REGULAR MEETING OF COUNCIL

Monday, May 10, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 **Regular Council Meeting - May 10, 2021**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 10, 2021.

B. ADOPTION OF MINUTES

B.1 **Regular Council Meeting - April 26, 2021**

Recommendation: That Council adopt the Minutes of the Regular Council meeting held April 26, 2021.

Attachments: B.1 04-26 Regular minutes.pdf

C. DELEGATIONS

C.1 **Cheryl Wiens**
File 0550-07

Recommendation: Request by Cheryl Wiens, to appear before Council to discuss the Active Beyond the Bell program and the draft Child Care Action Plan.

Clerk's Note: A 476-signature petition asking Council to bring back Active Beyond the Bell in the fall, to support continued staff participation on the Langley Children Committee, and to approve the proposed Child Care Action Plan, is available in the Legislative Services Department.

Attachments: C.1 Cheryl Wiens.pdf

D. PRESENTATIONS

D.1 **Metro Vancouver Water Services**

Recommendation: That Council receive the presentation by Jerry Dobrovolny, Commissioner / Chief Administrative Officer, and Marilyn Towill, General Manager, Water Services, Metro Vancouver, regarding water services.

Clerk's Note: Council requested the presentation from Metro Vancouver at the January 11, 2021 Regular Council meeting.

Attachments: D.1 MV Water Supply.pdf

D.2 **Agricultural Land Commission Application No. 62184 (Lloyd / 7710 - 232 Street)**

Recommendation: That Council receive the presentation by staff regarding Agricultural Land Commission Application No. 62184 (Lloyd / 7710 - 232 Street).

Clerk's Note: Council requested further background information on the non-farm use application at the April 26, 2021 Regular Council meeting. Please refer to Item N.1.

E. REPORTS TO COUNCIL

E.1 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Development Variance Permit Application No. 100136
(Gill / 1264907 BC Ltd. / 1265636 BC Ltd. /
20507 - 70 Avenue)
Report 21-51
File CD 08-14-0188

Recommendation: That Council authorize issuance of Development Variance Permit No. 100136 for property located at 20507 - 70 Avenue subject to the following:

a. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements of the Residential Zone R-1A from 12.0 m (39.4 ft) to 11.8 m (38.7 ft) for Lots 2, 3, 4 and 5 as indicated in Schedule A.

Attachments: E.1 cd DVP 100136 Gill.pdf

E.2 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Heritage Alteration Permit Application No. 101197
(Statewood Properties Ltd. / 9213 and 9217 Glover Road)
Report 21-52
File CD 11-33-0135

Recommendation: That Council authorize issuance of Heritage Alteration Permit No. 101197 for properties located at 9213 and 9217 Glover Road, to allow construction of a 337 square metre (3,630 square foot) restaurant building subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule "A";
b. Consolidation of the properties in substantial compliance with Schedule "A";
c. Landscape plans being in substantial compliance with Schedule "B" and the Township's Street Tree and Boulevard Planting Policy;
d. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
e. All signage being in substantial compliance with Schedule "A", the Fort Langley Building Facade Design Guidelines and the Township's Sign Bylaw, and architecturally compatible with the building;
f. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and,
g. All refuse areas to be located inside the building or alternatively screened from view from adjacent roads by compatible architectural treatments in substantial compliance with Schedule "A".

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

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;

c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township's Subdivision and Development Servicing Bylaw;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and Building Permit Administration Fees.

Attachments: E.2 cd HAP 101197 Statewood Properties.pdf

E.3 **Policy 07-164: Developer Held Public Information Meetings - Virtual Meeting Requirements**
Report 21-55
File CD 0340-050-CDEV1

Recommendation: That Council amend Policy 07-164 Developer Held Public Information Meetings to add requirements for a virtual format as presented in Attachment A to this report.

Attachments: E.3 cd Policy 07-164 Virtual PIM Amendment.pdf

E.4 **Environmental Compensation on Municipal Lands**
Report 21-57
File CD 6440-03-001

Recommendation: That Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.

Attachments: E.4 cd Environmental Compensation on Municipal Lands.pdf

E.5 **Smith Neighbourhood Plan - Servicing Options**
Report 21-54
File CD LRP00010

Recommendation: Council receive and consider the options presented in this report with respect to major servicing requirements associated with the Smith Neighbourhood Plan.

Attachments: E.5 cd Smith Neighbourhood Plan Servicing Options.pdf

F. BYLAWS FOR FIRST AND SECOND READING

F.1 **Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 - 56 Avenue and 26500 Block of 56 Avenue and 5670 - 264 Street and 5625 - 268 Street)**
Bylaw No. 5706
Bylaw No. 5707
Report 21-56
File CD 14-07-0056

Recommendation: That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land located at the northeast corner of 264 Street and 56 Avenue to General Industrial Zone M-2 to facilitate the future industrial development of the site 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. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. 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);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 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 and Resource Management Plan, the Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707.

Explanation - Bylaw No. 5706

Bylaw 2021 No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site "Service and General Industrial" and including the site as a mandatory Development Permit Area.

Explanation - Bylaw No. 5707

Bylaw 2021 No. 5707 rezones properties located at 26695, 26601, 26575, 26477 - 56 Avenue and 26500 Block of 56 Avenue and 5670 - 264 Street from Rural Zone RU-1 to General Industrial Zone M-2.

Explanation - Bylaw No. 5708

Bylaw 2021 No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 - Rural to Level 1 - Urban of the properties located at: 26695, 26601, 26575, 26477 - 56 Avenue and 26500 Block of 56 Avenue and 5670 - 264 Street to coincide with rezoning from rural to industrial.

Attachments: F.1 cd RO 100209 Conwest.pdf

F.2 Rezoning Application No. 100636
(Agriteks Industries Ltd. / 6, 27250 - 58 Crescent)
Bylaw No. 5704
Report 21-53
File CD 14-08-0053

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704 to amend Heavy Industrial Zone M-3 to accommodate federally licensed analytical cannabis testing uses on a site specific basis for property located within a 415 square metres (4,470 square feet) strata lot located at 6, 27250 - 58 Crescent; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5704.

Explanation - Bylaw No. 5704

Bylaw 2021 No. 5704 amends the zoning of a property located at 6, 27250 - 58 Crescent to accommodate federally licensed cannabis processing uses on a site specific basis for a 415 square metres (4,470 square feet) strata lot in an existing industrial building located on the property.

Attachments: F.2 cd RZ 100636 Agriteks Industries Ltd..pdf

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **Solid Waste Management Bylaw Update**
Bylaw No. 5467
Bylaw No. 5705
Report 21-50
File ENG 5360-01

Recommendation: That Council give first, second and third reading to Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467; and

That Council give first, second and third reading to Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705.

Explanation - Bylaw No. 5467

Bylaw 2021 No. 5467 provides updated definitions and incorporates language related to separation of recycling items into new streams because of changes to Metro Vancouver regulations. Further housekeeping amendments are intended to provide clarity through updates to identification of route schedules based on collection type, transition guidelines from private collection to municipal, the initial date of service related to fees, the ability to update the collection map by removing it from the bylaw, the number and types of carts permitted, and maximum cart gross weight allowances.

Explanation - Bylaw No. 5705

Bylaw 2021 No. 5705 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating fine amounts and offences in relation to the Solid Waste Management Bylaw 2016 No. 5200, Amendment Bylaw 2021 No. 5467.

Attachments: G.1 en Solid Waste Management Bylaw Update.pdf

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.1 **Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

Rezoning Application No. 100652
(Alvair Development Ltd. / 7146 - 206 Street and 7175 - 207 Street)
Bylaw No. 5701
Report 21-43
File CD 08-14-0227

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Alvair Development Ltd.) Bylaw 2021 No. 5701".

Explanation - Bylaw No. 5701

Bylaw 2021 No. 5701 rezones properties located at 7146 - 206 Street and 7175 - 207 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(B) to accommodate an eleven (11) lot residential subdivision.

Attachments: H.1 cd RZ 100652 Alvair Development.pdf

I. BYLAWS FOR FINAL ADOPTION

J. CORRESPONDENCE

J.1 **Consent to Metro Vancouver Regional District Mosquito Control Service Amending Bylaw**
File 0400-65

Recommendation: That Council receive the letter from Chris Plagnol, Corporate Officer, Metro Vancouver, requesting the Township of Langley Council consent on behalf of the electors, to the adoption of the Mosquito Control Service Amending Bylaw.

Clerk's Note: Council may consider the following resolution:

The Township of Langley Council consents to the approval of the adoption of Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent.

Attachments: J.1 MVRD Mosquito Control Service Amending Bylaw.pdf

J.2 **Moratorium on Wolf Hunting in BC**
File 0400-20

Recommendation: That Council receive the correspondence from Barb Murray, Bears Matter Consulting, requesting letters of support be sent to Minister Conroy, Minister Heyman and Premier Horgan requesting a moratorium on recreational hunting of wolves in BC.

Attachments: J.2 Support Request.pdf

In an effort to make the community aware, the following proclamations have been requested:

J.3 **Child Care Month**
File 0630-01

Recommendation: That Council receive the correspondence from Pamela Wallberg, Child Care Professionals of BC, requesting the month of May be proclaimed as Child Care Month or May 21 be proclaimed as Child Care Appreciation Day.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: J.3 Child Care Month.pdf

J.4 **Action Against Anti-Asian Racism**
File 0630-01

Recommendation: That Council receive the correspondence from Doris Mah, Stand With Asians Coalition (SWAC) Organizer, requesting May 10 be proclaimed as the Day of Action Against Anti-Asian Racism.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: J.4 Action Against Anti-Asian Racism.pdf

K. MINUTES OF COMMITTEES

K.1 **Tree Protection Advisory Committee - April 20, 2021**
Seniors Advisory Committee - April 21, 2021
Agricultural Advisory and Economic Enhancement Committee - April 28, 2021
File 0540-20

Recommendation: That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

Attachments: K.1 Committee Minutes.pdf

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

N.1 **Agricultural Land Commission Application No. 62184**
(Lloyd / 7710 - 232 Street)
Report 21-42
File ENG SO1434

Recommendation: That Council consider the non-farm use application for property at 7710 - 232 Street, submitted by the owner, to allow retention of soil deposited for a proposed new storage building and select one of the following two options:

a. Refer the application to the provincial Agricultural Land Commission (ALC) for consideration based on the agricultural merits of the application; or
b. Not refer the application to the ALC and direct staff to enforce removal of the material previously deposited.

Clerk's Note: The non-farm use application was deferred until after staff provided Council with further background information at the April 26, 2021 Regular Council meeting.

Attachments: N.1 en ALC Application Lloyd.pdf

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

P. OTHER BUSINESS

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

P.1 **Rezoning and Potential Disposition of**
Fraser Highway and 272 Street

Recommendation: Whereas:

1. Maximizing the overall, future quality of downtown Aldergrove's pedestrian realm is a critical element underlying the Aldergrove Core Area Plan;

2. Prioritizing high-quality, walkable urban design for mixed-use urban areas is a significant factor that determines their overall livability, desirability and long-term commercial success;

3. Time should be of the essence in proceeding with improvement and revitalization of downtown Aldergrove within the Aldergrove Core Area Plan area, including the timely redevelopment of the site known as the "Alder Inn";

4. Additional widening of Fraser Highway to four travel lanes and two parking lanes through downtown Aldergrove, intended as a walkable area, will further irreparably degrade its pedestrian realm; and

5. The Township of Langley Master Transportation Plan contemplates alternative strategies and flexibility beyond requiring further widening of Fraser Highway within downtown Aldergrove's Core Area Plan areas, such as parking adjustments during peak hours (Master Transportation Plan, Pages 30, 46).

Therefore be it resolved that Council hereby directs staff as follows:

A. To initiate a land rezoning and consolidation of the three bare land parcels (Parcels A, B, and C) consistent with the Aldergrove Community Plan and Report to Council 20-71 dated June 15, 2020, Option C, with ground-level commercial floor space with minimal front and side yard setbacks, a maximum density of 84 residential units, and a minimum of four stories;

B. To initiate the rezoning, public input, public hearing and parcel consolidation process on an "fast-track" basis, to be completed as soon as possible;

C. To proceed to completion and final adoption of a rezoning bylaw, subject to public input, with a restrictive covenant to the benefit of the Township of Langley requiring that all applicable Development Cost Charges (DCCs) that may or may not be payable are paid prior to the commencement of construction, or throughout, as per applicable policies and bylaws;

D. Not proceed with additional road widening of Fraser Highway and/or 272 Street into Parcel A, but instead proceed to review and consider the parking lane and other policy alternatives outlined within the Transportation Master Plan unique to this section of Fraser Highway through downtown Aldergrove;

E. Report back to Council, as soon as practical, to initiate a public and transparent Expression of Interest, or a similar, functionally equivalent, process, to ultimately dispose of a rezoned and consolidated subject site ready for redevelopment via Development Permit; and further

Be it resolved that Council hereby directs staff to postpone the so-called "Aldergrove Public Plaza" expenditure of $250,000 until further directed by Council to proceed, hereby referred to the 2022 budget process for further consideration at that time.

Attachments: P.1 cd Alder Inn Options.pdf

P.2 Solidarity with Farmers in India

Recommendation: Whereas:

1. The Indian government made significant changes to agricultural laws without consulting farmer organizations;

2. These changes, in the opinion of the farmers, severely, negatively impacts their livelihood by:

a. Not granting minimum support price in the law;
b. Allowing traders to stockpile product to create shortages to increase price to the consumer;
c. Having dispute resolution between farmers and corporations under contract farmers outside the judicial system;

3. A majority of Indian farmers are small farmers farming less than 5 acres of land. They decide what they want to plant to meet their family needs rather than planting crops to fulfill corporate needs;

4. More than 60% of the Indian population relies on farming;

5. Due to high unemployment in the unskilled labour pool, the livelihood of families displaced by these laws will be severely, negatively impacted;

6. Lending our voice to support India's farmers lends support for the principle that in Canada and around the world local farmers are indispensable to the social fabric of any country; and

7. The BC Provincial Government has joined all major federal political parties in speaking out against these legislative changes, and the Township of Langley should as well.

Therefore be it resolved that Township of Langley Council stands in solidarity with the Indian farmers and their families in their time of need.

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (g) Legal;
Item F.2 - Section 90(2) (b) Intergovernmental Relations;
Item F.3 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (i) Solicitor-Client Privilege; and
Item G.2 - Section 90(1) (e) Property; (k) Negotiations.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, April 26, 2021 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Ministerial Order 192/2020.

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, S. Ruff, R. Seifi, P. Tulumello, and J. Winslade

W. Bauer, S. Little, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – April 26, 2021

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 26, 2021.
CARRIED

2. Day of Mourning

A moment of silence was observed for the annual Day of Mourning for workers killed and injured on the job.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 12, 2021

Moved by Councillor Arnason,
Seconded by Councillor Kunst.
That Council adopt the Minutes of the Regular Council meeting held April 12, 2021.
CARRIED

B. ADOPTION OF MINUTES

2. Special Council Meeting – April 19, 2021

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Special Council meeting held April 19, 2021.
CARRIED

Councillor Davis entered the meeting at 1:04pm.

C. DELEGATIONS

1. Wendy Cook
New Westminster & District Labour Council
File 0550-07

Wendy Cook, on behalf of the New Westminster & District Labour Council, appeared before Council to discuss health and safety impacts of the COVID-19 pandemic on workers, their families and our communities. She noted that the Day of Mourning is on April 28 for workers killed and injured on the job. COVID-19 has shown that many workers are not protected while at work.

Councillor Richter entered the meeting at 1:16pm.

2. Bryan Miller
Your Local Community
File 0550-07

Bryan Miller, Your Local Community, appeared before Council to discuss graffiti vandalism. He commented that having a ground-up approach to face issues in the community is the best approach. He suggested the following:

- TOL managers having discussions with their front-line workers;
- Create a “Better Community Group” with residents, Councillors, RCMP, staff, etc. to brainstorm ideas; and
- Residents working with staff to find better solutions for community issues.

3. Michael Godwin
File 0550-07

Michael Godwin appeared before Council to discuss removing the truck route designation from 88 Avenue west of Glover Road to 216 Street. He commented that he is representing the residents who live in this area and that they are opposed to having this road as a truck route. A petition has been started with 65 signatures attained to date. Residents are opposed to the truck route due to noise, safety issues, and pollution. Removing the

C. DELEGATIONS

truck route from 88 Avenue and on Glover Road in Fort Langley would allow for traffic calming measures to be put in place.

4. Michael Lloyd
File 0550-07

Michael Lloyd appeared before Council to discuss Agricultural Land Commission Application No. 62184 (Lloyd / 7710 – 232 Street). He commented that his application is to use the gravel area on his property for a Christmas tree farm as well as other local businesses. The area has clay in the soil and is un-farmable.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101200
(BDC (Langley Property) Ltd. / 9228 – 200 Street)
Report 21-39
File CD 08-35-0124

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101200 to BDC (Langley Property) Ltd. for property located at 9228 – 200 Street, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule “A”;
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. All signage being in substantial compliance with Schedule “A” and the Township’s Sign Bylaw;
d. Section 701.6(e) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback requirement from a lot line abutting a P zone in the Service Industrial Zone M-1A from 10 m (32.8 ft) to 3.18 m (10.4 ft) as indicated in Schedule “A”;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. All outdoor refuse areas to be located in an enclosure and screened;
g. All chain link fences being black vinyl with black posts and rails; and
h. All outdoor storage areas being covered by a dust free surface;

E. REPORTS TO COUNCIL

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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
b. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. On-site landscaping being secured by a letter of credit at the Building Permit stage;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
e. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
f. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

CARRIED

Councillor Arnason opposed

2. Development Permit Application No. 101192
(Janda Group Holdings Inc. / 20178 – 96 Avenue)
Report 21-40
File CD 08-35-0198

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101192 to Janda Group Holdings Inc. for property located at 20178 – 96 Avenue to facilitate construction of a 210 square metres (2,260 square feet) commercial building to the acceptance of the General Manager of Engineering and Community Development as follows:

a. Building plans being in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B";
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. Section 107.3 of the Zoning Bylaw – Required Off-Street Parking Spaces being reduced from 251 parking spaces to 190 parking spaces as indicated in Schedule "A".
e. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
f. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and

E. REPORTS TO COUNCIL

g. All refuse areas to be located in an enclosure and screened.

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

a. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;
b. Onsite landscaping being secured by a letter of credit at the building permit stage;
c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
f. Payment of supplemental Development Permit application fees; and
g. Payment of applicable Development Cost Charges and Building Permit administration fees.

CARRIED

Councillors Arnason and Richter opposed

3. Council Process Committee – Ordering of Upcoming Agenda Items Report 21-49
File ADM 0540-20

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council confirm the following order of topics to be scheduled on future Council Process Committee agendas;

1. Election and Political Sign Bylaw
2. Council Procedure Bylaw Update
3. Willoughby Area Plan
4. Child Care Action Plan
5. Social Sustainability Strategy
6. Public Art Policy Review and Update
7. Development of an Inclusion and Diversity Framework

CARRIED

E. REPORTS TO COUNCIL

4. Agricultural Land Commission Application No. 62184 (Lloyd / 7710 – 232 Street) Report 21-42

File ENG SO1434

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council consider the non-farm use application for property at 7710 – 232 Street, submitted by the owner, to allow retention of soil deposited for a proposed new storage building and refer the application to the provincial Agricultural Land Commission (ALC) for consideration based on the agricultural merits of the application.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That this motion be deferred until after staff have provided Council with further background information.
CARRIED

Mayor Froese and Councillors Kunst, Long, and Woodward opposed

5. Non-Farm Use Council Resolution for New Service Washrooms and Infrastructure at Derby Reach Regional Park Report 21-46

File CD 6635-01

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council refer the non-farm use application by Metro Vancouver for new washroom facilities and supporting infrastructure, including associated filling considered necessary by a qualified professional, for the existing Derby Reach Regional Park, to the Agricultural Land Commission for consideration of approval, pursuant to procedural requirements of the provincial Agricultural Land Commission Act and regulations.
CARRIED

6. Agricultural Land Commission Application No. 100386 (Blankstein / 8011 – 240 Street) Report 21-48

File CD 11-28-0016

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council advise the Agricultural Land Commission that the subdivision application submitted by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, on behalf of the owner of the property

E. REPORTS TO COUNCIL

located at 8011 – 240 Street within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED
Councillors Arnason and Davis opposed

7. Budget Transfer: Water Network
Report 21-45
File ENG 5330-27-085

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council authorize the transfer of $1M from existing capital funding sources, as outlined in this report, to complete construction of Phase 1 of the Murrayville Connector water network improvements with the Brawn Pump Station to Murrayville Reservoir Watermain Project.
CARRIED

MEETING RECESSED
The meeting recessed at 2:54pm.

MEETING RECONVENED
The meeting reconvened at 3:01pm.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100207 and Development Permit Application No. 101106 (Streetside Developments / 6884 and 6922 – 202B Street, 6883, 6933, 6941, and 6961 – 204 Street, and Lands in the 6900 Block of 202B Street)
Bylaw No. 5702
Bylaw No. 5703
Report 21-41
File CD 08-14-0218

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702 amending the boundary between Townhouse C (12 - 20 upa) and Townhouse Live/Work (16 - 20 upa) designations and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5703, rezoning 5.2 ha (12.84 ac) of land at 6884 and 6922 – 202B Street, 6883, 6933, 6941, and

F. BYLAWS FOR FIRST AND SECOND READING

6961 – 204 Street, and lands in the 6900 Block of 202B Street to Comprehensive Development Zone CD-159 to facilitate the development of 223 townhouse units and ten (10) live/work townhouse units subject to the following development prerequisites being satisfied to the acceptance of the General Manager of Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
4. Dedication and construction of a 4.5 m wide street greenway on the east side of 202B Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
    c. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    d. Prohibiting vehicular access to 202B Street;
8. Registration of a cross access easement for access purposes in favour of the property located to the north (6989 – 204 Street);
9. Consolidation of the eight (8) subject properties for the proposed townhouse development;
10. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition and transfer to the Township of a Wildlife Habitat Patch;
11. Compliance with the Community Amenity Contributions Policy, and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Streetside Developments (Central Gordon) Ltd.) Bylaw 2021 No. 5702 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 and Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5703 authorize issuance of Development Permit No. 101106, subject to the following conditions:

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

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

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

That Council authorize staff to schedule the required Public Hearing for Neighbourhood Plan Amendment Bylaw No. 5702 and Rezoning Bylaw No. 5703 in conjunction with proposed Development Permit No. 101106.
CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

2. Rezoning Application No. 100652 (Alvair Development Ltd. / 7146 – 206 Street and 7175 – 207 Street) Bylaw No. 5701 Report 21-43

File CD 08-14-0227

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Alvair Development Ltd.) Bylaw 2021 No. 5701 rezoning 0.79 ha (1.96 ac) of land located at 7146 – 206 Street and 7175 – 207 Street, to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
4. 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);
5. Registration of an exterior design control agreement ensuring that building design and site development standards are of high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan;
6. Compliance with the Community Amenity Contributions Policy;
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5701.
CARRIED
Councillor Richter opposed

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

1. 2021 Langley Annual Rates and Tax Collection Bylaw for Universal Services
Bylaw No. 5695
Report 21-36
File FIN 1970-02

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council give first, second and third reading, and final adoption to the Langley Annual Rates and Tax Collection Bylaw 2021 No. 5695.
CARRIED

Councillor Richter opposed

2. Langley Fees and Charges Bylaw Amendment
Bylaw No. 5696
Report 21-44
File FIN 1810-20

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give first, second and third reading, and final adoption to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5696.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100606 and Development Permit Application No. 101162 (1151245 BC Ltd. / Flat Architecture Inc. / 20276 – 72B Avenue)
Bylaw No. 5688
Report 21-37
File CD 08-23-0199

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151245 BC Ltd.) Bylaw 2021 No. 5688”.
CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 101162

Running concurrently with this Bylaw is Development Permit No. 101162 (1151245 BC Ltd. / Flat Architecture Inc. / 20276 – 72B Avenue) in accordance with Attachment A subject to the following conditions:

a. Building plans in substantial compliance with Schedule "A";
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
d. All signage being in compliance with the Township's Sign Bylaw;
e. Requiring rooftop mechanical equipment to be screened from view; and
f. All refuse areas to be located in an enclosure and screened.

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

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

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 3:22pm.

I. BYLAWS FOR FINAL ADOPTION

1. Soil Bylaw Amendment - Filling in Areas Subject to Flooding
Bylaw No. 5639
Report 20-159
File ENG 5280-14

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give final reading to "Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2020 No. 5639".
CARRIED

Councillor Woodward re-entered the meeting at 3:23pm.

J. CORRESPONDENCE

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

1. Support for Laid-off Hotel and Tourism Industry Workers
File 0400-20

Letter from Mayor Helps, City of Victoria, addressed to the Honourable Harry Bains, Minister of Labour, requesting support for the right for laid-off workers to return to their jobs when the pandemic eases. The City of Victoria is requesting that all BC municipalities also write letters of support.

2. Development Sign on 48 Avenue
File 6410-01

Correspondence from Wally Martin requesting the development sign on the property adjacent to the Princess and the Pea on 48 Avenue be removed.

K. MINUTES OF COMMITTEES

1. Agricultural Advisory and Economic Enhancement Committee – March 24, 2021
Recreation, Culture, and Parks Advisory Committee – April 14, 2021
File 0540-20

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

K. MINUTES OF COMMITTEES

2. Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council approve amending the AAEEC Terms of Reference to include a representative from the Langley Farmers' Institute as a voting member on the committee. (See Attachment A)
CARRIED

3. Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council approve the AAEEC 2021 Work Plan. (See Attachment B)
CARRIED

L. MAYOR AND COUNCIL REPORT

Mayor and Council attended several events during the course of their duties.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Arnason reported that she attended a Metro Vancouver Climate Action meeting.

Councillor Ferguson reported that he attended a Metro Vancouver Liquid Waste Committee meeting and an Indigenous Relations Committee meeting.

