasiw-Awasis (Thunderchild, Kapitikow)
- Isaac Phills
- Mary Pickford
- Roger Pierlet
- Richard "Black Dick" Pierpoint
- Pitikwahanapiwiyin (Poundmaker)
- Peter Pitseolak
- Jacques Plante
- John Stanley Plaskett
- Alan Plaunt
- Georgina Pope
- Jerry Potts

- Tommy Prince
- Taamusi Qumaq
- Étienne Racine
- Carl Ray
- Red Crow
- Elsie Redford
- Edwin Michel Reyno
- Thomas Ricketts
- Louis Riel
- Léo Rivest
- Yvon Robert
- Peter Lymburner Robertson
- Sue Rodriguez
- Harold Allin Rogers
- Stan Rogers
- Tilly Rolston
- Charles Lightfoot Roman
- Fanny "Bobbie" Rosenfeld
- Alexander Milton Ross
- Charlotte Whitehead Ross
- Philip Dansken Ross
- Gabrielle Roy
- Ted Russell
- Thomas Alexander Russell
- Charles Smith Rutherford
- George Ryga
- Idola Saint-Jean
- Harry Saltzman
- Guy Sanche
- Henry Sandham
- Charles E. Saunders
- Jeanne Sauvé
- Terry Sawchuck

- Mary Schäffer
- Francis Alexander Caron Scrimger
- Willie (Hiamas or Kwaxitola) Seaweed
- Laura Secord
- Hans Selye
- Mack Sennett
- Robert W. Service
- Mary Ann Shadd
- Shanawdithit (Nancy April)

- Norma Shearer
- Shingwauk (Shingwaukonse)
- John Shiwak (Sikoak)
- Joe Shuster
- Angela Sidney
- Wong Foon Sien
- Jay Silverheels
- Guy Granville Simonds
- Joshua Slocum
- Johnny Bob Smallboy (Apitchitchiw)
- Joey Smallwood
- Elizabeth Lawrie Smellie
- Dr. Jennie Smillie Robertson
- Elijan Edward Smith
- Conn Smythe
- J. Dewey Soper
- William Southam
- Robert Spall
- David Spintlum
- Graham Spry
- Louis St. Laurent
- Frederick Arthur Stanley (Lord Stanley)
- Samuel Benfield Steele
- Ralph Garvin Steinhauer
- William Stephenson
- Elizabeth Stern
- Winnifred Stewart
- Emily Stowe
- Agathe St-Père
- Harcus Strachan
- Benjamin Sulte
- Fern Blodgett Sunde
- Robert Sutherland
- Catherine Sutton (Nahneebahwequa)
- Taqulittuq
- Émilie Tavernier-Gamelin
- Tecumseh
- Kateri Tekakwitha (Lily of the Mohawks)
- Thanadelthur
- Ronald James Thom
- Charles Thomas
- Harry Thomas
- John Sparrow David Thompson

- Roy Herbert Thomson
- Tom Thomson
- Samuel Leonard Tilley
- Shaaw (Kate Carmack) Tláa
- William Tomison
- Tookoolito (Hannah)
- John Baptiste Tootoosis
- Henry Marshall Tory
- Graham Towers
- James (Jim) Trifunoc
- Paul Triquet
- Jennie Kidd Trout
- Charles Tupper
- Joseph Tyrrell

U - Z

- Abraham Ulrikab
- Roméo Vachon
- William Cornelius Van Horne
- Georges Vanier
- Pauline Vanier
- Georges Vézina
- Gilles Villeneuve
- Claude Vivie
- Eileen Vollick
- Luigi von Kunits
- Waccan (Jean Baptiste)
- Almanda Walker-Marchand
- Walking Buffalo (Tatânga Mânî or George MacLean)
- Angus Walters
- John Ware
- Jack L. Warner

- Johnny Wayne
- Guy Weadick
- Robert Stanley Weir
- Chanie Wenjack
- Portia White
- William Andrew White
- Charlotte Whitton

- Edith M. Whyte
- Percy Williams
- Alice Evelyn Wilson
- Cairine Wilson
- John Tuzo Wilson
- Jane Wisdom
- Henry Woodward
- William Yellowhead (Musquakie)
- Walter P. Zeller