N. ITEMS FROM PRIOR MEETINGS

1. Liquor Licence Amendment Application No. 000054 (Domaine De Chaberton Estates Ltd. / 1064 – 216 Street)
Report 21-47
File CD 10-07-0003

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council adopt the following resolution, should it decide to endorse the application:

N. ITEMS FROM PRIOR MEETINGS

"That Council has considered and ENDORSED the request by Domaine De Chaberton for the structural change (addition of a new licenced area) for the existing winery lounge serving Chaberton Estate Winery located at 1064 – 216 Street, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council through a written submission opportunity held on April 12, 2021 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

CARRIED

Councillors Arnason and Richter opposed

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

The following information is being brought forward from the April 12, 2021 Special Closed Council meeting for public information:

1. Commemorative Tree Planting Addition

MOTION
That a commemorative tree be added to the 2021 Arbour Day celebrations in recognition of Brian Thomasson.
CARRIED

Section 90(1) (b) Personal

P. OTHER BUSINESS

1. Amendment to Council Policy 01-021 Proclamations

Moved by Councillor Richter,
Seconded by Councillor Arnason,
Whereas the Township of Langley has a long-standing policy of receiving but not voting on or acting on proclamation requests;

P. OTHER BUSINESS

Whereas in the past two years, there have been an increasing number of requests sent to Council to light up different Township buildings and infrastructure in coloured lights to support various causes and groups; and

Whereas the lighting up of Township facilities is a form of proclamation;

Therefore be it resolved that Council ask staff to amend the Proclamation Policy (No. 01-121) and any other appropriate policies to include requests for the lighting up of Township buildings and other public infrastructure.
CARRIED

Councillors Arnason and Long opposed

2. Speed Sign on 44A Avenue

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas Item #7 in the April 1, 2021 Items Distributed to Council List indicated that a 50 kph traffic sign on 44A Avenue between 218A Street and Benz Crescent is not needed but could be installed;

Whereas Council has received many complaints from Benz Crescent residents on speeding issues due to new development on 44A Avenue; and

Whereas installing a traffic speed sign is a cheaper option than police enforcement, and will bring some peace of mind to area residents;

Therefore be it resolved that Council ask staff to install a 50 kph traffic sign on both directions of 44A Avenue between 218A Street and Benz Crescent;

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Long,
That the motion be amended to install a temporary speed advisory sign for a period of one year, instead of a 50km traffic sign.
CARRIED

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

3. Continuation of Active Beyond the Bell

Moved by Councillor Woodward,
Seconded by Councillor Davis,
Whereas the Active Beyond the Bell after school recreational program has been ongoing for many years, and in place at multiple schools throughout the Township of Langley;

P. OTHER BUSINESS

Whereas the Active Beyond the Bell has only increased in retail cost by an average of 1.7% per year since 2012, while Township of Langley costs have increased at a greater rate, resulting in a significant, ongoing annual subsidy;

Whereas the ongoing pandemic and Provincial State of Emergency places significant financial pressure upon many families within the Township of Langley, in need of a variety of child and after school care options; and

Whereas the Active Beyond the Bell recreational program has not been reviewed by Council for multiple years;

Therefore be it resolved that:

A. Council hereby confirm its commitment to restart Active Beyond the Bell when it is safe to do so, subject to approval by the Emergency Operations Centre (EOC) and/or conclusion of the ongoing Provincial State of Emergency;

B. Council endorse and adopt the following staff recommended changes to Active Beyond the Bell outlined within the Memo to Council File No 7710-01, dated April 15, 2021, as follows:

(a) Increase program fees to $13.80 per participant per day from $11.25;
(b) Implement a cancellation process and/or reasonable cancellation fee; and
(c) Transition to weekly or monthly registrations for improved consistency and reduced administration;

C. Council direct staff to transition the Active Beyond the Bell program to be full cost recovery plus 10% within two years of restarted operations;

D. Council direct staff to include Active Beyond the Bell within the Fees and Charges Bylaw for annual reconsideration of its retail cost; and

E. Council communicate via written communication to MLAs Andrew Mercier, Megan Dykeman, Bruce Banman and Michael de Jong that the Township of Langley Council considers the creation of additional child care capacity to be provincial government responsibility that should be funded, provided for and/or subsidized by the Provincial Government, not municipalities; and, additionally, request a timeline for when the current BC NDP government intends to provide for increased daycare and after school care capacity, such as $10 per day per child, as promised.

REFERRAL
Moved by Councillor Long,
Seconded by Councillor Arnason,
That this motion be referred to staff for information.
DEFEATED

P. OTHER BUSINESS

Mayor Froese and Councillors Davis, Ferguson, Kunst, Richter, Whitmarsh, and Woodward opposed

MOTION DIVIDED
Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That the motion be divided.
CARRIED

Councillors Long and Richter opposed

MOTION A
Council hereby confirm its commitment to restart Active Beyond the Bell when it is safe to do so, subject to approval by the Emergency Operations Centre (EOC) and/or conclusion of the ongoing Provincial State of Emergency.
CARRIED

MOTION B
Council endorse and adopt the following staff recommended changes to Active Beyond the Bell outlined within the Memo to Council File No 7710-01, dated April 15, 2021, as follows:

(a) Increase program fees to $13.80 per participant per day from $11.25;
(b) Implement a cancellation process and/or reasonable cancellation fee; and
(c) Transition to weekly or monthly registrations for improved consistency and reduced administration.
CARRIED

MOTION C
Council direct staff to transition the Active Beyond the Bell program to be full cost recovery plus 10% within two years of restarted operations.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That this motion be amended to remove “plus 10%”.
CARRIED

MOTION C, AS AMENDED
The question was called on Motion C, as amended, and it was
CARRIED

Mayor Froese and Councillor Arnason opposed

P. OTHER BUSINESS

MOTION D
Council direct staff to include Active Beyond the Bell within the Fees and Charges Bylaw for annual reconsideration of its retail cost.
CARRIED

MOTION E
Council communicate via written communication to MLAs Andrew Mercier, Megan Dykeman, Bruce Banman and Michael de Jong that the Township of Langley Council considers the creation of additional child care capacity to be provincial government responsibility that should be funded, provided for and/or subsidized by the Provincial Government, not municipalities; and, additionally, request a timeline for when the current BC NDP government intends to provide for increased daycare and after school care capacity, such as $10 per day per child, as promised.
CARRIED

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
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 F.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.2 - Section 90(1) (c) Labour Relations;
Item F.3 - Section 90(1) (c) Labour Relations; Section 90(2) (b) Intergovernmental Relations;
Item F.4 - Section 90(1) (i) Solicitor-Client Privilege; and
Item H.1 - Section 90(2) (b) Intergovernmental Relations.
CARRIED

R. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 5:13pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

Delegation Request To Appear Before Township Council

Please be advised, that due to COVID-19 precautions,
Council is currently attending Council meetings electronically.

I/we would like to appear as a delegation at the Council meeting on

May 10, 2021 at the 1:00pm Regular Meeting

(Council meeting date requested)

Name of delegate or organization wishing to appear

Cheryl Wiens

1 Topic

Active Beyond the Bell and the draft Child Care Action Plan

2 Additional Information

Purpose of presentation ❑ Information only ❑ Request letter of support ❑ Request funds ☒ Other

Desired resolution

That Council:
1) commit as soon as possible to bringing back Active Beyond the Bell in the Fall,
2) continue supporting the Township's participation on the Langley Children Committee, and
3) approve the proposed Child Care Action Plan.

3 Meeting Location

Fraser River Presentation Theatre, 4th Floor
Township of Langley Civic Facility
20338 – 65 Avenue, Langley, BC V2Y 3J1

Office use only	
❑ Approved ❑ Declined ❑ Other	❑ Applicant informed

change.org

Recipient: Township of Langley Mayor and Council

Letter: Greetings,

Langley Township: Bring Back Active Beyond the Bell

Before the pandemic, the Township of Langley offered a 2 hour after-school recreational program called Active Beyond the Bell (ABTB) at the following schools:

Alex Hope
Coghlan Fundamental
Dorothy Peacock
James Kennedy
James Hill
Langley Fundamental
Lynn Fripps
Noel Booth
Parkside Centennial
R.C. Garnett
Richard Bulpitt
Shortreed

ABTB program provided good union jobs to rec staff, a more active lifestyle for children enrolled in the program, and an after-school care option for working parents and guardians.

Unfortunately, ABTB has been on hiatus since the pandemic struck. But, now that vaccines are being rolled out and there is a light at the end of the (pandemic) tunnel, parents and guardians are wanting to see this essential program come back. Unfortunately, the Township has not yet committed to bringing the program back for the Fall. The problem is parents and guardians need to start thinking about Fall childcare options now. Waitlists aren't getting any shorter and, in many cases, ABTB has been the only option. Needless to say, this is leaving many in the Township stressed and without a plan.

Of course, ABTB was & is not a cure-all.

There is a lot to do beyond just bringing ABTB back to address the need for accessible and affordable daycare spaces in the Township. That's why in

addition to bringing ABTB back for the Fall, we are asking Township Mayor and Council to support continued staff participation on the Langley Children Committee, and to approve the proposed Child Care Action Plan at their earliest opportunity.

Comments

Name	Location	Date	Comment
Caitlin Haddrell	Langley, Canada	2021-04-12	"Parents need a place for their kids to go after school, before work is over. Kids need to be able to “kick back” and relax and blow off some steam after a day of behaving at school. This is a reasonably priced, well run program for parents to choose."
Lindsay Martin	Lavaltrie, Canada	2021-04-12	"We need this program back up and running, please!!"
Erin Hill	Langley, Canada	2021-04-12	"After school care options are so scarce...and now a new school opening with ZERO optio a readily available for parents to register for."
Tracy Ball	Langley, Canada	2021-04-12	"I'm signing due to lack of after school care options currently available"
Laura McIntosh	Langley, Cambodia	2021-04-12	"Parents need access to reasonably priced and safe after school care options for their children in order to keep kids active and healthy, and avoid potentially dangerous situations like unlicensed private care or no care at all. The township needs to start preparing for a return to business and work with the PHO to make this program accessible. It can be done"
Heather Diewert	Langley, Canada	2021-04-12	"I've seen it work at our school to give children a place to be active and safe after school!"
Jennifer Parrott	Langley, Canada	2021-04-12	"We have relied on this program for years as it is the only option in our area. It's very hard to manage without it"
Lisa Cameron	Langley, Canada	2021-04-12	"I want to sign my children up for Beyond the Bell"
Bree Rosenburg	Langley, Canada	2021-04-12	"It takes a village to raise our kids...and we need every bit of help we can get!"
Erin McDonald	Langley, Canada	2021-04-12	"My daughter loved and thrived in this program."
Allison cathcart	aldergrove, bc, Canada	2021-04-12	"I need after school care"
Kristyna Worrall	Langley, Canada	2021-04-12	"My kids need this program"
Cathie McDonald	Langley, Canada	2021-04-13	"This program is necessary!"
Holly Dickinson	Langley, Canada	2021-04-13	"Langley needs child care options that are available at existing school sites. Professionally supervised & effective after school programs are in the best interest of our whole community."
Megan Fristak	Langley, Canada	2021-04-13	"There is a lack of childcare options in my community and this would be a great option for my children."
Deanna Bucholtz	Langley, Canada	2021-04-13	"This program has been great for our son. We won't have any local, affordable options without it"

Name	Location	Date	Comment
Johanna Heimlicher	Langley, Canada	2021-04-13	"It’s important to have reliable options for parents. Parents and kids need help getting back on their feet. Please don’t take away what they previously relied on."
Sheryl Preston	Toronto, Canada	2021-04-13	"After school activity is so integral to the happiness and growth of children."
D Mercer	Delta, Canada	2021-04-13	"My grandkids love it"
Laura Haugen	Surrey, Canada	2021-04-14	"Supporting"
Jennafer Steiner	Langley, Canada	2021-04-16	"I need daycare"
graham epp	Burnaby, Canada	2021-04-16	"I grew up active. There was no choice but now kids are more interested in gaming online. There parents are failing them . Active schools and communities will save some."
Shawna Lorrie	Surrey, Canada	2021-04-18	"I'd love to see it at Uplands Elementary!"
Jeff Prentiss	Langley, Canada	2021-04-18	"With both parents working we need after school care!"



BELL & BEYOND

After school programming & childcare needs in the Township

Cheryl Wiens

May 10, 2021

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

~~PRESENTED:~~	~~JULY 27, 2020 -~~ REGULAR MEETING	**REPORT:**	20-95
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LSP00009
SUBJECT:	CHILD CARE ACTION PLAN		

RECOMMENDATION:

That Council endorse the Child Care Action Plan, presented as Attachment A to this report.

EXECUTIVE SUMMARY:

On December 10, 2018, Council authorized staff to submit an application for funding under the UBCM Community Child Care Planning Program to prepare a 'child care needs assessment' and an associated action plan. After receiving the $25,000 grant in March 2019, Township staff, with support from an external consultant, undertook a comprehensive planning and community engagement process to develop the Child Care Action Plan (Attachment A).

The Child Care Action Plan (the "Action Plan") envisions affordable, accessible, and quality child care that meets the diverse needs of all Township children and families. As many families in the Township currently do not have access to care that meets their needs, improving the situation will require, among other actions, a substantial increase in the number of licensed child care spaces. The Action Plan sets an ambitious target of working with other stakeholders to create more than 10,000 new spaces over the next 10 years, which will require bold action from senior levels of government and collaboration across the public, private, and non-profit sectors.

To support space creation and address related challenges, the Action Plan establishes five (5) five-year priorities and related actions. These actions are intended to reflect the Township's role as a local government, and will be pursued in collaboration with other levels of government, agencies, organizations and stakeholders.

Intergovernmental Implications:

The Township and City of Langley collaborated on the first phase of the planning process, which focused on community engagement, and then proceeded to develop separate Action Plans. The Langley City Action Plan, which was endorsed on June 15, 2020, includes a number of actions consistent with those in the Township Plan, thus there will likely be opportunities for further collaboration through implementation.

In accordance with the UBCM program, the Child Care Action Plan will be shared with the BC Ministry of Children and Family Development, and may inform future investments in child care space creation by the Government of British Columbia.

Financial Implications:

There are no additional financial implications associated with the Child Care Action Plan. The cost to implement the actions is estimated to be less than $10,000, and can be accommodated within existing budgets. Exploratory, research-based actions that may result in future costs will need to be accommodated within existing budgets or be considered by Council as part of future budget deliberations.

PRIORITY 5: ENHANCE BEFORE- AND AFTER-SCHOOL RECREATION PROGRAMMING

Many parents and guardians rely on recreation programming as a means of child care for school age children, given the limited availability of licensed child care. The Township's Active Beyond the Bell after-school recreation program runs for two hours after school in select elementary school gymnasiums and recreation centres. Although Active Beyond the Bell is not a licensed child care program and is currently limited by provincial regulations to a maximum of two hours, this program plays an important role in after-school child minding. These actions recognize the importance of recreation in filling child care gaps with fun programs that promote physical activity and healthy living.

ACTIONS

A. **Seek opportunities to enhance and expand the Active Beyond the Bell program to additional school locations, with a focus on those without sufficient after-school care.**

B. **Explore piloting a before-school recreational program, possibly in partnership with another local organization.**

C. **Advocate the Province for amendments to child care regulations that would allow for longer before- and after-school recreation programming.**

Table 1: Child Care Coverage Rate, Township of Langley, 2020

Township of Langley			
Age Group	**Children**	**Child Care Spaces**	**Child Care Spaces Per 100 Children**
Under 3 years	4,600	745	16.2
3 - 5 years	4,271	2,079	48.7
6 - 12 years	11,113	1,130	10.2
0 - 12 years	***19,984***	***3,954***	***19.8***

Source: 2016 Census (Township Community Level Custom Data, Age in Single Years Data), Township Building Permit Data, Fraser Health Authority

WHAT WE NEEDED: ☑

WHAT WE GOT: ☒



Township of Langley will not be offering its Active Beyond the Bell program this year. (Township of Langley)

Township Active Beyond the Bell program suspended at Langley schools

Two hour after school program will not be offered

JOTI GREWAL / Sep. 3, 2020 2:00 p.m. / LOCAL NEWS / NEWS

Parents who relied on the Township of Langley's Active Beyond the Bell (ABTB) program as an after school activity for their kids won't have that option this year.



Active Beyond the Bell

Service Update

After ongoing monitoring of the public health information on COVID-19 case numbers, the predicted numbers going forward, and considering our abilities to offer this service safely, the Township will not be opening registration for the foreseeable future.

We know that parents need significant lead-time in order to register with a service provider. Unfortunately, we are unable to offer a succinct timeline of when service might resume. Due to that uncertainty, we understand that parents will look for other service provider options, and we recommend you do look at other options, particularly those located in the Township of Langley region. Thank you for your understanding and please stay safe and healthy.

For COVID-19 related updates and information, visit tol.ca/COVID19.

Recreation & Culture

- Active Beyond the Bell
- Arenas
- Arts, Culture and Community Initiatives
- Birthday Parties
- Drop-in Activities and Schedules

GATHERINGS & EVENTS PHO

PERMITS SPORT FOR CHILDREN & YOUTH

BRITISH COLUMBIA

ORDER OF THE PROVINCIAL HEALTH OFFICER
(Pursuant to Sections 30, 31, 32 and 39 (3) *Public Health Act*, S.B.C. 2008)

GATHERINGS AND EVENTS – MARCH 31, 2021

The *Public Health Act* is at:
http://www.bclaws.ca/civix/content/complete/statreg/08028/?xsl=/templates/browse.xsl
(excerpts enclosed)

TO: RESIDENTS OF BRITISH COLUMBIA

TO: OPERATORS AND OCCUPANTS OF VACATION ACCOMMODATION

TO: OWNERS AND OCCUPANTS OF PRIVATE RESIDENCES

TO: OWNERS AND OPERATORS OF PLACES

TO: PERSONS WHO ORGANIZE EVENTS

TO: PERSONS WHO ATTEND EVENTS

TO: PERSONS WHO OWN, OPERATE OR ARE PASSENGERS IN PERIMETER SEATING VEHICLES OR PERIMETER SEATING BUSES

TO: MEDICAL HEALTH OFFICERS

WHEREAS:

A. On March 17, 2020 I provided notice under section 52 (2) of the *Public Health Act* that the transmission of the infectious agent SARS-CoV-2, which has caused cases and outbreaks of a serious communicable disease known as COVID-19 among the population

E. SPORT FOR CHILDREN OR YOUTH

1. A person may permit a place, other than a private residence or vacation accommodation, to be used for, or may provide, or may participate in sport for children or youth, if the following conditions are met:

   a. participants maintain a physical distance of three metres from one another and do not engage in handshaking, high fives, hugging or similar behaviour;

   b. the focus is on activities that have a low risk of COVID-19 virus transmission;

   c. no person is present as a spectator, unless the presence of the person is necessary in order to provide care to a child or youth who is a participant.

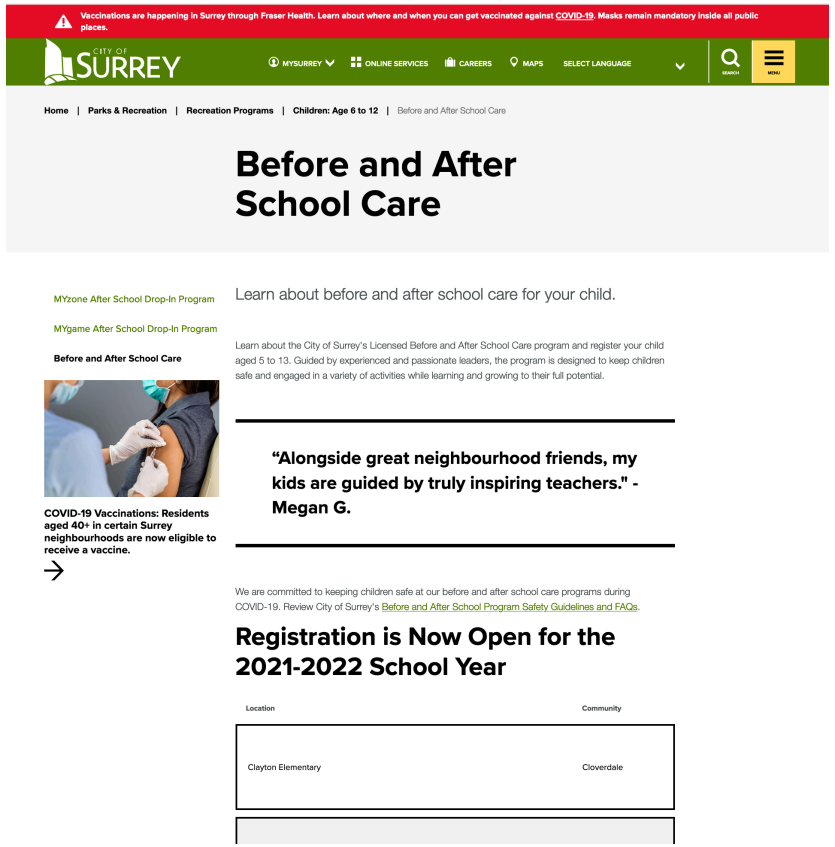
2. No person may permit a place to be used for, may provide, or may participate in sport for children or youth, unless the conditions in section 1 are met.

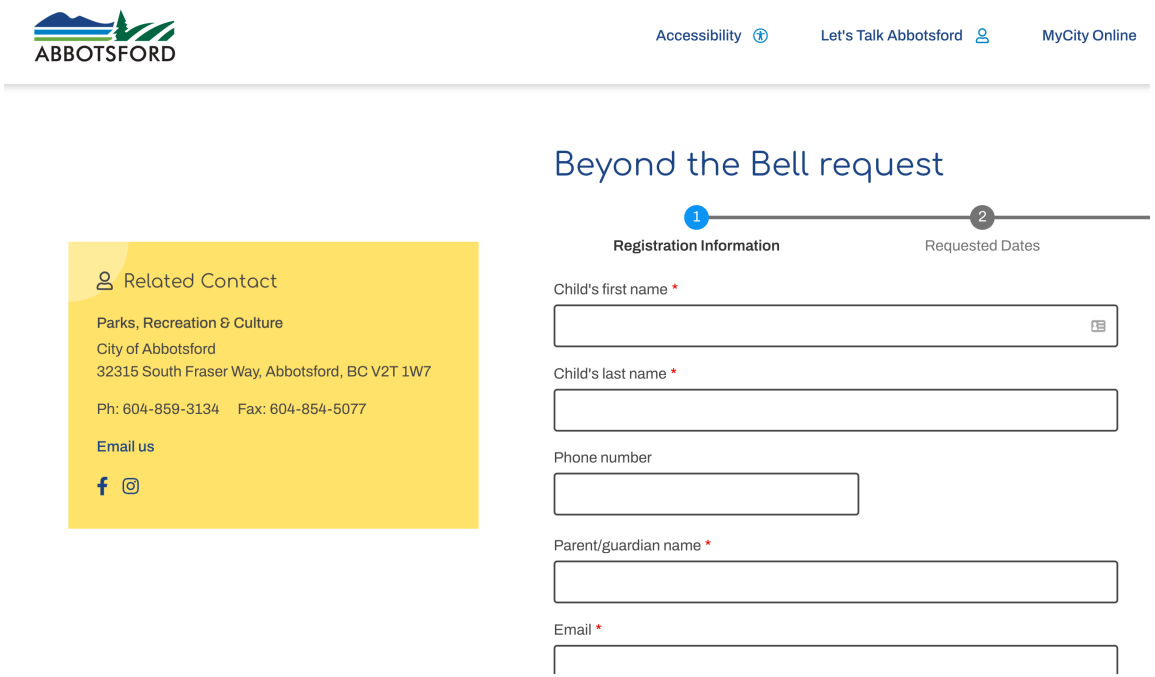
15

3. No person may be present as a spectator at sport for children or youth, unless the presence of the person is necessary in order to provide care to a participant.

SURREY & ABBOTSFORD

CURRENTLY RUNNING & 2021/2022 REGISTRATIONS OPEN





WHEN WILL IT BE SAFE ENOUGH?

PARENTS NEED TO PLAN FOR THE FALL **NOW.**

British Columbia

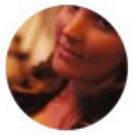
Here's how everyone in B.C. could get a vaccine shot by Canada Day

It's contingent both on promised supply coming through, and the province being able to vaccinate 50,000+ a day

Justin McElroy · CBC News · Posted: Mar 06, 2021 6:00 AM PT | Last Updated: March 6

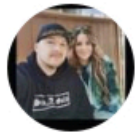


SOCIAL MEDIA COMMENTS



Lindsey McClelland

I agree. I am a teacher in the district and I am in need of after school care for my own children to continue to extend my day after the bell. I need the Active Beyond the Bell program. So disappointing that it has become all about saving money. Childcare is not an optional service in my opinion!



Melody Anne

Oh my goodness! I'm still not working my regular job as a Special Education Assistant a year later because I have no after school care. This is getting ridiculous Abbotsford has opened their similar program there is no excuse.

REQUESTED ACTIONS

367 signatures in 6 days

Mayor and Council, and all levels of government, have a lot to do beyond just bringing ABTB back to address the need for accessible and affordable daycare spaces in the Township. That's why in addition to bringing ABTB back for the Fall, we are asking Township Mayor and Council to:

1) support continued staff participation on the Langley Children Committee, and

2) to approve the proposed Child Care Action Plan at their earliest opportunity.

PETITION COMMENTS

Kristyna Worrall	Langley, Canada	2021-04-12	"My kids need this program"
Cathie McDonald	Langley, Canada	2021-04-13	"This program is necessary!"
Holly Dickinson	Langley, Canada	2021-04-13	"Langley needs child care options that are available at existing school sites. Professionally supervised & effective after school programs are in the best interest of our whole community."
Megan Fristak	Langley, Canada	2021-04-13	"There is a lack of childcare options in my community and this would be a great option for my children."
Deanna Bucholtz	Langley, Canada	2021-04-13	"This program has been great for our son. We won't have any local, affordable options without it"
Jeff Prentiss	Langley, Canada	2021-04-18	"With both parents working we need after school care!"


SUPPORT



Coquitlam Watershed

Metro Vancouver Water Services

Jerry W. Dobrovolny, P.Eng., MBA
Commissioner / Chief Administrative Officer

Marilyn Towill, P.Eng.
General Manager, Water Services

Presentation to The Township of Langley, May 10, 2021
43494057

metrovancouver

AGENDA

- Purpose
- Water supply system
- Water conservation
- Water supply planning

PURPOSE

Township of Langley Council Resolution on January 11, 2021

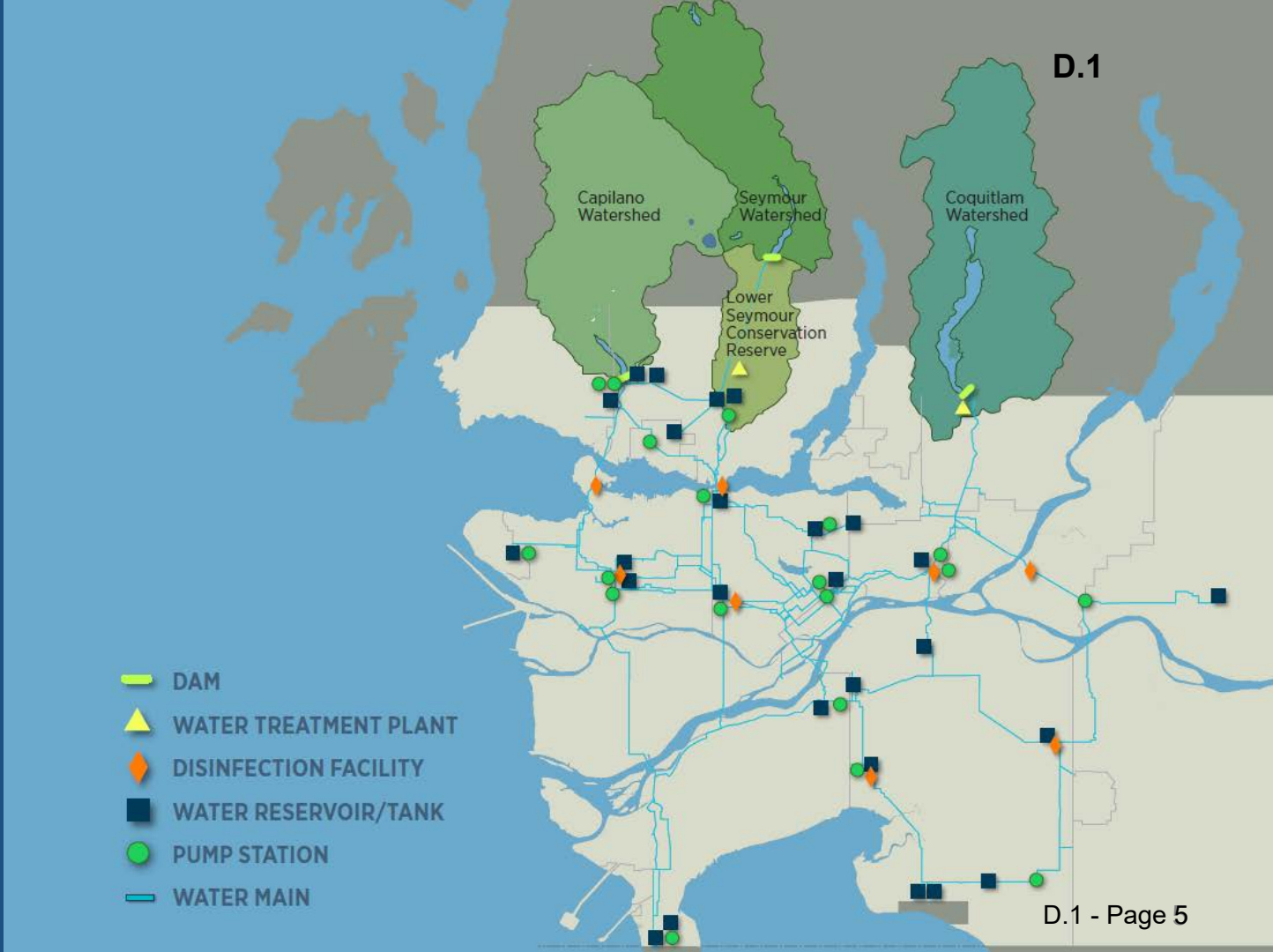
That Council request a presentation from Metro Vancouver Water Services summarizing the quality and long-term plan for its water infrastructure, and the ongoing benefits and advantages of potentially purchasing Metro Vancouver water supply vs expanding local treatment facilities dependent on groundwater sources.

Water Supply System



Barnston Maple Ridge Pump Station

Drinking Water System Map



metrovancouver

WATER SOURCE

Three watersheds:

- Surface water source
- Capilano, Seymour, Coquitlam watersheds
- Almost 60,000 hectares of protected land
- Alpine lakes for support
- Lower Seymour Conservation Reserve
- Minimum treatment required







WATER SOURCE

Watershed protection:

- Watershed access policy
- Active drainage and erosion control
- Reservoir and environment management
- Security and enforcement
- Fire prevention and protection
- Public education and engagement
- Air space advisories

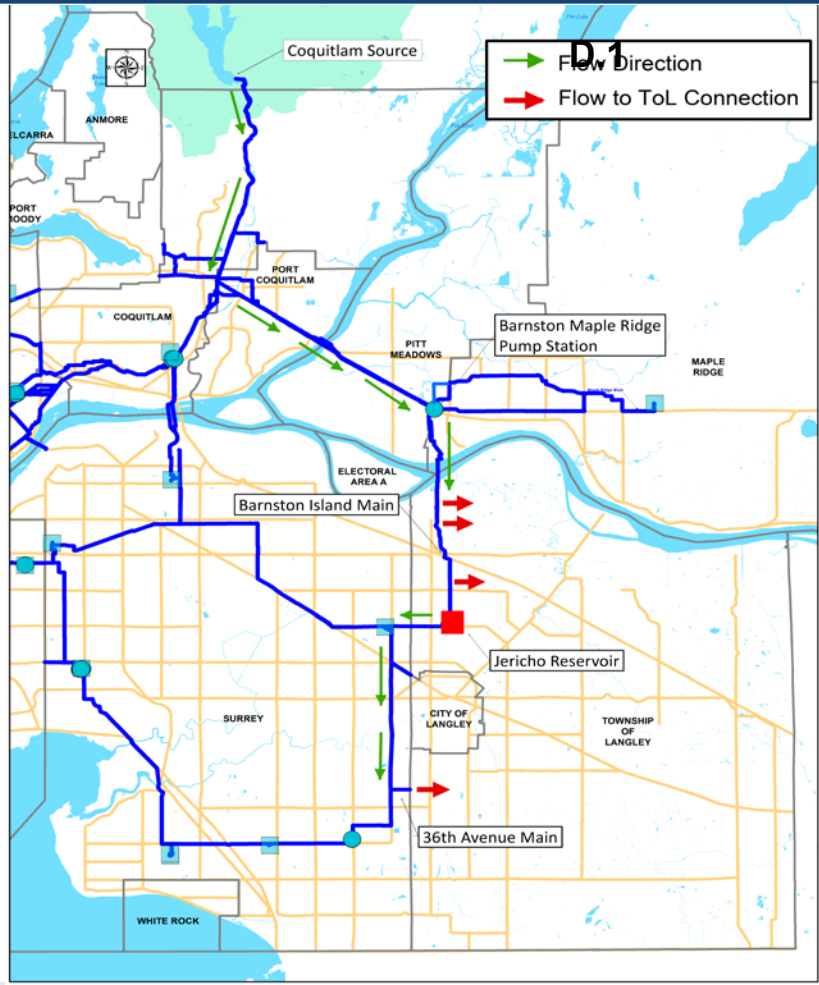

Smolt Trapping


Coquitlam Watershed Gate


Assisting Province – Harrison Fire

METRO VANCOUVER WATER SUPPLY TO THE TOWNSHIP OF LANGLEY

- Drinking water primarily from the Coquitlam Reservoir
- Water is supplied via four direct connections and the Jericho reservoir
- Jericho Reservoir construction is nearing completion (summer 2021) and will be primary supply point for Township of Langley



WATER QUALITY

- Provide a reliable supply of safe, high-quality drinking water to our members
- Provide microbial, chemical and physical analyses of Metro Vancouver source and treated waters
- Three accredited laboratories test approximately 37,000 water samples annually
- Approximately 140,000 individual tests are performed annually by a team of 22 laboratory staff


Lake City Operations Centre


Seymour Capilano Filtration Plant


Coquitlam Water Treatment Plant

WATER TREATMENT

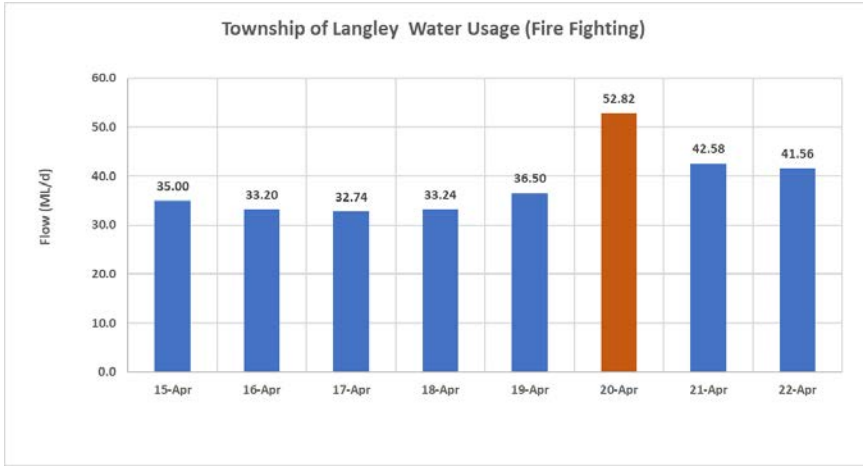
- Two treatment plants, including process laboratories:
  - Seymour Capilano Filtration Plant
  - Coquitlam Water Treatment Plant
- 100% compliant with treatment operating permit criteria

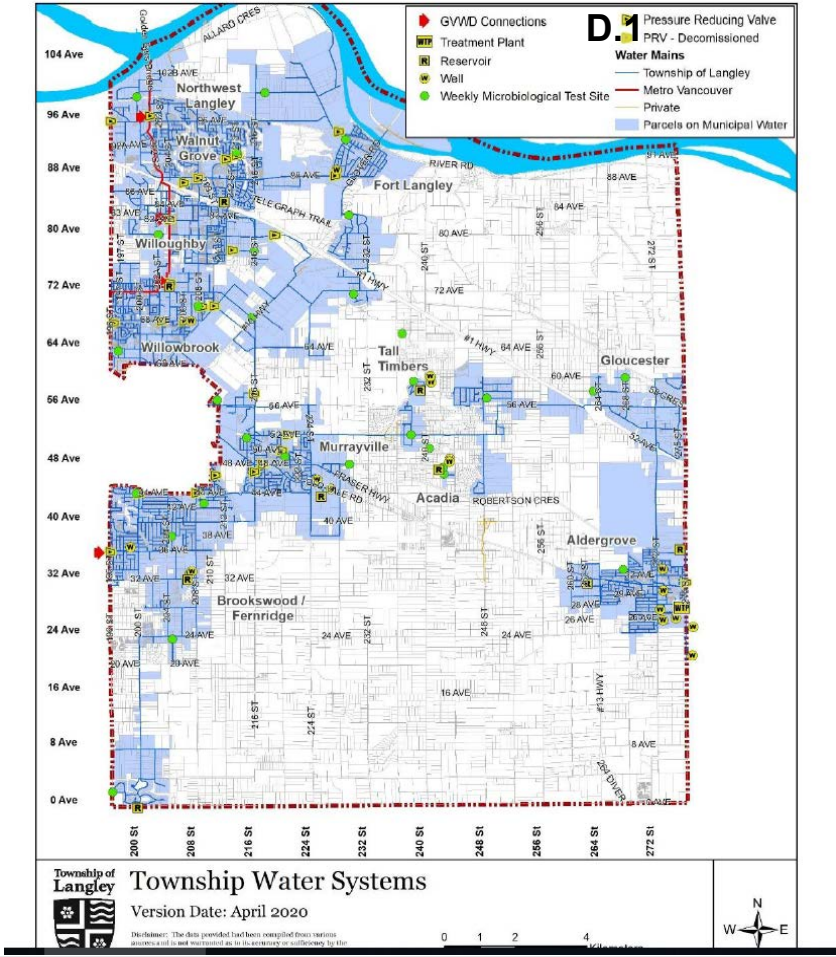


TOWNSHIP OF LANGLEY

Water Quality and Emergency Use

- GVWD provides microbial analysis on Metro Vancouver supplied water
- 60% of water consumed is from Metro Vancouver





WATER TRANSMISSION SYSTEM

- Annual operation and maintenance program
- Remote operations including state of the art SCADA system
- Certified operations staff
- Continuous improvement and innovation
- Metering and billing program


Utility System Control
Main Control Centre


Field Operations

Water Conservation



Capilano Reservoir

WATER CONSERVATION

Plans

- Drinking Water Management Plan
- Residential Water Metering in Metro Vancouver – Best Practices Guide for Local Governments
- Drinking Water Conservation Plan

Campaigns

- We Love Water

Drinking Water Management Plan





We Love Water

Water Supply Planning

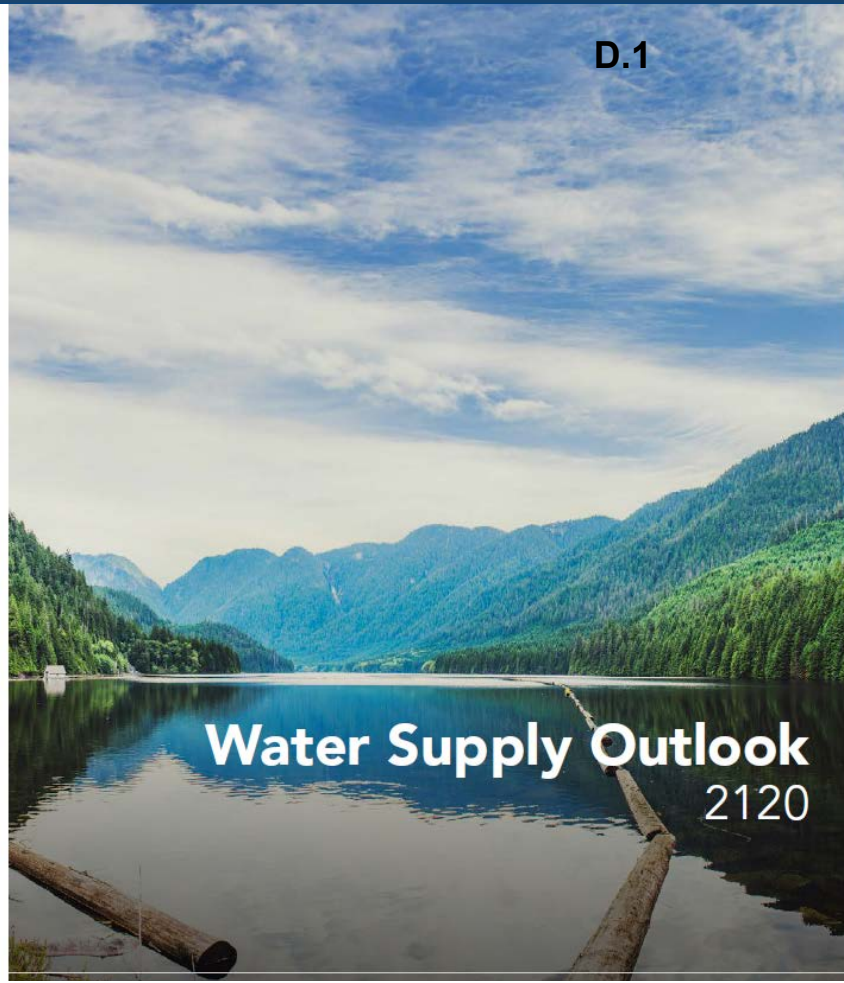


Rushing Water at Capilano Reservoir

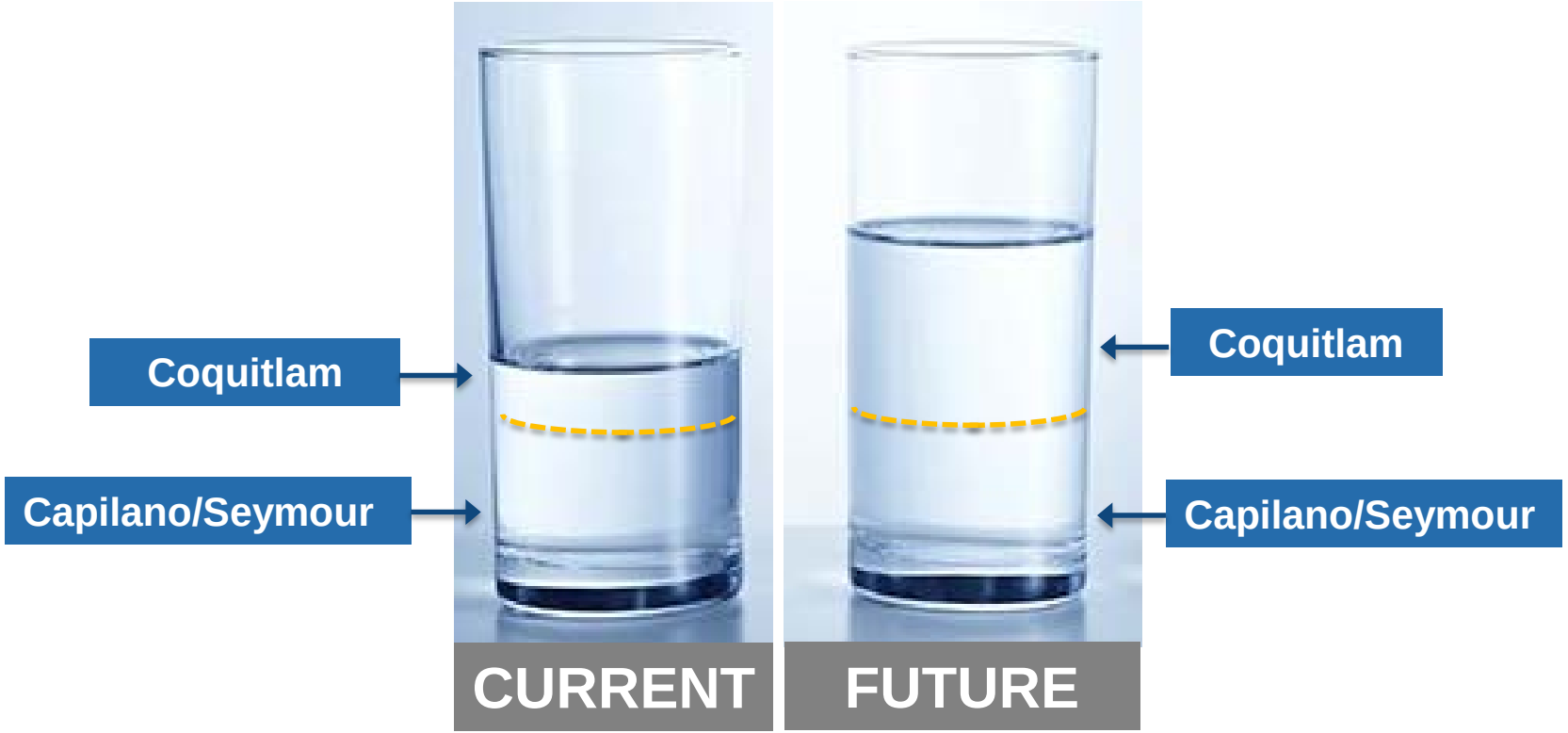
PLANNING FOR THE FUTURE

Water Supply Outlook 2120

- Evaluation of the resilience of water supply system to events such as earthquakes, climate change, natural hazards, and power outages
- Continued focus on conservation initiatives
- Partnerships with universities and industry

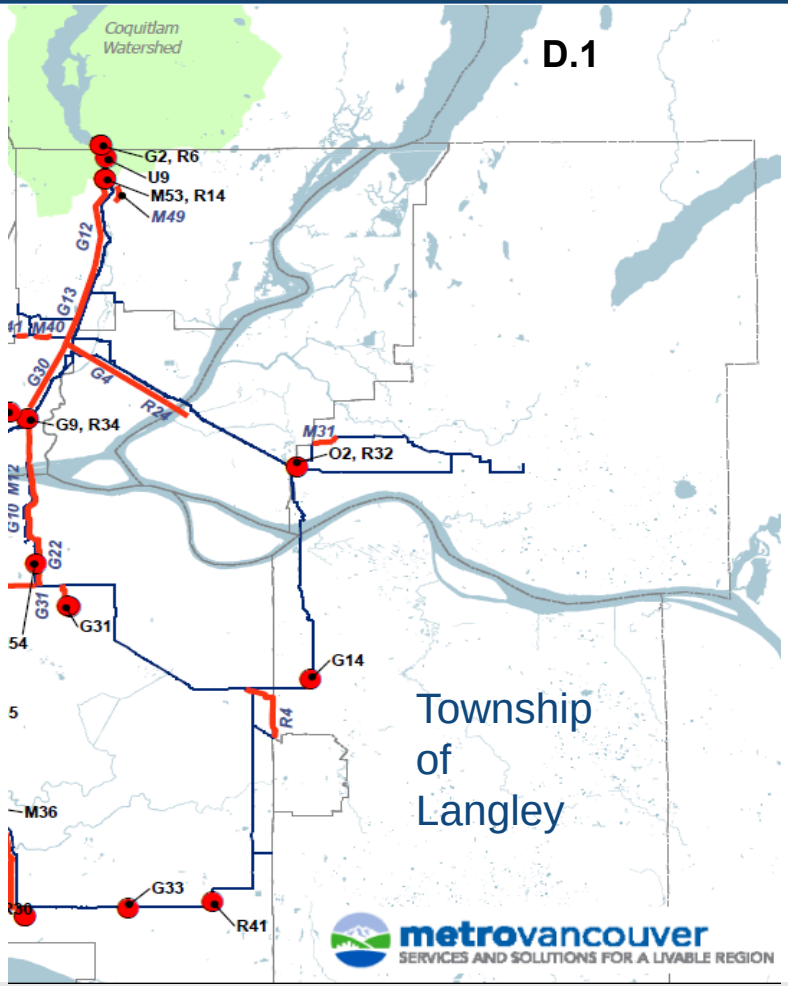


REGIONAL WATER SUPPLY SOURCES



LONG-TERM PLANNING

- LRP projects for Township – growth and resiliency
- Asset management
- Regional rate setting
- Region-wide, over $450M will be spent per year over the next 10 years on growth, resiliency, and system maintenance projects



BENCHMARK OF UTILITY COSTS

Water ($CAD / m^3)

Water (Wholesale Water Rate)	2021
Metro Vancouver	$0.78
Capital Regional District	$0.70
Waterloo	$0.98
Seattle	$2.05
San Francisco	$2.70



Coquitlam Watershed

Questions/Discussion

metrovancouver
Together we make our region strong

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-51
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0188
SUBJECT:	DEVELOPMENT VARIANCE PERMIT APPLICATION NO. 100136 (GILL / 1264907 BC LTD. / 1265636 BC LTD. / 20507 – 70 AVENUE)		

PROPOSAL:

Development Variance Permit application to vary Section 110.1 – Minimum Subdivision Requirements, of the Township of Langley Zoning Bylaw 1987 No. 2500, to reduce the minimum lot frontage requirement from 12 m (39.4 ft) to 11.8 m (38.7 ft) for four (4) lots of a seven (7) lot single-family subdivision



RECOMMENDATION SUMMARY:

That Council authorize Development Variance Permit No.100136 subject to one (1) condition.

RATIONALE:

As a variance to the minimum lot frontage requirements for four (4) lots of a proposed subdivision has been requested, Council consideration of a Development Variance Permit is required in conjunction with staff processing the existing rezoning and subdivision applications.

RECOMMENDATION:

That Council authorize issuance of Development Variance Permit No. 100136 for property located at 20507 – 70 Avenue subject to the following:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements of the Residential Zone R-1A from 12.0 m (39.4 ft) to 11.8 m (38.7 ft) for Lots 2, 3, 4 and 5 as indicated in Schedule A;

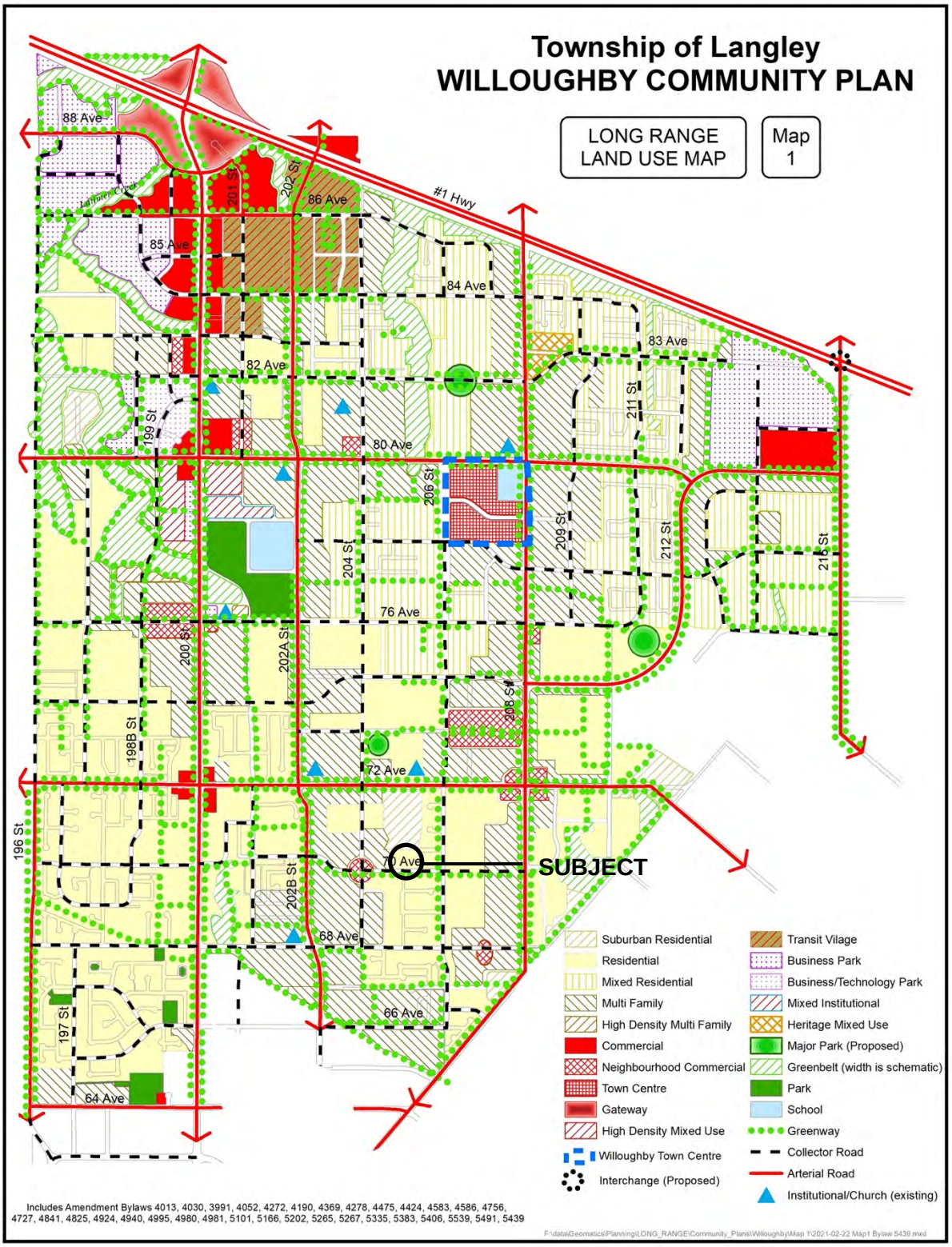
EXECUTIVE SUMMARY:

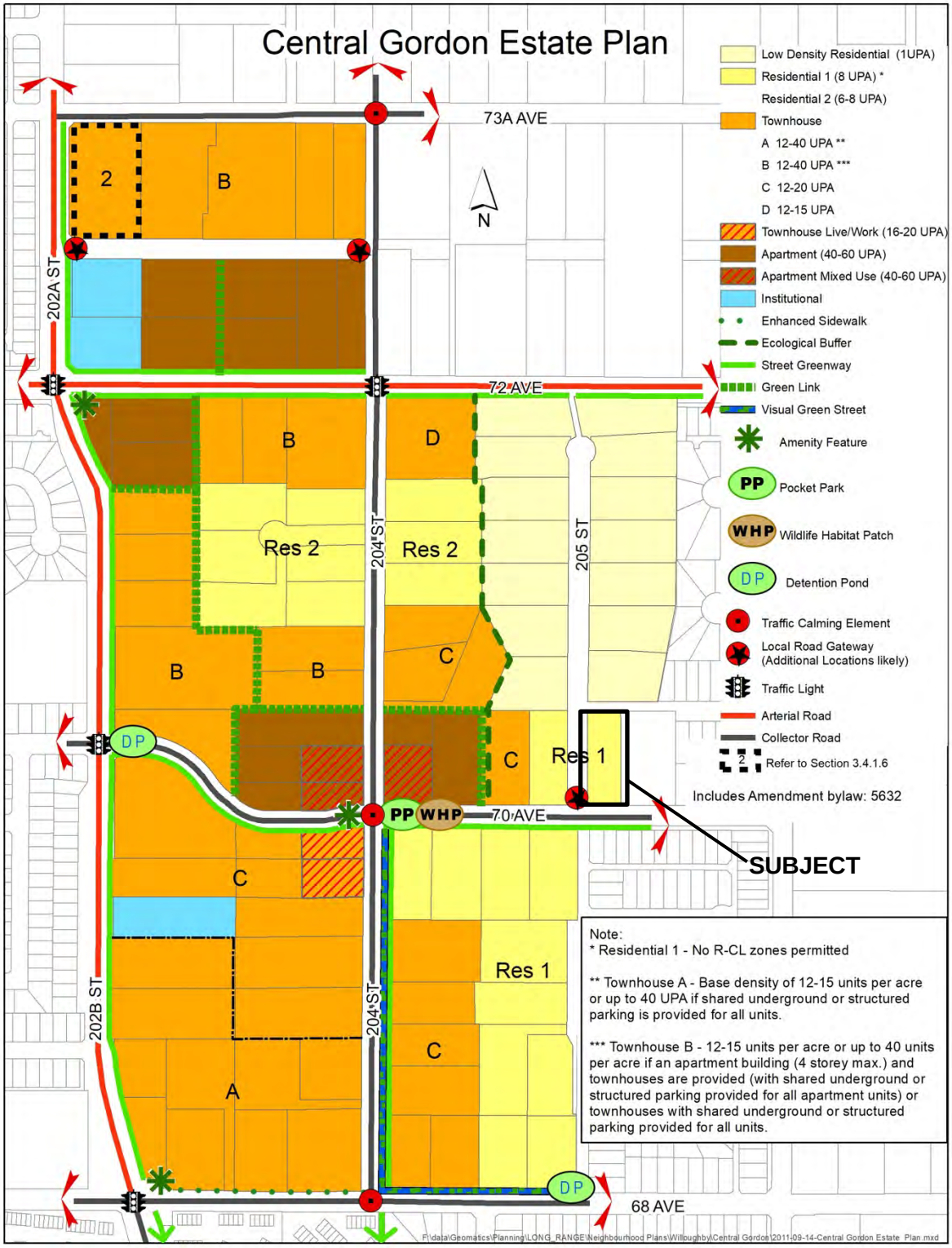
Centras Engineering has applied on behalf of Rupreet and Jasbir Gill, 1264907 BC Ltd., and 1265636 BC Ltd., for a Development Variance Permit to vary the minimum subdivision requirements of the Township of Langley Zoning Bylaw to reduce the minimum lot frontage requirement in the Residential Zone R-1A from 12 m (39.4 ft) to 11.8 m (38.7 ft) for proposed Lots 2, 3, 4, and 5 as shown in the preliminary subdivision plan included in this report to facilitate subdivision of property located at 20507 – 70 Avenue into seven (7) single-family lots varying in size from 372 m^2 (4,004 ft^2) to 384 m^2 (4,133 ft^2).

Should Council wish to grant the applicant's request, Development Variance Permit No. 100136 is provided as Attachment A to this report.

PURPOSE:

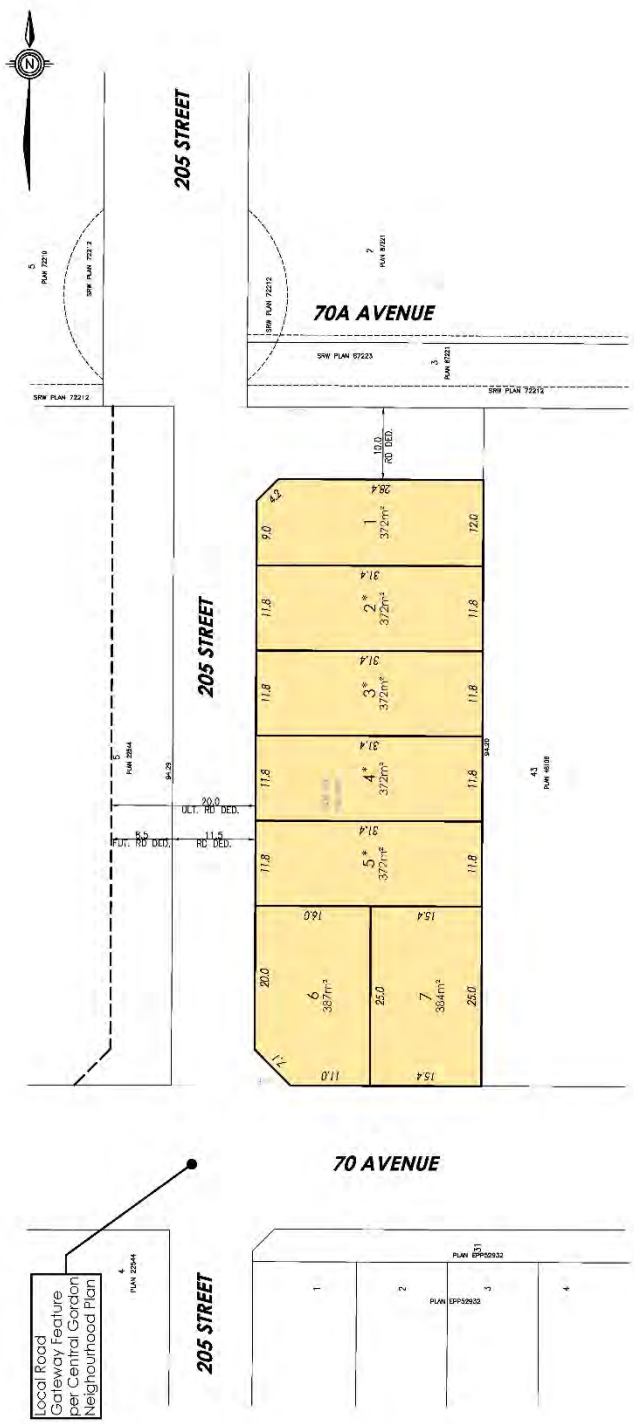
The purpose of this report is to advise and make recommendation to Council with respect to proposed Development Variance Permit No. 100136 for property located at 20507 – 70 Avenue.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#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
201 St
202 St
199 St
200 St
202A St
198B St
202B St
196 St
197 St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
SUBJECT
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, 5491, 5439

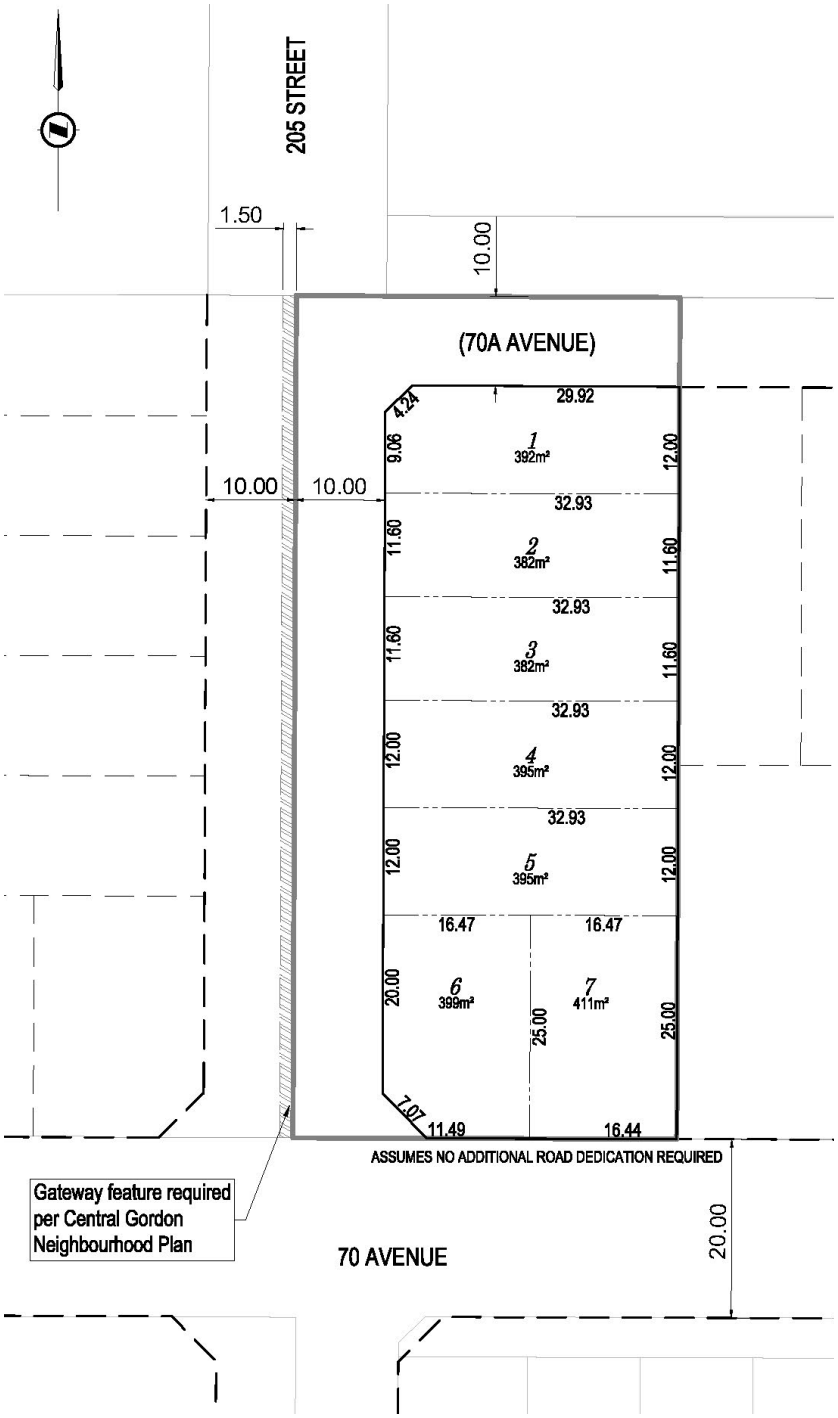

Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
N
2
B
D
C
A
Res 1
Res 2
DP
PP
WHP
SUBJECT
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Refer to Section 3.4.1.6
Includes Amendment bylaw: 5632
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2011-09-14-Central Gordon Estate Plan.mxd



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT



PREVIOUS SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owners:	Jasbir Singh Gill, Rupreet Gill and 1264907 BC Ltd. 16026 – 76A Avenue Surrey, BC V4N 5W8 1265636 BC Ltd. 15064 – 76A Avenue Surrey, BC V3S 5P1
Applicant:	Centras Engineering 216, 2630 Croydon Drive Surrey, BC V3S 6T3
Legal Description:	Lot 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475
Location:	20507 – 70 Avenue
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A
Willoughby Community Plan:	Residential
Central Gordon Neighbourhood Plan:	Residential 1 (8 UPA / 19 UPH)

BACKGROUND / HISTORY:

The subject property is currently zoned Suburban Residential Zone SR-2 and designated Residential 1 (8 UPA / 19 UPH) in the Central Gordon Estate Neighbourhood Plan (NP).

On March 23, 2020, Council considered an application to rezone the subject site to Residential Zone R-1A to facilitate the subdivision of seven (7) single-family lots (Attachment C). A concurrent Development Variance Permit to vary the lot width requirements for two (2) of the seven (7) proposed lots was included as part of the application at that time. Council granted third reading to the previous iteration of the project on April 20, 2020.

The Central Gordon Estate NP requires a local road gateway at the 70 Avenue and 205 Street intersection, which would limit full turn movements for driveways immediately adjacent as it requires a planted median with low shrubs, ground cover, and street trees. To allow for full turn movements for lots immediately adjacent to the gateway feature, the previous proposal (as shown above) included two (2) lots fronting 70 Avenue and five (5) lots fronting the new 205 Street alignment. As a result of this configuration, proposed Lots 2 and 3 of the previous proposal required a variance to the minimum lot frontage requirements from 12 m (39.4 ft) to 11.6 m (38.1 ft). Staff were supportive of the variance as it complied with the density provisions of the Residential 1 designation in the Central Gordon Estate NP, proposed an exterior design control agreement to ensure neighbourhood design compatibility and the proposed layout

provided full turn movements for all driveway locations of the proposed lots. Staff note however, that this layout required sharing the road dedication required for the new 205 Street with the westerly neighbour and securing an additional 1.5 m (4.9 ft) statutory right of way from the neighbour.

DISCUSSION / ANALYSIS:

The applicant has been unsuccessful in securing an additional 1.5 m (4.9 ft) statutory right of way to achieve a half road standard of 11.5 m (37.7 ft) (consistent with the Township's Subdivision and Development Servicing and Bylaw No. 5382) from the adjacent property to facilitate the development. Subsequently, the applicant has revised the proposed subdivision plan (as shown above) resulting in additional variances being required for two (2) additional lots. Without this additional area for the half road standard, the applicant would be required to wait for the neighbouring property to the west to rezone and subdivide as it would not comply with the half road standard.

Parcels in the Residential Zone R-1A are to have a minimum frontage of 12 m (39.4 ft) and a minimum lot area of 371.6 m² (4,000 ft²). As a result of dedicating additional road width, the applicant is able to achieve the lot size requirements of the R-1A zone however, the applicant is requesting to vary the minimum lot frontage requirements from 12.0 m (39.4 ft) to 11.8 m (38.7 ft) for Lots 2, 3, 4 and 5 to facilitate subdivision of the subject property into seven (7) lots.

The subject property is designated Residential 1 in the Central Gordon Estate Neighbourhood Plan. Staff note that the proposal is consistent with density provisions of the plan. If Development Variance Permit No. 100136 is authorized, it will replace the existing Development Variance Permit No. 100119.

Adjacent Uses:

North:	Unconstructed road dedication for future 70A Avenue alignment, beyond which is a portion of a property zoned Residential Compact Lot Zone R-CL(A) and designated Residential 1 in the Northeast Gordon Estate Neighbourhood Plan and a property zoned Suburban Residential Zone SR-2 designated Low Density Residential (1 UPA) in the Central Gordon Estate Neighborhood Plan.
South:	70 Avenue, beyond which are three properties zoned Residential Zone R-1A , designated Residential in the North East Gordon Estate Neighbourhood Plan;
East:	A property zoned Suburban Residential Zone SR-2 designated Residential in the Northeast Gordon Estate Neighbourhood Plan;
West:	A property zoned Suburban Residential SR-2 designated Residential 1 (8 UPA) in the Central Gordon Estate Neighbourhood Plan.

Proposed Subdivision / Variance:

The applicant is proposing to subdivide the subject property into into seven (7) single-family lots varying in size from 372 m^2 (4,004 ft^2) to 384 m^2 (4,133 ft^2). Proposed Lots 1, 6 and 7 will meet the minimum lot frontage requirements of the R-1A zone of 12 m (39.4 ft) however, Lots 2, 3, 4 and 5 are proposed at 11.8 m (39.3 ft).

Subsequently, the applicant is requesting a variance of 0.2 m (0.7 ft) for the four (4) lots, which equates to a 2% reduction in frontage for each lot. The applicant has provided the following rationale:

> *"A 1.5 m wide right of way (ROW) is required from the adjacent property, in this case 20483 70 Avenue, to construct the local half road. Despite numerous attempts and offers to work with the neighbour, the owner was not able to secure the 1.5 m ROW to construct the half road. The owners worked diligently and delayed the project by 4 months as the owners made attempts to obtain the ROW. Consequently, the subject development is required to dedicate 11.5 m toward 205 Street opposed to 10 m if the ROW was granted. This situation has reduced the developable lot area and introduces additional constraints to the developer.*
>
> *To meet the minimum lot area requirement for R-1A zoning of 371.6m^2, lots 2, 3, 4 & 5 are required to have minimum lot widths of 11.80 m. The minimum lot area requirement removes any option to have the proposed lot width variance on only one or two lots as it would introduce minimum area variances."*

The applicant further notes that the layout is consistent with the established subdivision layout pattern along 70 Avenue and allows full turn movements for all lots. The applicant has also proposed to enter into an exterior design control agreement at the subdivision stage which will include design provisions to address the proposed reduced lot width.

The proposed variance is supported as the proposed lot sizes comply with the R-1A Zone allowable density in the Central Gordon Estate NP and the applicant has proposed registration of an exterior design control agreement to ensure that the proposed single-family dwellings will meet high design standards. A requirement to register an exterior design control on the lots was previously included as a rezoning prerequisite.

Servicing:

Servicing related requirements associated with the proposed development are outlined in the previous rezoning application should the application proceed. Prior to final reading of ToL Rezoning Application No. 100528, the applicant will be required to enter into a Servicing Agreement to secure servicing works such as road works (inclusive of the gateway feature on 205 Street), tree replacement, a community detention facility, a stormwater management plan, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Gordon Estate Engineering Services Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw

Public Consultation:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Policy Considerations:

Development Variance Permit No. 100136 proposes to vary Section 110.1 of the Township of Langley Zoning Bylaw 1987 No. 2500, to reduce the minimum frontage requirements of the Residential Zone R-1A from 12 m (39.4 ft) to 11.8 m (38.7 ft). The requested variance represents a 2% reduction in the minimum lot frontage requirement and is consistent with the Residential 1 designation in the Central Gordon Estate NP.

Staff have notified the surrounding property owners that this Development Variance Permit is being considered at this meeting and they may submit written input regarding the matter should they deem it necessary.

Should Council wish to grant the applicant's request, Development Variance Permit No. 100136 is provided as Attachment A to this report.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100136
ATTACHMENT B	Applicant Rationale
ATTACHMENT C	Report to Council Rezoning Application No.100528 and Development Variance No. 100119

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100136

This Permit is issued this _____day of _____ 2021 to:

1. Name: Jasbir Singh Gill, Rupreet Gill and 1264907 BC Ltd. / 1265636 BC Ltd.

   Address: 16026 – 76A Avenue, Surrey, BC V4N 5W8 / 15064 – 76A Avenue, Surrey, BC V3S 5P1

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 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475

   CIVIC ADDRESS: 20507 – 70 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. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements of the Residential Zone R-1A from 12.0 m (39.4 ft) to 11.8 m (38.7 ft) for Lots 2, 3, 4 and 5 as indicated in Schedule A;

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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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.

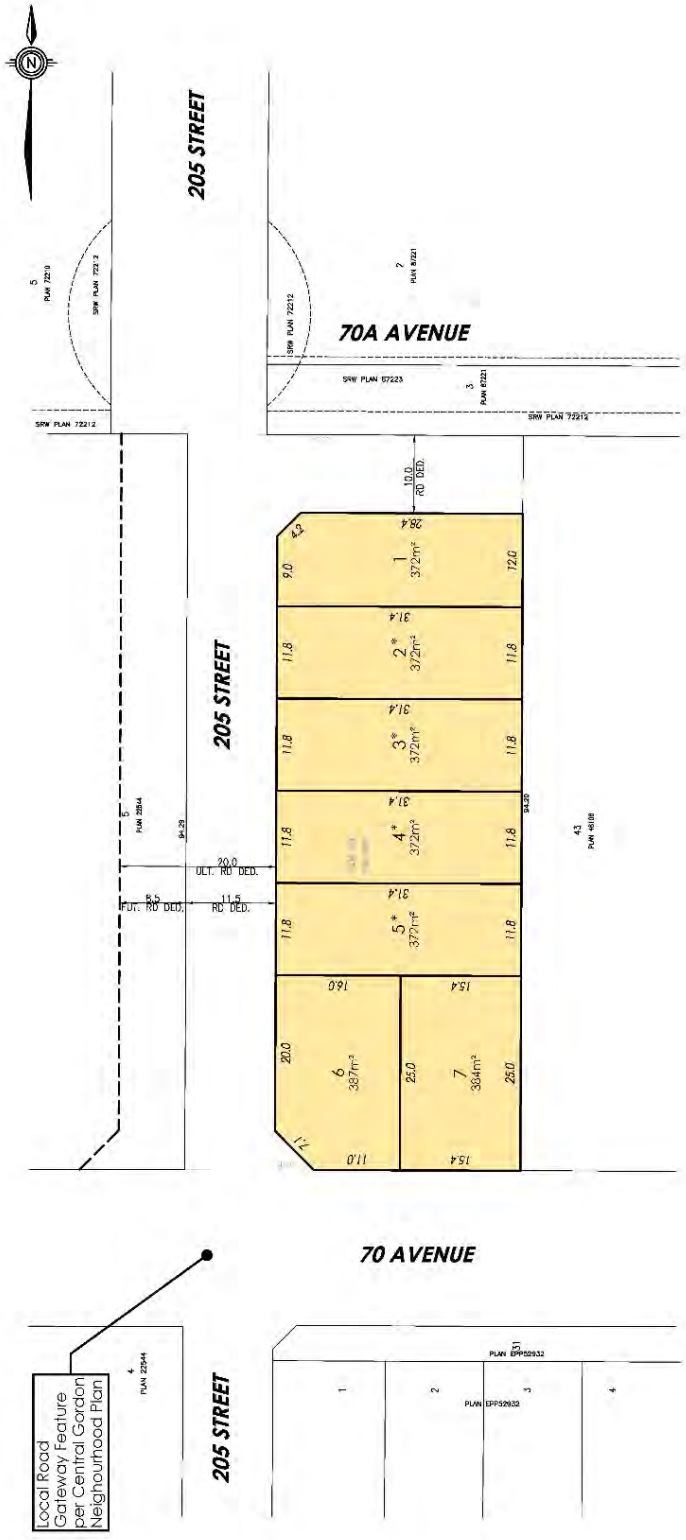
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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 _____, 2021.

SCHEDULE A Preliminary Subdivision Plan

SCHEDULE A


205 STREET
70A AVENUE
SRW PLAN 72212
SRW PLAN 72212
SRW PLAN 67223
SRW PLAN 72212
10.0 RD DED.
205 STREET
20.0 ULT. RD DED.
8.5 ULT. RD DED.
11.5 RD DED.
1 372m²
2* 372m²
3* 372m²
4* 372m²
5* 372m²
6 387m²
7 384m²
70 AVENUE
205 STREET
Local Road Gateway Feature per Central Gordon Neighourhood Plan
PLAN EPP52932
PLAN EPP52932

CENTRAS Engineering Ltd

ATTACHMENT B

Croydon Business Centre
#216-2630 Croydon Drive
Surrey, BC V3S 6T3

February 4, 2021

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

Attn: Ruby Sandher

Letter of Intent – Proposed Development Variance Permit for Central Gordon Estate Neighbourhood for 7 Lot Single Family Subdivision - 20507 70 Avenue (Township of Langley Project 08-14-0188)

This letter of intent provides rationale for a development variance permit for Township of Langley project 08-14-0188 as noted below. It is noted that there was a previous DVP and decision letter for this application. This is a new DVP and an amendment to the decision letter is required.

Development Variance Permit Rationale

Development Variance Permit to reduce widths on Lot 2, 3, 4 and 5 from 12.0m per R-1A front loaded requirements to 11.80m.

Local Road Gateway

The Central Gordon Neighbourhood Plan requires a local road gateway feature on the proposed 205 Street. The Local Road Gateway feature is shown below in **Figure 1**.

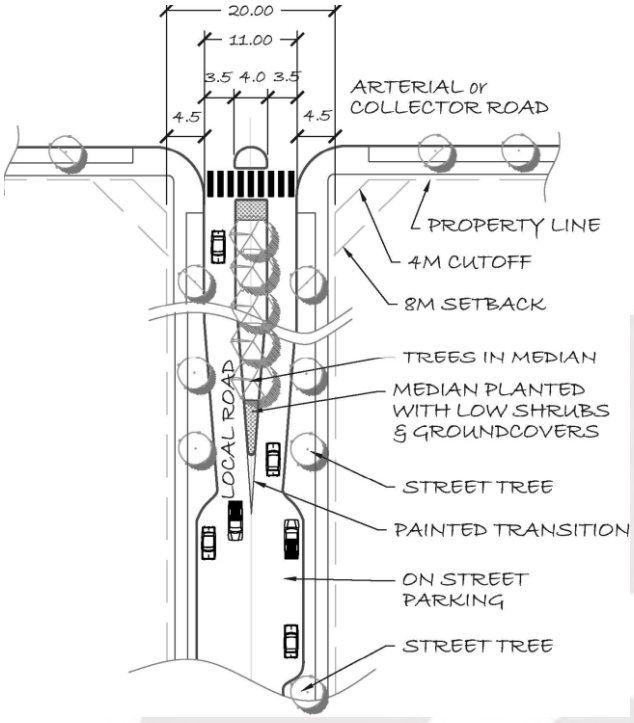


Figure 1 – Local Road Gateway from Central Gordon Neighbourhood Plan

Providing the required Local Road Gateway restricts vehicle turning movements for proposed lots on 205 Street closest to 70A Avenue due to the planted median.

Reducing the width of lots 2, 3, 4, & 5 to 11.80m allows lots 6 & 7 to be oriented to face 70 Avenue to eliminate the vehicle turning conflicts. There are recently developed lots on 70 Avenue to the south and to the east which front on to 70 Avenue. The proposed lots 6 & 7 will continue the streetscape pattern.

205 Street Road Dedication

The Township of Langley Subdivision and Servicing Bylaw 5382 requires half road construction per detail drawing TLR 14 as shown below in **Figure 2**.

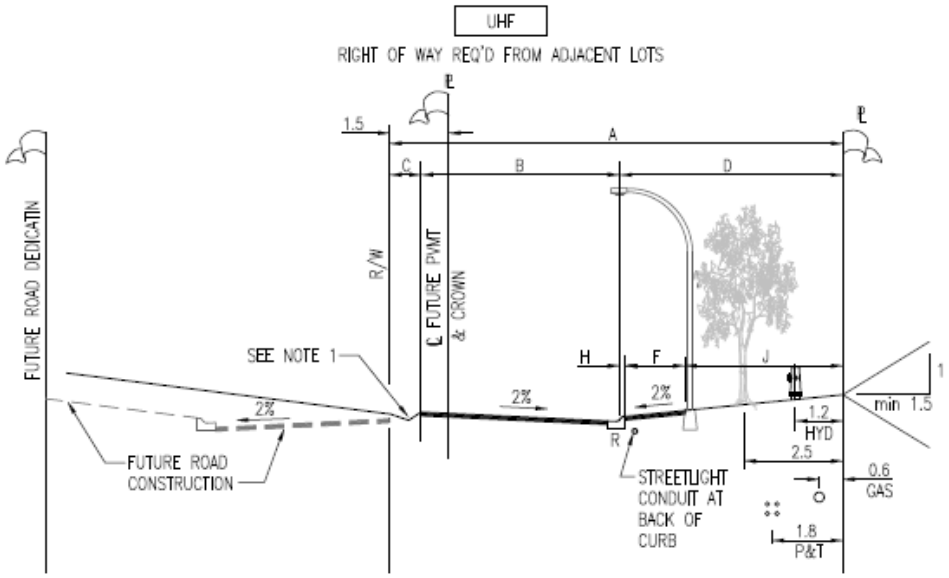


Figure 2 – Half Road Standard Detail TLR 14 from Subdivision and Development Servicing Bylaw 5382.

As shown above, a 1.5m wide right of way (ROW) is required from the adjacent property, in this case 20483 70 Avenue, to construct the local half road. Despite numerous attempts and offers to work with the neighbour, the owner was not able to secure the 1.5m ROW to construct the half road. The owners worked diligently and delayed the project by 4 months as the owners made attempts to obtain the ROW. Consequently, the subject development is required to dedicate 11.5m toward 205 Street opposed to 10m if the ROW was granted. This situation has reduced the developable lot area and introduces additional constraints to the developer.

To meet the minimum lot area requirement for R-1A zoning of 371.6m^2, lots 2, 3, 4 & 5 are required to have minimum lot widths of 11.80m. The minimum lot area requirement removes any option to have the proposed lot width variance on only one or two lots as it would introduce minimum area variances.

Exterior Design Controls

To ensure a visually appealing streetscape, the developer will register an Exterior Design Control Agreement on Title for all of the proposed lots. This will guarantee that the homes built on the developed lots will meet high levels of design standards.

Conclusion

The proposed variances are necessary to provide the Local Road Gateway per the Central Gordon Neighbourhood Plan and meet the minimum lot area requirements for the R-1A zone.

If there are any questions or comments, please contact me at 604-782-6927 or by email at steve@centras.ca.

Yours Truly,
Centras Engineering Ltd.

Steve O'Connell, P.Eng.
Enclosures:

ATTACHMENT C

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MARCH 23, 2020 - REGULAR EVENING MEETING	**REPORT:**	20-39
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0188
SUBJECT:	REZONING APPLICATION NO. 100528 AND DEVELOPMENT VARIANCE PERMIT NO. 100119 (SIKHAM / 20507 – 70 AVENUE)		

PROPOSAL:

Application to rezone approximately 0.4 ha (1.0 ac) of land located at 20507 – 70 Avenue to Residential Zone R-1A to facilitate a residential development consisting of seven (7) single family lots.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5477 subject to nine (9) development prerequisites, and that Council give first and second reading to the accompanying Phased Development Agreement Bylaw No. 5572, and consider issuance of Development Variance Permit No.100119 to vary minimum frontage requirements; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham) Bylaw 2020 No. 5477 rezoning 0.4 ha (1.0 ac) of land located at 20507 – 70 Avenue to Residential Zone R-1A, to facilitate the development of seven (7) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 205 Street and 70A Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw and construction of a local gateway feature at 70 Avenue in accordance with the Central Gordon Estate Neighbourhood Plan;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
    a. Identifying the lots (minimum 5% of single family) required to incorporate the Adaptable Housing Requirements;
    b. An Exterior Design Control Agreement on all lots;
7. In accordance with the Central Gordon Estate Neighbourhood Plan, the acquisition of a Wildlife Habitat Patch;
8. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon Estate amenity fee;
9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges (PDA review), Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

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

That Council at the time of final reading of Bylaw No. 5477 authorize the issuance of Development Variance Permit No. 100119 (frontage variance) as follows:

a) Section 401.8 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 are hereby varied to reduce the minimum frontage requirement for Front Loaded Lots from 12 m to 11.6 m for Lots 2 and 3 as shown on Schedule A; and further

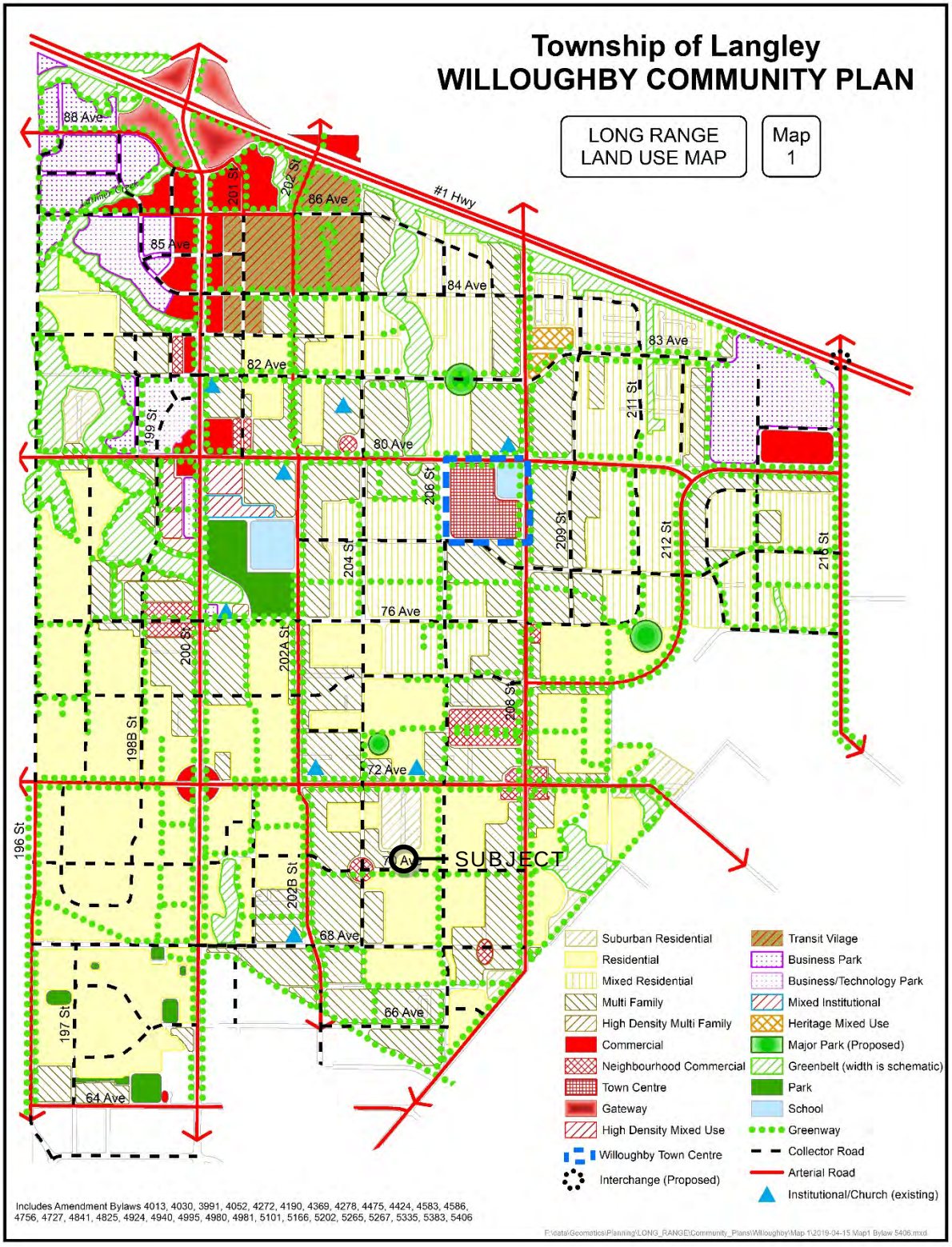
That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5477 and Phased Development Agreement Bylaw No. 5572 in conjunction with the hearing for proposed Development Variance Permit No. 100119.

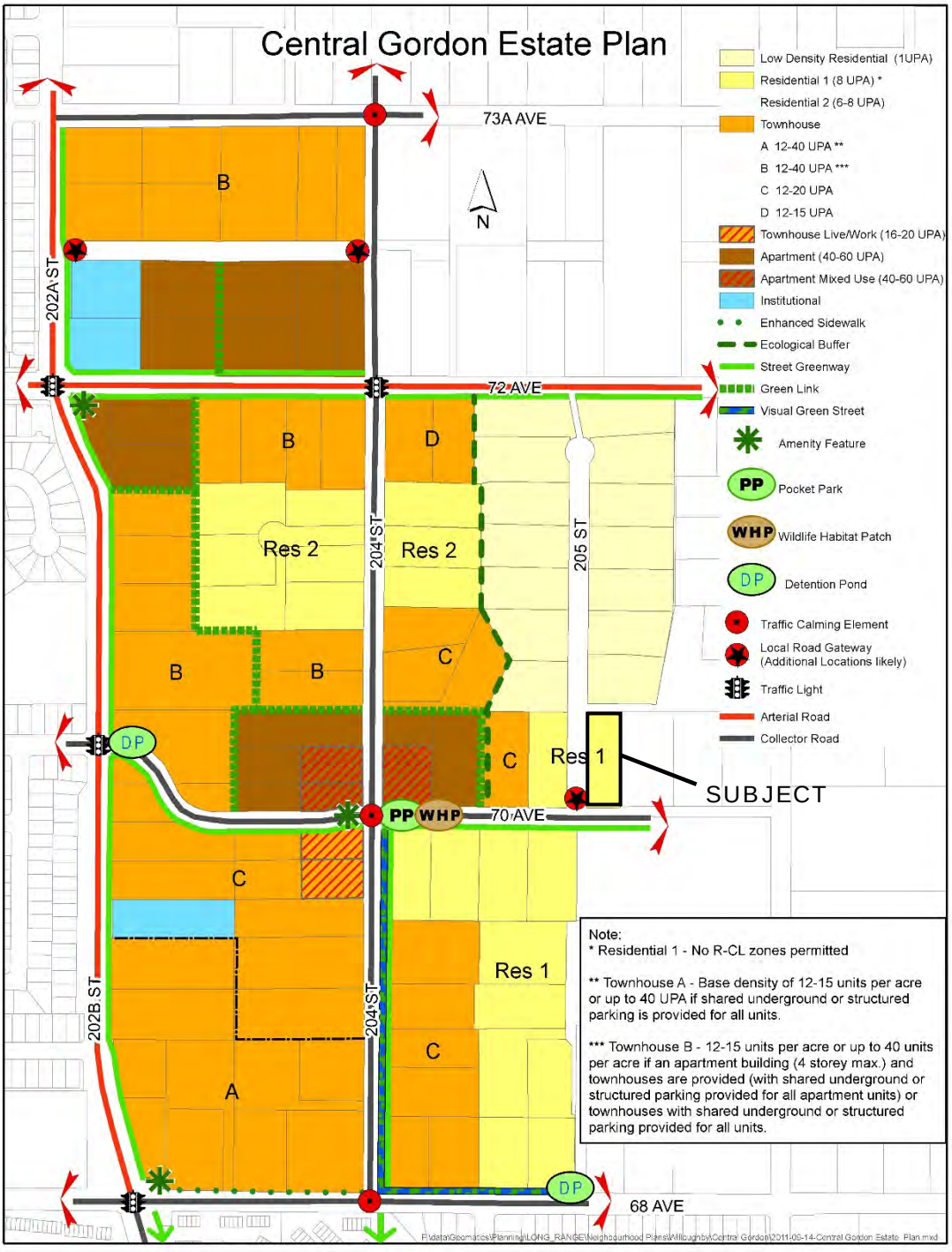
EXECUTIVE SUMMARY:

Pav Sikham has proposed to rezone 0.4 ha (1.0 ac) of land located at 20507 – 70 Avenue in the Central Gordon Estate Neighourhood Plan Area to Residential Zone R-1A to facilitate a residential development consisting of seven (7) single family lots. In staff's opinion, the development application complies with the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5477 is contingent upon completion of the nine (9) development prerequisites outlined in this report.

PURPOSE:

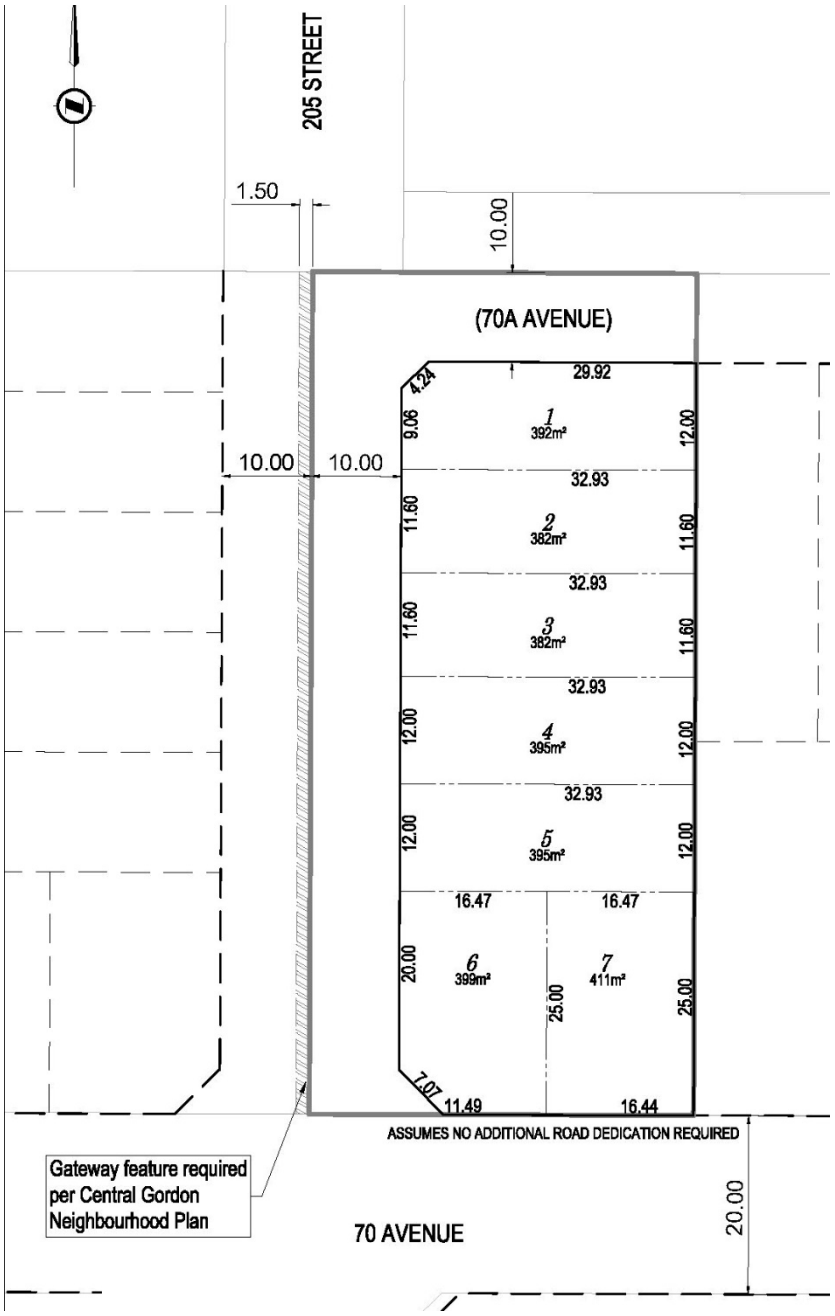
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5477, Phased Development Agreement Bylaw No. 5572 and Development Variance Permit No. 100119.


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
68 Ave
66 Ave
64 Ave
#1 Hwy
201 St
202 St
199 St
204 St
206 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
208 St
196 St
202B St
197 St
SUBJECT
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


Central Gordon Estate Plan
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
N
B
D
C
A
Res 1
Res 2
SUBJECT
PP
WHP
DP
Low Density Residential (1UPA)
Residential 1 (8 UPA) *
Residential 2 (6-8 UPA)
Townhouse
A 12-40 UPA **
B 12-40 UPA ***
C 12-20 UPA
D 12-15 UPA
Townhouse Live/Work (16-20 UPA)
Apartment (40-60 UPA)
Apartment Mixed Use (40-60 UPA)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
* Residential 1 - No R-CL zones permitted
** Townhouse A - Base density of 12-15 units per acre or up to 40 UPA if shared underground or structured parking is provided for all units.
*** Townhouse B - 12-15 units per acre or up to 40 units per acre if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.



ZONING BYLAW NO. 2500



SITE PLAN– SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Pavitter Singh and Navjot Kaur Sikham 20507 – 70 Avenue Langley, BC V2Y 1S9
Legal Description:	Lot 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475
Location:	20507 – 70 Avenue
Area:	0.4 ha (1.0 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A
Willoughby Community Plan:	Residential
Central Gordon Estate Neighbourhood Plan:	Residential 1 (8 UPA/19 UPH)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential SR-2 and are designated Residential 1 (8 UPA/19 UPH) in the Central Gordon Estate Neighbourhood Plan. The proposed rezoning and subsequent single family development complies with the Central Gordon Estate Neighbourhood Plan.

DISCUSSION/ANALYSIS:

Pav Sikham has applied to rezone 0.4 ha (1.0 ac) of land in the Central Gordon Estate Neighbourhood Plan to Residential Zone R-1A to facilitate a residential development consisting of seven (7) single family lots. The existing home and improvements on the properties are proposed to be removed to facilitate the subdivision.

Adjacent Uses:

North:	A portion of a property zoned Residential Compact Lot Zone R-CL(A) and designated Suburban Bonus Density 1 in the Northeast Gordon Estate Neighbourhood Plan and a property zoned Suburban Residential SR-2 designated Low Density Residential (1 upa) in the Central Gordon Estate Neighborhood Plan.
South:	70 Avenue, beyond which are three properties zoned Residential Zone R-1A , designated Suburban Bonus Density 1 in the North East Gordon Estate Neighbourhood Plan;
East:	A property zoned Suburban Residential SR-2 designated Suburban Bonus Density 1 in the Northeast Gordon Estate Neighbourhood Plan;
West:	A property zoned Suburban Residential SR-2 designated Residential 1 (8 UPA) in the Central Gordon Estate Neighbourhood Plan.

Central Gordon Estate Neighbourhood Plan:

The Central Gordon Estate Neighbourhood Plan designates the site Residential 1, which permits a maximum density of 19 units per hectare (8 units per acre). The proposal satisfies the density requirements of the Central Gordon Plan and results in an overall density of 15 units per hectare (6 units per acre).

Zoning Bylaw:

Rezoning Bylaw No. 5477 proposes to amend the Zoning Bylaw by rezoning the subject lands from Suburban Residential Zone SR-2 to Residential Zone R-1A.

Development Variance Permit No. 100103 (frontage variance):

As required by the Central Gordon Estate NP, a Local Road Gateway is proposed at the 70 Avenue and 205 Street intersection. The Local Road Gateway includes additional landscaping in the form of a median planted with low shrubs, ground cover and street trees. As the gateway feature restricts full turn movements from driveway locations fronting it, the proposal includes two lots (2) fronting 70 Avenue and five (5) lots fronting the new 205 Street alignment. As a result, proposed on Lots 2 and 3 (on the site plan included in this report) require a frontage variance from 12 m (39.4 ft) to 11.6 m (38.1 ft).

The proposed variance is supported as the proposed lot sizes comply with the R-1A zone, density in the Central Gordon Estate NP and the applicant has proposed registration of an exterior design control agreement to ensure that the proposed single family dwellings will meet high design standards. A requirement to register an exterior design control on the proposed lots is included as a prerequisite.

Subdivision:

A preliminary subdivision plan has been submitted in support of the rezoning application. It proposes the creation of seven (7) lots, with five (5) fronting the new 205 Street connection and two (2) fronting the existing 70 Avenue alignment. Road dedication will be provided along 205 Street. The existing house on the property is proposed to be removed to accommodate the subdivision. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing 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 $5,673 per new single family lot for a total of $39,711. Accordingly, a Phased Development Agreement (Bylaw No. 5572) has been prepared indicating a contribution of $39,711. 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 tree management plan submitted by the applicant indicates that 109 significant trees exist on the subject site, with 33 proposed for retention. All trees proposed for removal are unsuitable for retention given the proposed single family lot context.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), no replacement trees are required. In addition, nine (9) street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 42 trees will be in place on the subject site. 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 construction of an adequately sized Community Detention Pond will be required and is included as a prerequisite. The applicant will also be required to enter into a Servicing Agreement to secure servicing works such as road works (inclusive of the gateway feature on 205 Street), tree replacement, a community detention facility, a stormwater management plan and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Gordon Estate Engineering Services Plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

The Central Gordon Estate NP includes the requirement of acquisition of a Wildlife Habitat Patch at or near the 204 Street and 70 Avenue intersection. The approximate 4,047 m^2 (1 acre) site is intended to be secured, enhanced and maintained for education and recreation opportunities which will provide food and foraging opportunities for wildlife and will serve as a small node in a network of greenways within the plan area and extending through Willoughby. Acquisition of the site for the Wildlife Habitat Patch is included in the rezoning prerequisites.

School Sites:

School District 35 has provided comments (Attachment A) estimating that the proposed development will ultimately generate approximately three (3) new students for Willoughby Elementary (located 2.8 km northeast of the site). One (1) student is projected for Peter Ewart Middle School (located approximately 2.2 km northwest of the site) and one (1) student is projected for RE Mountain Secondary School (located approximately 2.2 kilometres northwest of the site). The School District notes that there is currently sufficient capacity within the School District to enroll the students at the present time. The Central Gordon Estate NP does not require a neighbourhood elementary school within its boundaries as students will be accommodated in schools in adjacent neighbourhoods.

Parks:

RC Garnett Park, which is equipped with playing fields and playground equipment is located in the 7100 Block of 202B Street (approximately 1.2 km to the west of the subject site). A future 0.4 ha (1.0 ac) pocket park site has been acquired by the Township at the southeast corner of 204 Street and 70 Avenue (approximately 140 metres west of the subject site).

Transit:

Transit is currently available on 68 Avenue, approximately 390 metres south of the subject proposal. Transit service is also available on 200 Street and on 68 Avenue.

Public Consultation:

As per Policy No. 07-164, the applicant held a public meeting on April 4, 2019. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment B.

POLICY CONSIDERATIONS:

The proposed rezoning, and Development Variance Permit will facilitate the development of a residential development consisting of seven (7) single family lots. The proposed development complies with the land use and density provisions of the Central Gordon Estate Neighbourhood Plan. The proposal also complies with the proposed Residential Zone R-1A zoning (with the exception of the minimum frontage, which is to be accommodated through a Development Variance Permit).

Staff recommend that Council give first and second reading to Bylaw No. 5477 (subject to nine (9) development prerequisites) and the accompanying Phased Development Agreement Bylaw No. 5572 , and authorize issuance (at the time of final reading of Bylaw No.5477) of Development Variance Permit No. 100119 and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Ruby Sandher
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100119
ATTACHMENT B	School District 35 Comments
ATTACHMENT C	Public Information Meeting comments
ATTACHMENT D	Applicant Letter of Rationale

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100119

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

1. Name: Pavitter Singh and Navjot Kaur Sikham

   Address: 20507 – 70 Avenue
   Langley, BC V2Y 1S9

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 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475

   CIVIC ADDRESS: 20379 – 72 Avenue
   20381 – 72 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. Section 401.8 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum frontage requirement for Front Loaded Lots from 12 m to 11.6 m for proposed Lots 2 and 3 as shown on Schedule A.

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.

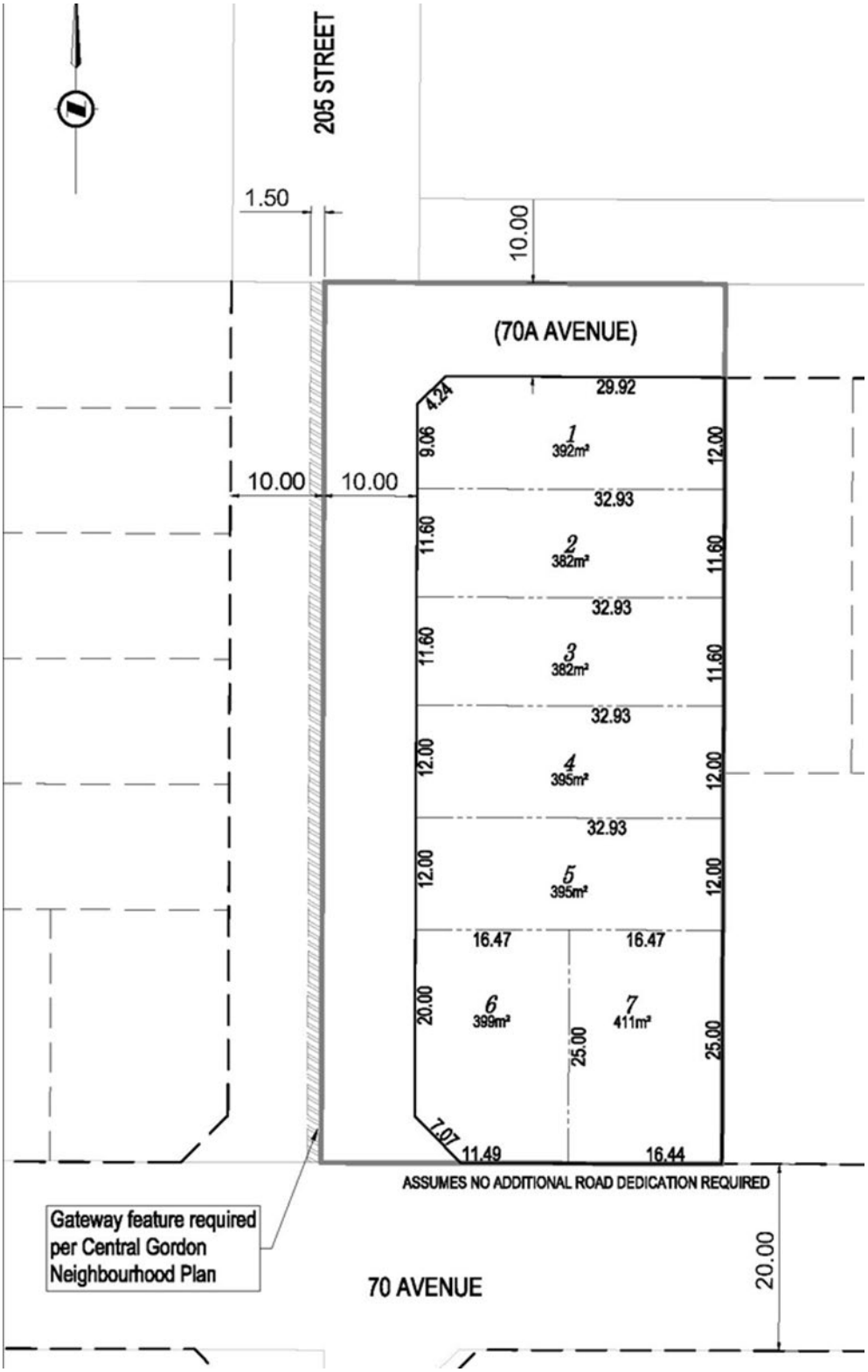
   It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

   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.

Attachments:
SCHEDULE A Preliminary Subdivision Plan

~~SCHEDULE A~~


205 STREET
1.50
10.00
(70A AVENUE)
29.92
4.24
9.06
12.00
1
392m²
10.00
10.00
32.93
11.60
2
382m²
11.60
32.93
11.60
3
382m²
11.60
32.93
12.00
4
395m²
12.00
32.93
12.00
5
395m²
12.00
16.47
16.47
20.00
6
399m²
7
411m²
25.00
25.00
7.07
11.49
16.44
ASSUMES NO ADDITIONAL ROAD DEDICATION REQUIRED
Gateway feature required per Central Gordon Neighbourhood Plan
70 AVENUE
20.00

Langley Schools

13 June 2019

Ruby Sandher
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-14-0188/SIKHAM

CIVIC: 20507 - 70 Avenue

LEGAL: Lot 40 Except: Part on Plan 48106; Section 14 Township 8 NWD Plan 46475

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	7	3	1	1

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

April 23, 2019
Our File: 2111-05124-00

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

Attention: Ruby Sandher, Planner

Summary Report - Public Information Meeting

Proposed 7 Lot Development within the Central Gordon Estate Neighbourhood Plan Area, Township of Langley Project No. 08-14-0188

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy. The Public Information Meeting (PIM) organization and logistics are also in accordance with the policy.

The PIM for development application 08-14-0188 represented lands located at 20507 70 Avenue in the Central Gordon Estate Neighbourhood Plan Area of the Township of Langley, and was held on Thursday, April 4, 2019.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community.

NOTIFICATION

The public was notified in two (2) ways: through a direct mail-out to neighbouring properties, and through two (2) advertisements in a local newspaper (March 22 and March 29). The Township of Langley staff generated and provided a mail-out map and prepared mailing labels (*Attachment 1*). A total of 51 notifications were mailed out on March 21, 14 days prior to the scheduled PIM. A copy of the mail-out invitation is included in *Attachment 1*. No mail-outs were returned to McElhanney as undeliverable.

The notification provided general information including an overall description of the development and the location of the PIM, as well as the subject site. A site location map was included to provide context. Contact information was provided on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting. One email inquiry was received on March 29, 2019 prior to the PIM date; the sender later attended the PIM in person and submitted a questionnaire.

A newspaper ad was published in the Langley Times in advance of the PIM date and is also included in *Attachment 1*.

INFORMATION MEETING LOGISTICS

The PIM was held at the Mountainview Alliance Church, located at 7640 200 Street, Langley BC. The venue location, parking availability, and total space of the setting were suitable to host the PIM. The meeting was scheduled from 5:30 p.m. to 7:30 p.m. on Thursday April 4, 2019. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included the following individuals:

Kasel Yamashita – Project Manager, McElhanney Consulting Services Ltd.
Luis Lopez – Engineer, McElhanney Consulting Services Ltd.
Clover Mei – Planner, McElhanney Consulting Services Ltd.
Noah Talbot – Arborist, McElhanney Consulting Services Ltd.

A representative from the Township of Langley Development Services Department was in attendance to observe the PIM.

PUBLIC INFORMATION MEETING DETAILS

A total of 10 attendees was observed at the PIM, 9 of whom signed the attendance sheet (*Attachment 2*), with one couple sharing one sign-in. Most attendees provided their address and reside in the area surrounding the subject site, while one resident was from other parts of Langley.

The meeting was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions of project team members. A total of 7 display boards were exhibited at the PIM. Tables and chairs were set up in the display room to allow members of the public to fill in their comment sheets.

The following display boards were presented in the meeting space:

Welcome
Central Gordon Estate Neighbourhood Plan
Community Context
Proposed Subdivision Layout
Servicing Plan
Tree Retention Plan
Thank you

In addition to these display boards, the following materials were provided to the public:

Project Information Handout
Questionnaire / Comment Sheet

The questionnaire / comment sheet could be completed at the meeting and returned to the project team immediately or returned by mail or email within the two weeks following the meeting (by April 18, 2019).

Copies of the display boards, project information sheet and completed questionnaires are included in *Attachments 3*, *4* and *5* respectively.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included two (2) questions, with an additional open-ended comment section where and community members were given an opportunity to provide additional comments.

The Questionnaire / Comment Sheet includes the questions shown below. The two (2) questions were structured so that respondents had five possible options to choose from:

- *Support*
- *Somewhat Support*
- *Neutral*
- *Somewhat Oppose*
- *Oppose*

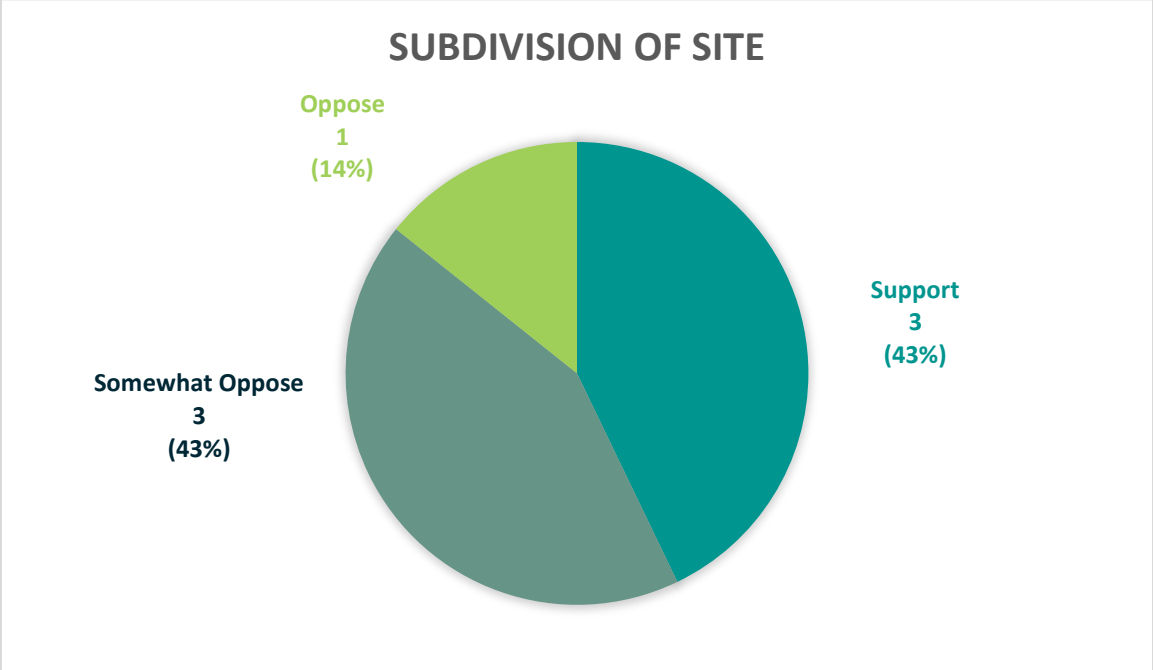
A total of 7 questionnaires were returned at the conclusion of the PIM. All indicated residents in the surrounding neighbourhood.

One email inquiry was received prior to the PIM, and the sender later attended the PIM and submitted a questionnaire. The questionnaires as well as the additional emails are included in the attachments (see *Attachment 5*).

Attendee Questionnaire Response Rate **70%**

Question 1

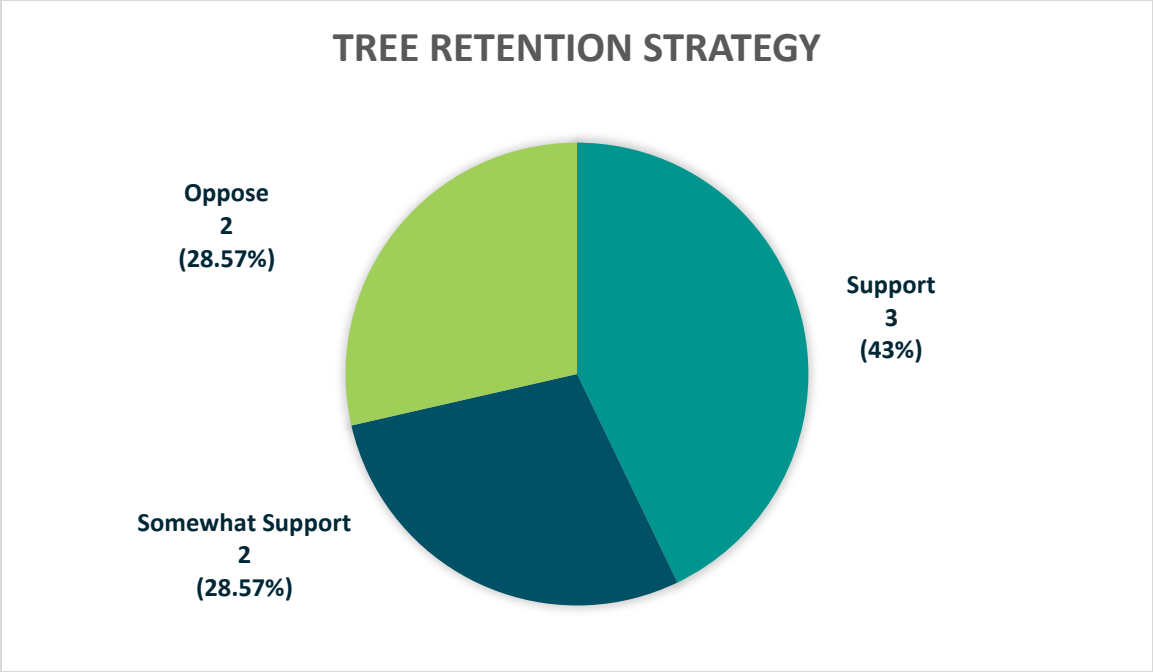
With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximate 7 single-family lots, do you:



Out of 7 respondents to Question 1, three (3) indicated support for the proposed subdivision. Three (3) noted that they somewhat support the initiative and one (1) respondent indicated opposition. The result of these responses is 43% in support of the proposed subdivision.

Question 2

In regard to the proposed tree retention strategy, do you:



Three (3) respondents indicated support and two (2) indicated somewhat supportive of the proposed tree retention plan. Two (2) respondents indicated that they oppose the tree retention plan. Approximately 71% of the respondents are supportive or somewhat supportive of the proposed tree retention strategy.

COMMENTS SECTION

The questionnaire included space to provide additional comments. Additional comments were provided on six (6) of the questionnaires. These comments are quoted below:

- After rezone, the parking spaces are limited, not enough, some vehicles may park our street (205 Street). I hope proposal has more parking spaces.
- The 70A Ave and the new south extension of 205 St should allow minimum one side road parking.
- The 70A Ave and the new south extension of 205 St should allow at least one side road parking.
- Density is too high, and [not] enough parking stall. It will [affect] all neighbour.
- We ask TWP can keep the 6000 ft^2 house plan.
- I think TWP should keep the 6000ft^2 house plan here. TWP should require the trees [extending] from west to the east on the north [property] line of the lot to be kept.
- 1 subdivision design – 6 units – to give more neighbourly room.
- Tree retention – privacy – if a few more [,] plus some lots don't seem to have any?
- Clarity on gateway feature and parking.

CONCLUSION

A total of 51 invite notices were sent to the surrounding properties. The PIM accommodated 10 attendees, 7 of whom provided questionnaire feedback. Most PIM attendees were satisfied with the tree retention strategy. Parking was the primary concern identified.

If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY LTD.

Kasel Yamashita, MCIP, RPP

Project Manager / Planner

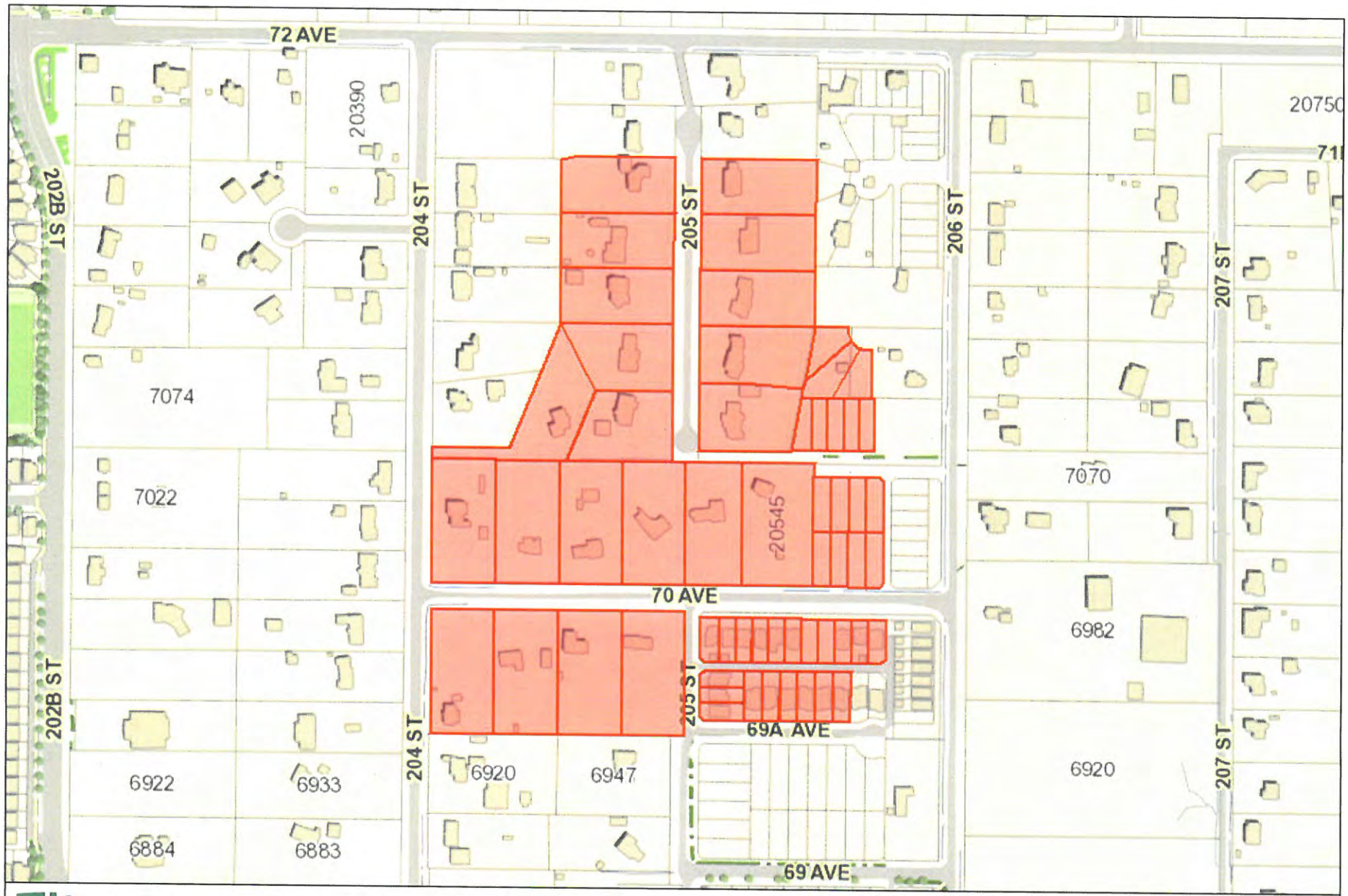
kyamashita@mcelhanney.com

Attachments:

1 Mail-out catchment map, mail-out invitation, and newspaper advertisement
2 Sign-in sheets
3 Display board content
4 Project information sheet
5 Completed questionnaire / comment sheet

Attachment 1

Mail-Out Catchment Map, Mail-Out Invitation, & Newspaper Advertisement



Township of Langley BC
Est. 1873

08-14-0188 PIM Notification Area Map

Map printed on: Monday, March 11, 2019
Township of Langley

0 80 160 320 Meters
1:4,000

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

McElhanney

March 21, 2019
Our File: 2111-05124-00
Township of Langley Project No. 08-14-0188

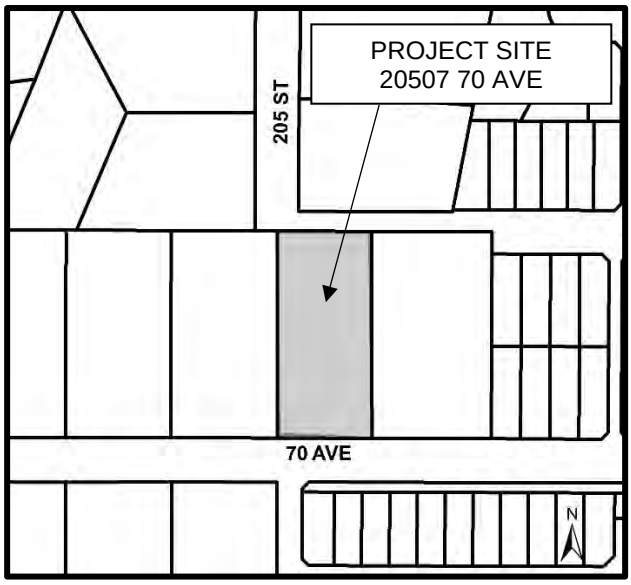
Dear Neighbour,

Re: Public Information Meeting Notification for Proposed Residential Development Project at 20507 70 Avenue in the Township of Langley

A development application for property 20507 70 Avenue has been submitted to the Township of Langley for rezoning and development of seven (7) R-1A zoned single-family lots. Proposed lot sizes range from 371.6 sq.m to 377.1 sq.m. (4,000 sq.ft. to 4,060 sq.ft.) and are compliant with the Residential 1 designation in the Central Gordon Estate Neighbourhood Plan.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

The Public Information Meeting will be held:
Thursday April 4, 2019
5:30pm – 7:30pm
Mountainview Alliance Church
7640 200 St, Langley BC.



The project consultants will be available throughout the meeting to answer questions and collect your input on the proposal, which will be forwarded to Township of Langley Council for consideration. Please note that this is **not** a public hearing.

If you are unable to attend this meeting or require additional information, please do not hesitate to contact the undersigned either by phone (604-596-0391) or email at kyamashita@mcelhanney.com.

Yours very truly,
McElhanney Consulting Services, Ltd.

Kasel Yamashita, MCIP, RPP
Planner / Project Manager
cc: Township of Langley, Community Development Division

Dozens of students nominated for being 'SASSY'

Langley's Rotary Clubs present annual awards to outstanding youth between the ages of 15 and 21

Miranda Fatur
miranda.fatur@langleyadvancetimes.com

The four Rotary Clubs of Langley will be judging the most "SASSY" youth in Langley next month, following nominations for the Service Above Self Student Youth (SASSY) Awards.

Students had until March 15 to be nominated for the annual awards that recognize youth in the community who exemplify the ideals of Rotary and have made an impact on the community.

According to George Bryce, Rotary Club of Aldergrove and SASSY committee member, 43 nominations were received in total.

The next step is selecting the top three students in each category – community service, youth leadership, sports leadership, leadership beyond adversity, international service, environmental leadership, and arts and culture leadership.

"This is a tough job because there are so many deserving young people who have done so many outstanding things," added Bryce.

A team of former high school teachers and administrators will go through each category to select the top three students.

The top three students in each category are then scheduled for half-hour interviews on April 13, where three community judges select a winner and two runners-up. The winner receives $1,000, and runners-up receive $500.

All of this is done with the theme of leadership in mind.

The category that received the most nominations was the youth leadership category, with 12 applicants.

"It's important that we recognize and help support and acknowledge some of these youth who are going above and beyond the status quo," added Sharine Kristoff, SASSY Awards administration coordinator.

Kristoff added the SASSY Awards are important because youth are "Langley's future."

Kristoff explained the Langley Rotarians saw the awards happening in Surrey, and thought it was a good idea to bring to the local community.

"This is a great way to find out which students were partaking and being recognized for their leadership roles," she added.

An awards gala takes place at the Chief Sepass Theatre on Thursday, May 2.

The public is welcome to attend, and those interested can get more information on ticket sales by emailing info@sassyawardslangley.ca. For more about the awards, visit https://sassyawardslangley.ca/.



Langley Advance Times files

A number of Langley youth received SASSY Awards at last year's gala.

Teen is pitch perfect

Langley's Sean Thomas is a songwriting finalist

Miranda Fatur
miranda.fatur@langleyadvancetimes.com

Singing comes naturally for 17-year-old Sean Thomas who has been selected as a finalist in the International Songwriting Competition – an annual contest for aspiring songwriters.



Thomas

"I was born with perfect pitch, which makes it easy to recognize notes and learn new instruments," Thomas explained.

He started singing at five. The first song he wrote was dedicated to his grandmother when she was diagnosed with cancer. When he was younger, Thomas co-founded Kids Can Help which raised money for the BC Children's Hospital.

Since then, Thomas has continued with music, taken on voice acting roles, and performed in two Hallmark movies.

His song titled *Unconditional* is in the competition, and winners are announced in April.

More, including video, at: langleyadvancetimes.com, search 'Thomas'

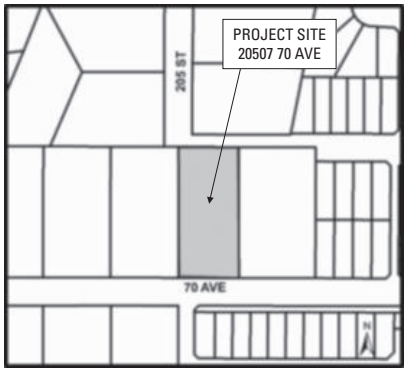


DEVELOPER LED PUBLIC INFORMATION MEETING

Proposed Development Application
Township of Langley Project No. 08-14-0188

A development application for property 20507 70 Avenue has been submitted to the Township of Langley for rezoning and development of 7 R-1A zoned single-family lots. Proposed lot sizes range from 371.6 sq.m to 377.1 sq.m. (4,000 sq.ft. to 4,060 sq.ft.) and are compliant with the Residential 1 designation in the Central Gordon Estate Neighbourhood Plan.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.



Thursday April 4, 2019 | 5:30pm – 7:30 pm

Mountainview Alliance Church
7640 200 Street, Langley BC

For more information, please contact
Kasel Yamashita at 604-596-0391 or by email at
kyamashita@mcelhanney.com.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No: 10-31-0160

GrayRose (Murrayville) Developments Ltd. has applied to the Township of Langley to amend the Murrayville Community Plan and rezone the property at the 21600 block of 48th Avenue from Suburban Residential Zone SR-1 to a new comprehensive development zone for the development of three commercial spaces and five residential units.

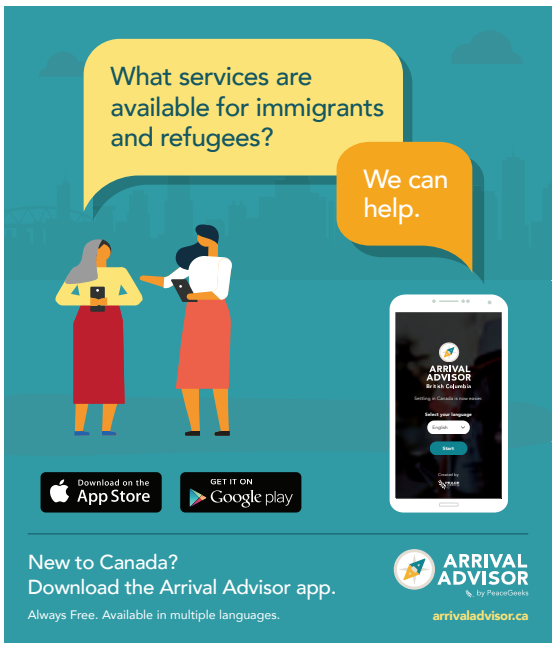


You are invited to attend a public information meeting to view the development proposal and provide comments and feedback prior to Township Council's consideration of this application.

Tuesday, April 2nd, 2019
5pm – 7pm
United Churches of Langley
21562 Old Yale Road

Project team members will be available at the meeting to answer any questions about the development and receive your comments.

For more information, contact:
Hans Rawlins
GrayRose (Murrayville) Developments Ltd.
(604) 542-1992 or hans@grayrose.ca



ARTS CALENDAR

Email: datebook@langleyadvancetimes.com. Time sensitive events given precedence

Ongoing

• BC Songwriters' Showcase: Mike Sheeshka hosts a showcase and open mic evenings at 7:30 p.m. in the NY Bar and Grill, 20204 Fraser Hwy. Open mic sign-up in person, first come, first on stage. Various local members of the BC Songwriters' Showcase Association take the stage. Next dates: April 3 and 17. Info: bcsongwriters.ca.

March 29

• Local poets will give readings of their works about birds at 7 p.m., along with a showing of printmaker Edith Krause's An *Avian Alphabet – It's for the Birds!* at Fort Gallery, 9048 Glover Rd., 7 p.m. Astrid Blodgett will read works by her father, E. D. Blodgett. Other readings by Deb DeJong, Heidi Greco, Susan McCaslin, Ray McGinnis, Celeste Snowber, and Lee Johnson.

April 3

• Opus One Women's Choir is accepting new members. No audition or experience required, only the love of singing! If singing is for you, Opus One Women's Choir is sure to make your heart sing! At R.E. Mountain Secondary choir room. 7:15-9:15 p.m.

April 4-6, 11-13

• *Newsies*, the Broadway musical, is being presented by Theatre in the Grove at Walnut Grove Secondary. All evening performances begin at 7 p.m., with a special matinee performance on April 13 at 2 p.m. Dinner and show performances on April 4 and 11, with dinner seating between 5:30 and 6 p.m. Dinner will be a three-course buffet prepared by Youth Train in Trades, VCC's professional cook program students. Tickets for dinner shows are $30 for adults, $25 for students and seniors. All other shows are $15 for adults, $12 for students and seniors. Tickets online at theatreinthegrove.brownpapertickets.com.

April 6

• 3rd Annual Plates & Glasses - Three chefs, five courses with pairings and a ride home, in support of the Langley Hospice Society. Courses prepared by Well Seasoned, 1 Fish 2 Fish, and Bonetti Meats, accompanied by pairings from BC-based wineries, distilleries, and craft breweries, and provided by the team at KIS Consulting. 6:30-10:00 p.m. at Fort Langley Community Hall, 9167 Glover Road.

April 11-May 11

• *Dancing at Lughnasa,* by Brian Friel, is presented by Langley Players Drama Club at Langley Playhouse at 4307 - 200th St. in Brookswood. Show times are 8 p.m. Thursdays, Fridays, and Saturdays, with Sunday matinées at 2 p.m.

Libraries

Programs are free unless noted otherwise.

• Aldergrove Library, 26770 29th Ave. 604-856-6415

• Brookswood Library, 20045 40th Ave. 604-534-7055

• City of Langley Library, 20399 Douglas Cres. 604-514-2850

• Fort Langley Library, 9167 Glover Rd. 604-888-0722

• Muriel Arnason Library, #130 20338 65th Ave. 604-532-3590

• Murrayville Library, 22071 48th Ave. 604-533-0339

• Walnut Grove Library, 8889 Walnut Grove Dr. 604-882-0410.

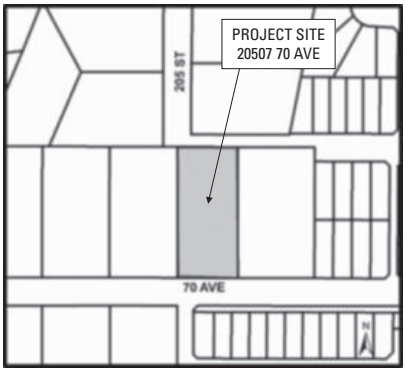
Post your event 10 days ahead. online langleyadvancetimes.com

DEVELOPER LED PUBLIC INFORMATION MEETING

Proposed Development Application
Township of Langley Project No. 08-14-0188

A development application for property 20507 70 Avenue has been submitted to the Township of Langley for rezoning and development of 7 R-1A zoned single-family lots. Proposed lot sizes range from 371.6 sq.m to 377.1 sq.m. (4,000 sq.ft. to 4,060 sq.ft.) and are compliant with the Residential 1 designation in the Central Gordon Estate Neighbourhood Plan.

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Thursday April 4, 2019 | 5:30pm – 7:30 pm
Mountainview Alliance Church
7640 200 Street, Langley BC

For more information, please contact Kasel Yamashita at 604-596-0391 or by email at kyamashita@mcelhanney.com.

DEVELOPER-LED PUBLIC INFORMATION MEETING

Proposed Development Application
Township of Langley Project No. 08-23-0162

DATE & TIME	*LOCATION*
Thurs Apr 11, 2019	*Mountainview Alliance Church*
5:30 - 7:30 pm	*7640 200 St, Langley*

Wesmont Homes Ltd. has applied to the Township of Langley to rezone a property at 20525 76 Avenue from Suburban Residential Zone (SR-2) to Residential Compact Zones R-CL(A), R-CL(B), R-CL(SD), R-CL(RH), and Residential Zone R-1A for the development of a 25-lot mixed residential subdivision.

Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.



For more information, please contact Kasel Yamashita at 604-596-0391,or by email at kyamashita@mcelhanney.com.





Attachment 2
Sign-In Sheets

McElhanney

April 4, 2019
Our File: 2111-05124-00

SIGN-IN SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-14-0188

Thursday April 4, 2019 (5:00 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

NAME	ADDRESS	EMAIL
FOIPPA s.22(1)	FOIPPA s.22(1) Langley	FOIPPA s.22(1)
	Langley	
	Langley	
	FOIPPA s.22(1)	
	FOIPPA s.22(1) Langley.	FOIPPA s.22(1)
	FOIPPA s.22(1) Langley	

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050

McElhanney

April 4, 2019
Our File: 2111-05124-00

SIGN-IN SHEET

Public Information Meeting for Proposed Development Application
Township of Langley Project No. 08-14-0188

Thursday April 4, 2019 (5:00 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

NAME	ADDRESS	EMAIL
FOIPPA s.22(1)		

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050

Attachment 3
Display Board Content

20507 70 Avenue, Langley BC

WELCOME TO TONIGHT'S PUBLIC INFORMATION MEETING

Township Project #08-14-0188

For proposed development at 20507 70 Avenue

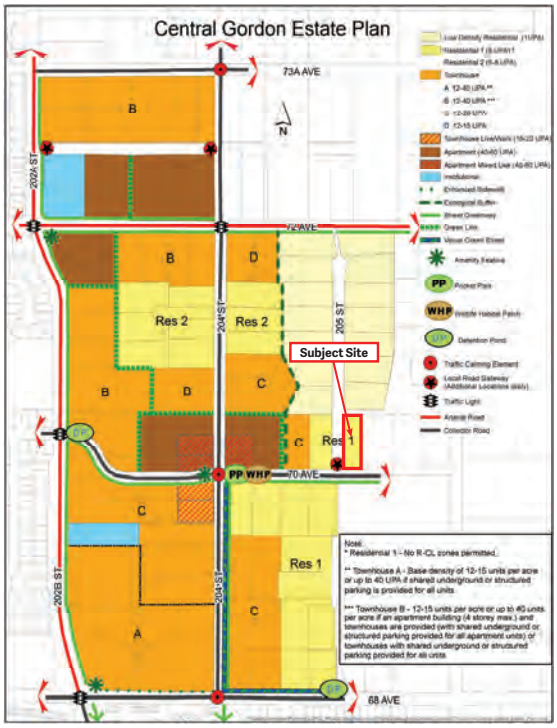
All public input including comment sheets will be submitted to Township of Langley for their consideration.

If you have any questions, please do not hesitate to ask.

McElhanney

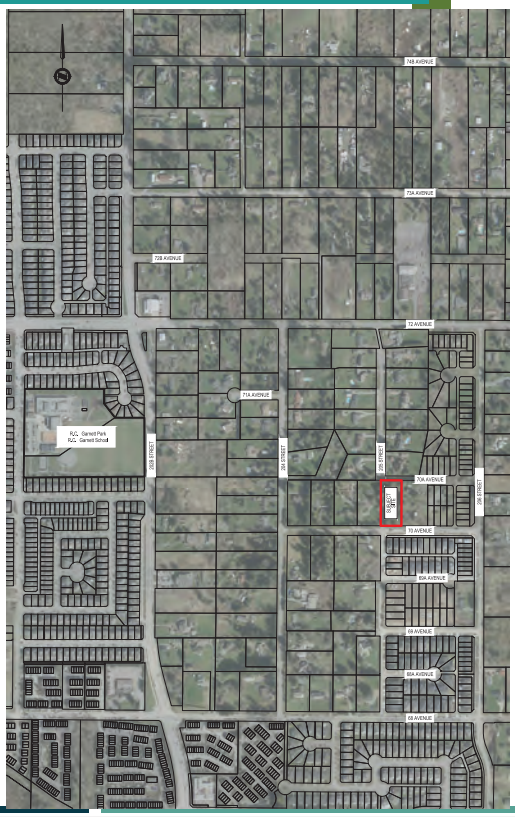
Public Information Meeting Date: April 4, 2019
Township of Langley | 08-14-0188
MCSL | 2111-05124-00

CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN



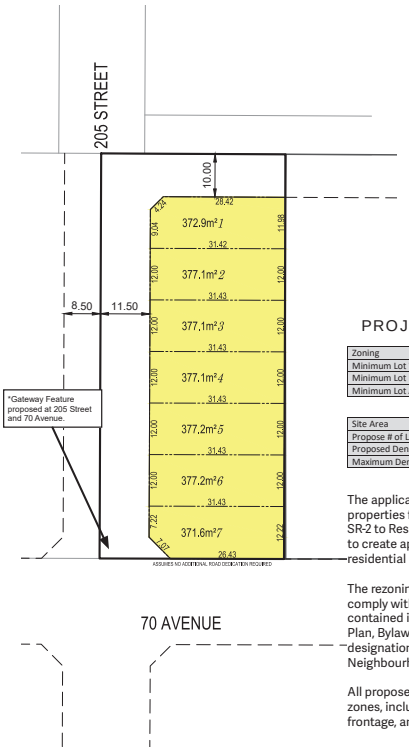
McElhanney
Public Information Meeting Date: April 4, 2019
Township of Langley | 08-14-0188
MCSL | 2111-05124-00

COMMUNITY CONTEXT MAP



McElhanney
Public Information Meeting Date: April 4, 2019
Township of Langley | 08-14-0188
MCSL | 2111-05124-00

PROPOSED SUBDIVISION LAYOUT



PROJECT INFORMATION

Zoning	R-1A Front-Loaded Lot
Minimum Lot Width (m)	25m
Minimum Lot Depth (m)	12m
Minimum Lot Area (m^2)	371.6m^2

Site Area	4046m^2 (1 Acre)
Propose # of Lots	7 lots
Proposed Density	7 units per acre
Maximum Density	8 units per acre

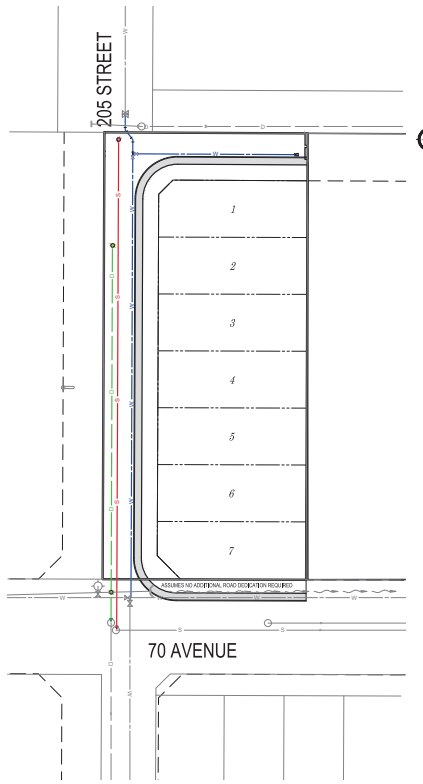
The application is to rezone the subject properties from Suburban Residential Zone SR-2 to Residential Zones R-1A and subdivide to create approximately 7 single-family residential lots.

The rezoning and subdivision applications comply with the Residential designation contained in the Willoughby Community Plan, Bylaw No.3800 and the Residential 1 designation in the Central Gordon Estate Neighbourhood Plan.

All proposed lots conform to the R-1A zones, including minimum lot size, minimum frontage, and minimum lot depth.

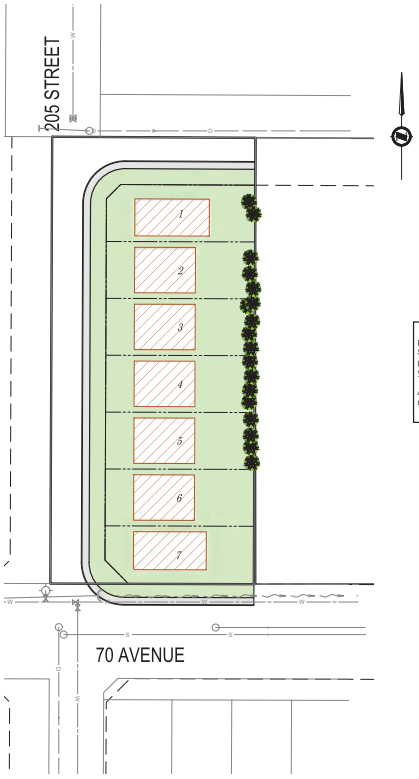
McElhanney
Public Information Meeting Date: April 4, 2019
Township of Langley | 08-14-0188
MCSL | 2111-05124-00

SERVICING PLAN



TREE RETENTION PLAN

E.1



20507 70 Ave Langley, BC

Thank You !

for your questions and comments on the proposed development in the Central Gordon Estate Neighbourhood within Willoughby Community Plan Area

Please return your comment sheet to the registration table.

You may also send your comments by email prior to April 18, 2019 to: kyamashita@mcelhanney.com

McElhanney

Public Information Meeting Date: April 4, 2019
Township of Langley | 08-14-0188
MCSL | 2111-05124-00

Attachment 4
Project Information sheet

McElhanney

April 4, 2019
Our File: 2111-05124-00

PROJECT INFORMATION SHEET

Public Information Meeting for Proposed Development Application Township of Langley (TOL) Project No. 08-14-0188

5:30pm-7:30pm Thursday April 4, 2019
Mountainview Alliance Church

A development application for property 20507 70 Avenue has been submitted to the Township of Langley for rezoning and development of 7 R-1A zoned single-family lots. Proposed lot sizes range from 371.6 sq.m. to 377.1 sq.m. (4,000 sq.ft. to 4,060 sq.ft.) and are compliant with the Residential 1 designation in the Central Gordon Estate Neighbourhood Plan.

PROJECT SPECIFICATIONS

	Area		**Lot Yield (*est.*)**	**Density**	
TOL Application No.	*Hectares*	*Acres*		*Units Per Hectare*	*Units Per Acre*
08-14-0188	0.4	1	7	17.5	7

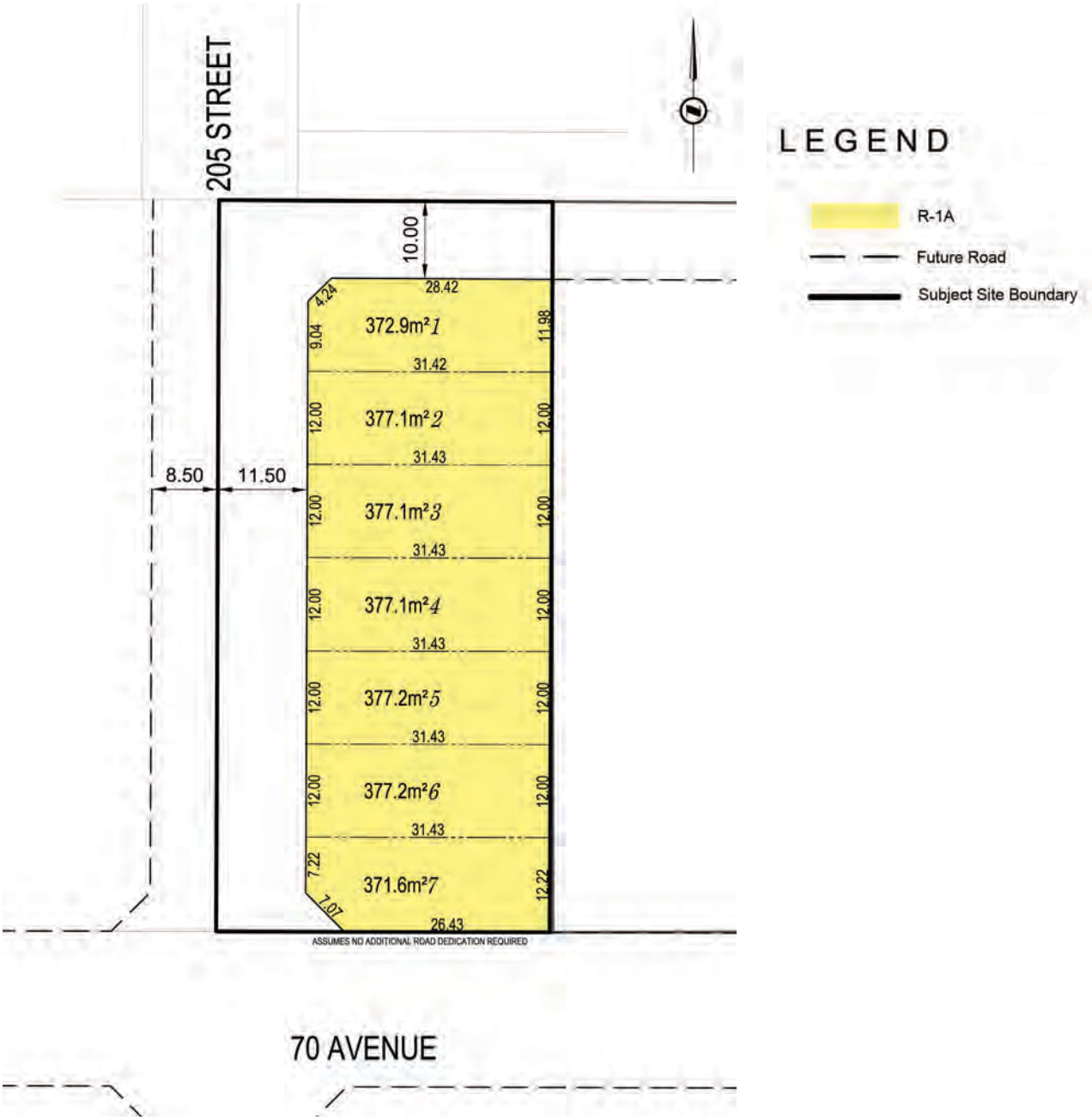
The proposed lots conform to the R-1A single-family zone requirements.

R-1A - Minimum Requirements		**Proposed Lot Specifications (range)**
Lot Area	371.6m²	371.6 – 377.1m²
Lot Frontage	12.0m	12m-12.22m
Lot Depth	25.0m	31.43m

Suite 2300 Central City Tower
13450 - 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050

Proposed Site Layout



*** Proposed layout and future development concept are subject to Township of Langley Approval**

Attachment 5
Completed Questionnaire / Comment Sheets

McElhanney

April 4, 2019
Our File: 2111-05124-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development at
20507 70 Avenue Township of Langley Project 08-14-0188

Thursday April 4, 2019 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

Name FOIPPA s.22(1)

Residential Address FOIPPA s.22(1) Langley

Phone / Email (Opt.) FOIPPA s.22(1)

Prior to advancing this development application to the Township of Langley Council for consideration, we would like your input on the proposed development.

1. With respect to the proposed subdivision design that will result in subdivision of the existing lands into approximately 7 single-family lots, do you:

Support | Somewhat Support | Neutral | Somewhat Oppose ✓ | Oppose

2. In regard to the proposed tree retention strategy, do you:

Support | Somewhat Support | Neutral | Somewhat Oppose | Oppose ✓

3. Please use the space below for any additional comments.
(If more space is required please use the backside of this sheet)

(1) We ask TWP can keep the 6000ft²/house plan.

(2) The 70A Ave and the new south extention of 205 St should allow on at least one side road parking

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to Thursday April 18, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

April 4, 2019
Our File: 2111-05124-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development at
20507 70 Avenue Township of Langley Project 08-14-0188

Thursday April 4, 2019 (5:30 to 7:30 pm)
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Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose
				✓

2. In regard to the proposed tree retention strategy, do you:

Support	Somewhat Support	Neutral	Somewhat Oppose	Oppose
✓				✓

3. Please use the space below for any additional comments.
(If more space is required please use the backside of this sheet)

(1) I think TWP should keep the 6000 ft² plan here. big house

(2) TWP should require the trees extention from west to east on the north line of the lot to be kept.

(3) The 70A Ave and the new south extention of 205 st should allow minimum one side road parking.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to Thursday April 18, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC V3T 5X3
T 604 424 4892

McElhanney

April 4, 2019
Our File: 2111-05124-00

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2. In regard to the proposed tree retention strategy, do you:

Support | Somewhat Support | Neutral | Somewhat Oppose | Oppose

3. Please use the space below for any additional comments.
(If more space is required please use the backside of this sheet)

Density too high, and no enough parking stall. It will effect all neighbour

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to Thursday April 18, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

April 4, 2019
Our File: 2111-05124-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development at
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2. In regard to the proposed tree retention strategy, do you:

(Support) Somewhat Support Neutral Somewhat Oppose Oppose

3. Please use the space below for any additional comments.
(If more space is required please use the backside of this sheet)

clarity on gateway feature & Parking

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to Thursday April 18, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

April 4, 2019
Our File: 2111-05124-00

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2. In regard to the proposed tree retention strategy, do you:

(Support) Somewhat Support Neutral Somewhat Oppose Oppose

3. Please use the space below for any additional comments.
(If more space is required please use the backside of this sheet)

After rezone, the parking spaces are limited, not enough, some vehicles may park our street (205 street). I hope proposal has more parking spaces.

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to Thursday April 18, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

April 4, 2019
Our File: 2111-05124-00

QUESTIONNAIRE | COMMENT SHEET

Public Information Meeting for Proposed Development at
20507 70 Avenue Township of Langley Project 08-14-0188

Thursday April 4, 2019 (5:30 to 7:30 pm)
Mountainview Alliance Church (7640 200 St, Langley BC)

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Phone / Email (Opt.) FOIPPA s.22(1)

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2. In regard to the proposed tree retention strategy, do you:

Support | Somewhat Support | Neutral | Somewhat Oppose | Oppose

3. Please use the space below for any additional comments.
(If more space is required please use the backside of this sheet)

* 1 Subdivision design - 6 units to give more neighbourly room

* Tree retention - privacy - if a few more plus some lots don't seem to have any?

THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to Thursday April 18, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

McElhanney

April 4, 2019
Our File: 2111-05124-00

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Thursday April 4, 2019 (5:30 to 7:30 pm)
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Name FOIPPA s.22(1)

Residential Address FOIPPA s.22(1) Langley, BC

Phone / Email (Opt.) FOIPPA s.22(1)

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THANK YOU!!

Please return your comment sheet to the registration table.

You may also send your comments to McElhanney at the address below or by email at kyamashita@mcelhanney.com prior to Thursday April 18, 2019.

Suite 2300 Central City Tower
13450 102 Avenue
Surrey BC, V3T 5X3
T 604 424 4892

From: Kasel Yamashita
To: Clover Mei
Subject: Fwd: Tol project 08-14-0188
Date: Friday, March 29, 2019 8:38:28 AM

Please file the following as received prior to PIM

Kasel Yamashita, MCIP, RPP | Planner
McElhanney Consulting Services Ltd
D 604 424 4892 | C 604 612 2475 | T 604 596 0391
kyamashita@mcelhanney.com

From: FOIPPA s.22(1)
Sent: Friday, March 29, 2019 7:01 AM
To: Kasel Yamashita
Subject: Fwd: Tol project 08-14-0188

> Kasel
>
> I received your letter on the proposed project 20507 70 Ave. Do you have a copy of the proposed site plan - it would be great to see what the project will look like and how roads and the limited street parking would be impacted.
>
> Thank You
> FOIPPA s.22(1)
>
>
> Sent from my iPhone

McElhanney

January 23, 2020

Our Number: 2111-05124-00

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

Letter of Intent – Proposed Development Variance Permit to Central Gordon Estate Neighbourhood (ToL Project 08-14-188)

Located at 20507 70 Avenue

This letter provides rationale for a development variance permit for the existing Township of Langley project 08-14-0188. The application includes:

1. Development Variance Permit to reduce widths on lots 2 and 3 (R-1A front loaded) from 12.0m (39.37 ft.) to 11.60m (38.06 ft.).

Development Variance Permit Rationale

The Central Gordon Estate Neighbourhood Plan (NP) requires a "local road gateway" at 70 Ave and 205 St, where the subject site is located. The NP notes that a "local road gateway" should incorporate additional landscaping and signage into the road design to help create identifiable places. The gateway should be consistent with Figure 4.5 in the NP (Figure 1 below).

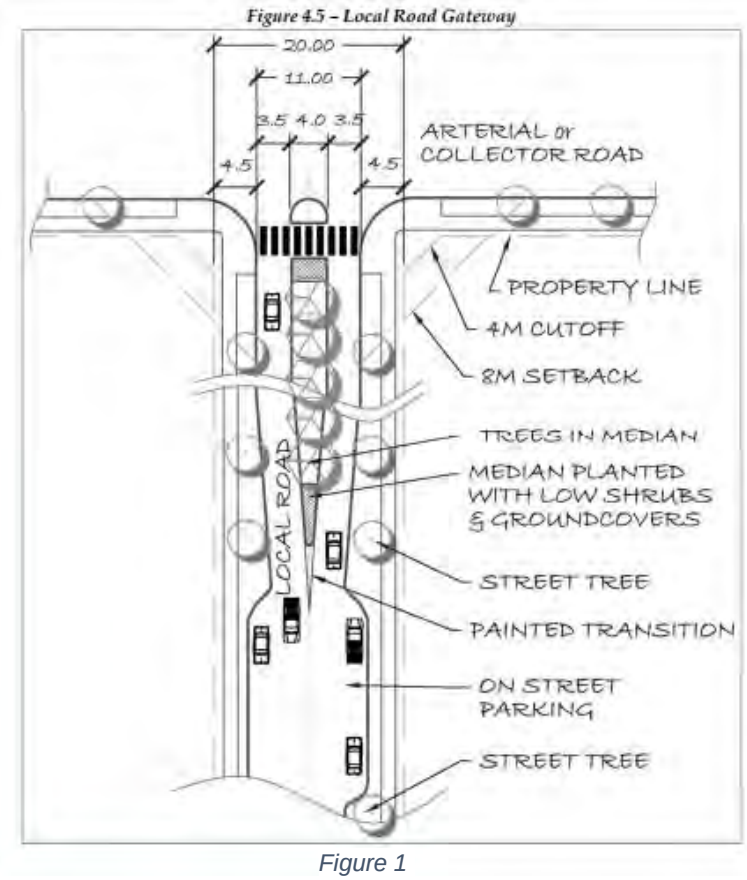


Figure 1

Suite 2300 Central City Tower
13450 – 102 Avenue
Surrey BC
Canada V3T 5X3

Tel 604 596 0391
Fax 604 584 5050
www.mcelhanney.com/mcs

Providing the “local road gateway” as required by the NP conflicts with full turn movements for some lots oriented towards 205 St (Figure 2).

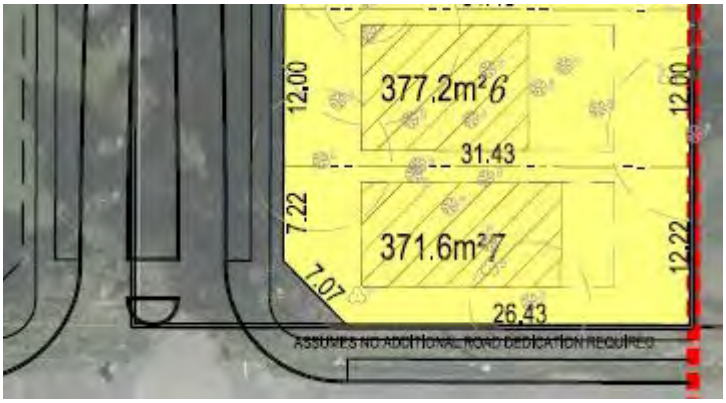


Figure 2

Reducing the frontage on lots 2 and 3 allows lots 6 and 7 to be re-oriented to face 70 Ave which eliminates the driveway-gateway conflict shown above and allows full turn movements for cars entering and exiting driveways on lots 6 and 7. The re-oriented lots 6 and 7 continue the streetscape being established along 70 Ave by developments to the south and east of the subject site.

The varied lot width (11.60m) proposed for Lots 2 and 3 exceeds the minimum lot width requirements for other front-loaded lots in the Township of Langley, demonstrating that the proposed lot width is sufficient to build houses. Proposed lot depths exceed zone minimums, allowing the proposed R-1A zone’s minimum lot areas (371.6m²) to be met.

To ensure high quality of streetscape considering the two varied lot widths, the developer will register an Exterior Design Control Agreement on Title. This guarantees that the ultimate houses built on the developed lots will meet high levels of design standards.

Conclusion

The proposed variances are necessary to provide the “local road gateway” identified in the NP.

Please forward any questions or comments to the undersigned.

Sincerely,

McElhanney Ltd.

Kasel Yamashita, MCIP, RPP
Project Manager / Planner
kyamashita@mcelhanney.com

Attachments:

- Sketch 7 (January 21, 2020)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SIKHAM) BYLAW 2020 NO. 5477

EXPLANATORY NOTE

Bylaw 2020 No. 5477 rezones a 0.4 ha (1.0 ac) property located at 20507 – 70 Avenue to Residential Zone R-1A to facilitate the subdivision of seven (7) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SIKHAM) BYLAW 2020 NO. 5477

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 (SIKHAM) Bylaw 2020 No. 5477".

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

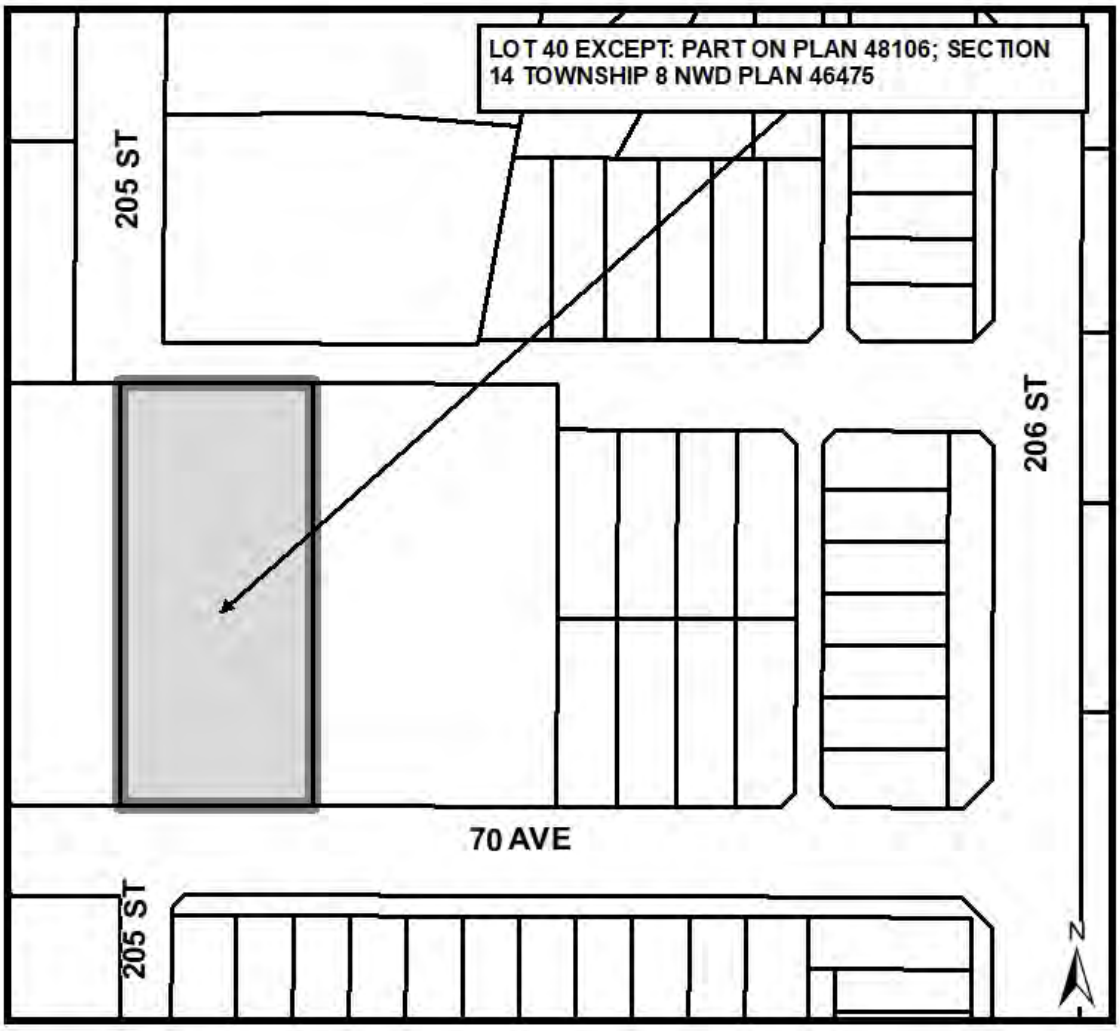
   Lot 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to SCHEDULE A.

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. 5477



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT (SIKHAM) BYLAW 2020 NO. 5572

EXPLANATORY NOTE

Bylaw 2020 No. 5572 authorizes the Township of Langley to enter into a phased development agreement with Pavitter Singh Sikham and Navjot Kaur Sikham.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY PHASED DEVELOPMENT AGREEMENT (SIKHAM) BYLAW 2020 NO. 5572

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 (Sikham) Bylaw 2020 No. 5572”.

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'~~

PHASED DEVELOPMENT AGREEMENT

(Sikham)

THIS AGREEMENT dated for reference _____, 2020

AMONG:

Pavitter Singh Sikham
20507 – 70 Avenue
Langley, BC V2Y 1S9

AND:

Navjot Kaur Sikham
20507 – 70 Avenue
Langley, BC V2Y 1S9

(together, Navjot Kaur Sikham and Pavitter Singh Sikham are 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, dedication of the Roads, and acquisition of land for the community stormwater detention pond (if applicable), all pursuant to this Agreement;

"**Authorized Assignee**" has the meaning in section 22;

"**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 7 single family lots, together with all servicing works and landscaping, as shown on the Site Plan;

"**Development Variance Permit**" means Development Variance Permit No. 100119 to vary minimum frontage provisions in the Zoning Bylaw in respect to the Development, a copy of which is attached as Schedule D;

"Lands" means the lands and premises legally described as:

> PID: 006-080-294, Lot 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475

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. 5572;

"**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 Bylaw 2020 No. 5477, a copy of which is attached as Schedule C, rezoning the Lands to Residential Zone R-1A;

"**Roads**" means the east half of 205 Street, the south half of 70A Avenue, and other roads as shown generally on the Site Plan, and as otherwise necessary in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;

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

"**Specified Bylaw Provisions**" means any and all provisions of the Rezoning Bylaw and of the Zoning Bylaw provisions under zone R-1A, as varied by the Development Variance Permit, that regulate:

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

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

(c) the siting, size and dimensions of:

(i) buildings and other structures; and

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

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

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

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

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

"**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 $39,711.00 (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 Central Gordon Estate Neighbourhood Plan.

5. The Developer acknowledges that the Lands require a connection to a community stormwater detention pond, as contemplated in the Central Gordon Estate Neighbourhood Plan. The Developer will secure the connection of the Lands and the Development to a community stormwater detention pond. The Developer acknowledges that securing the connection to a stormwater detention pond may require the Developer to acquire and transfer to the Township lands for a new community stormwater detention pond.

6. The Developer will not apply for any development permit or 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 and 5 to the satisfaction of the Township.

7. 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.

8. Compliance with sections 2, 4, and 5 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

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

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

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

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

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

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

   (b) this Agreement has been terminated; or

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

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

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

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

Amendment

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

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

extension of this Agreement or changes to any of the following provisions of this Agreement:

(a) the Lands;

(b) the definition of the Specified Bylaw Provisions;

(c) the Term of this Agreement;

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

(e) the provisions of this Agreement regarding transfer.

15. Nothing in section 14 prevents the Township from deciding to hold a public hearing in advance of a minor amendment to this Agreement if it so chooses.

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

Term, Termination and Enforcement

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

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

19. 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.

20. 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

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

22. 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**").

23. 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 9 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 9(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

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

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

26. 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.*

27. 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.

28. 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 community stormwater detention pond, and 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*.

29. Time is of the essence of this Agreement.

30. 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.

31. 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.

32. If any part of this Agreement other than section 9 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

33. 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.

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

Indemnity and Release

35. The Developer will 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.

36. The Developer 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.

37. The indemnity and release provisions in sections 35 and 36 will survive the expiry or termination of this Agreement.

Notice

38. 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:

Pavitter Singh Sikham and Navjot Kaur Sikham, as joint tenants
20507 – 70 Avenue

Langley, BC V2Y 1S9

(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

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

Costs

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

Schedules

41. 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 Rezoning Bylaw and of provisions related to zone R-1A

Schedule D – Development Variance Permit No. 100119

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

SIGNED BY NAVJOT KAUR SIKHAM, in the presence of:)
)
)
_____)
Signature of Witness)
_____)
Printed Name)
_____)

{00606353; 2 }

Address)
_____) **NAVJOT KAUR SIKHAM**
)
_____)
Occupation

SIGNED BY PAVITTER SINGH SIKHAM, in the)
presence of:)
)
_____)
Signature of Witness)
_____)
Printed Name)
_____)
Address) _____
_____) **PAVITTER SINGH SIKHAM**
)
_____)
Occupation

[*Township's signature follows*]

THE CORPORATION OF THE
TOWNSHIP OF LANGLEY,
by its authorized signatories:

_____

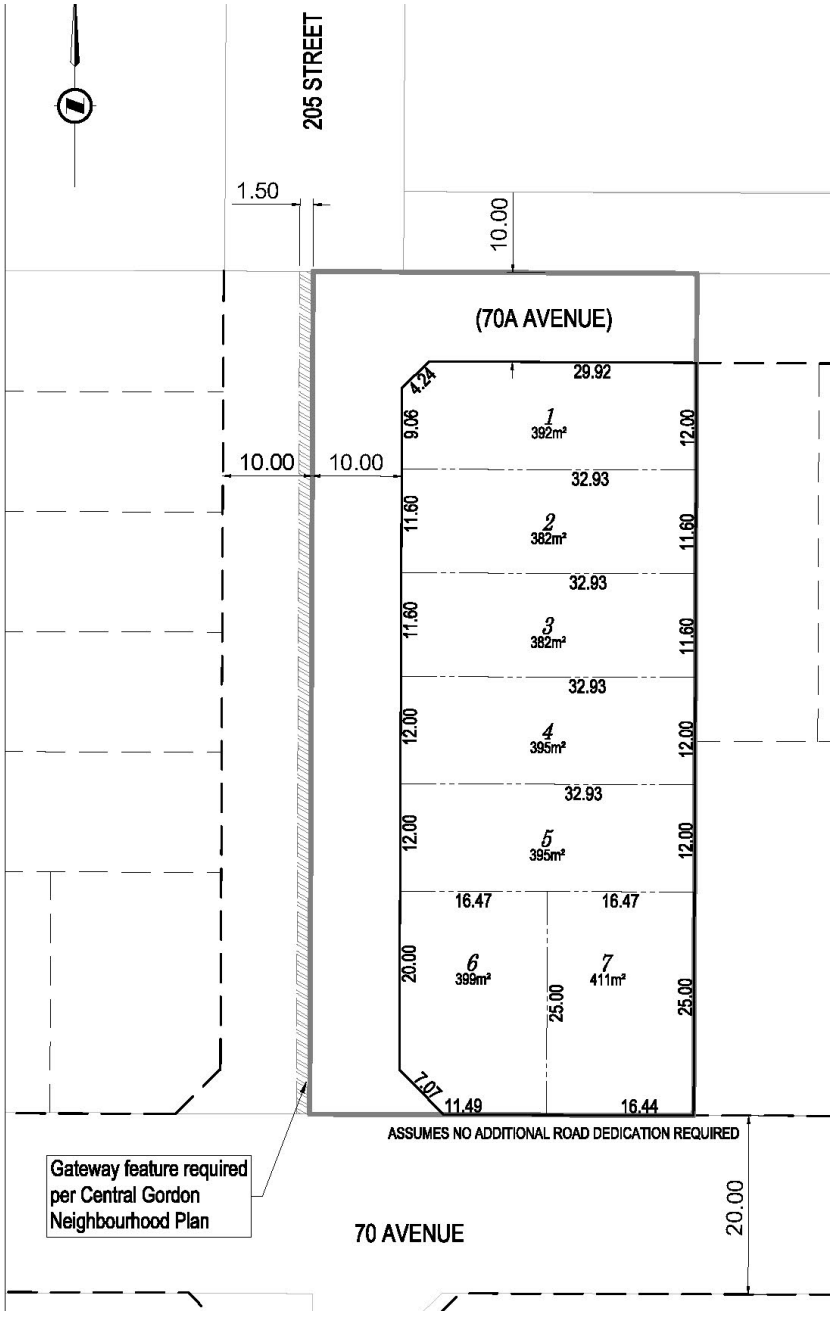
_____

_____

_____

~~SCHEDULE A~~

SITE PLAN



~~SCHEDULE B~~

FORM FOR AGREEMENT TO BYLAW CHANGES

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

AMONG:

Pavitter Singh Sikham
20507 – 70 Avenue
Langley, BC V2Y 1S9

AND:

Navjot Kaur Sikham
20507 – 70 Avenue
Langley, BC V2Y 1S9

(together, Navjot Kaur Sikham and Pavitter Singh Sikham are 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.5572 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: 006-080-294, Lot 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475

as subdivided from time to time (the "**Lands**");

C. The Township has, pursuant to Bylaw 2020 No. 5477 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.

SIGNED BY NAVJOT KAUR SIKHAM, in the presence of:	)	
_____	)	
Signature of Witness	)	
_____	)	
Printed Name	)	
_____	)	
Address	)	_____
_____	)	**NAVJOT KAUR SIKHAM**
_____	)	
Occupation	)	

SIGNED BY PAVITTER SINGH SIKHAM, in the presence of:)
)
)
_____)
Signature of Witness)
_____)
Printed Name)
_____)
Address)
_____)
)
_____)
Occupation

_____
PAVITTER SINGH SIKHAM

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, by its authorized signatories:

Per:_____

Per:_____

~~SCHEDULE C~~

Rezoning Bylaw

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SIKHAM) BYLAW 2020 NO. 5477

EXPLANATORY NOTE

Bylaw 2020 No. 5477 rezones a 0.4 ha (1.0 ac) property located at 20507 – 70 Avenue to Residential Zone R-1A to facilitate the subdivision of seven (7) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SIKHAM) BYLAW 2020 NO. 5477

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 (SIKHAM) Bylaw 2020 No. 5477".

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

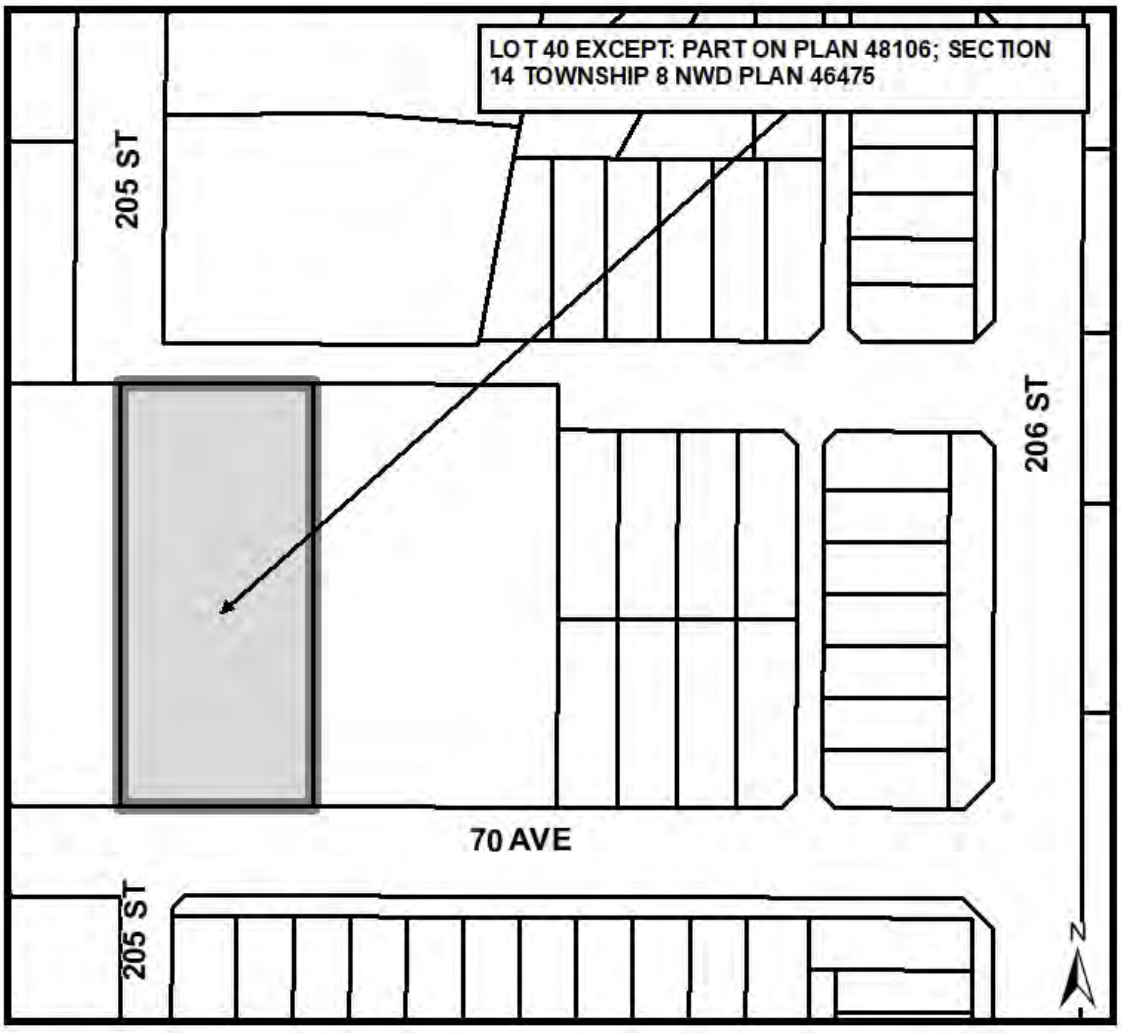
   Lot 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1A.

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. 5477



SECTION 400 - RESIDENTIAL ZONES

401 RESIDENTIAL ZONE R-1A

Uses Permitted

#5019 28/10/13 401.1 In the R-1A Zone only the following *uses* are permitted and all other *uses* are prohibited:

accessory buildings
accessory home occupations subject to Section 104.3
residential uses subject to Section 401.2.
accessory detached garage

Residential Uses

401.2 No more than one *single family dwelling* is permitted on any one *lot.*

Definitions

#5019 28/10/13 401.3 For the purposes of Section 401 the following definitions shall apply:

1) front loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *street* abutting the front or flanking *lot line.*
2) rear loaded *lot* means a *lot* to which vehicular access for parking purposes is provided directly from a *lane* abutting the *rear* or *side lot line.*
3) an *accessory* detached garage means a *building* or *structure* (*accessory* to a *residential use*) used to store a minimum of 2 motor *vehicles* provided in accordance with sub-section 401.7.

Lot Coverage

#3585 24/06/96 #4567 07/05/07 401.4 1) Except as provided for in subsections 401.4 2) and 401.4 3)*buildings* and *structures* shall not cover more than 25% of the *lot area*.

2) *Lot coverage* may be increased to 35% where the *gross floor area* of a *single family dwelling* is less than 280 m^2 (including all attached and detached garages and carports, and including *basement*s where the surface of the first floor is more than .8 metres above the average grade at any *building* elevation facing a *street*).
3) *Lot coverage* may be increased to 35% where the *gross floor area* of a *single family dwelling* is 280 m^2 or greater (including all attached and detached garages and carports, but excluding *basements* where permitted), provided that:
   a) the maximum *height* of the dwelling does not exceed two *storey*s plus an in-ground *basement* where permitted; and
   b) the primary *cooking facility*, living room and dining areas are located on the first *storey*, and except for a single *storey building*, the majority of the bedrooms are located on the second *storey*; and

c) the *gross floor area* of the second *storey* does not exceed 80% of the *gross floor area* of the first *storey* (including all attached and detached garages and carports); and
d) the facade of the second *storey* is set back a minimum of 1.2 metres from both the front and at least one side wall of the first *storey*; and
e) the surface of the first floor is not more than .8 metres above the average grade at any *building* elevation facing a *street*, except that where the average slope of the lot if 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including garages and carports) facing a *street* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.

#4859 30/05/11 #5019 28/10/13

401.5 **Siting of Buildings and Structures**

Except as provided for in Sections 104.4, 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

1) **Front Loaded *Lot* (Attached Garage)**

Buildings and Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	6.0m[3]	6.0m	1.2m [3]	3.0m [3]
Accessory Building or *Structure*	N/A [2]	1.5m [9] [10]	1.5m [3] [9]	4.5m [3]

2) **Rear Loaded *Lot* (Attached Garage)**

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m [3] [7] [8]	6.0m [1]	Interior-1.2m *Lane*-1.5m [1] [3] [7]	2.5m [3] [7] [8]
Accessory Building or *Structure*	N/A [2]	1.5m [9]	1.5m [3] [9]	4.5m [3]

3) **Rear Loaded *Lot* (Detached Garage)**

Buildings* and *Structures	**Minimum *Front lot line* Setback**	**Minimum *Rear lot line* Setback**	**Minimum *Side lot line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side lot line* Setback (Abutting a *Street*)**
Principal building	2.5m [3] [7] [8]	13.0m [4] (average)	Interior-1.2m *Lane*-1.5m [3] [7]	2.5m [3] [7] [8]

Accessory Detached Garage	N/A [2]	0.6m [4]	Interior-0.9m *Lane*-1.5m (3) (4) (5) (6)	4.5m [3]
Accessory Building or *Structure*	N/A [2]	1.5m [9]	1.5m [3] [9]	4.5m [3]

[1] For a rear loaded *lot* with an attached garage, the garage door shall be sited a minimum of 7.0 metres from the property line.

[2] *Accessory buildings* and *structures*, and *accessory* detached garages are not permitted within the front yard.

[3] Notwithstanding Sections 104.4 4) and 111.6 2), on *corner lot*, no part of any *building, structure* or fence greater than 1.0 metre in *height* shall project into the triangular area created by a line joining two points:
a) 6.0 metres from the projected *lot line*s abutting a local *street* and/or *lane*; and
b) 7.5 metres from the projected *lot line*s abutting an arterial and/or collector *street*.

[4] The distance between the *principal building* and detached garage shall be a minimum of 6.0 metres (except for a 1 m^2 landing and associated stairs, uncovered porches, patios and decks have a maximum *height* of 0.6 metres above grade, and as provided for in Section 104.4).

[5] On abutting *lots*, the minimum interior *side lot line* setback for an *accessory* detached garage may be reduced to zero (0) provided that the two (2) garages abutting one another are simultaneously designed, *building* permits issued, and the garages are constructed by the same builder utilizing a party wall agreement.

[6] The eave and gutter of the accessory detached garage shall be setback a minimum of 0.45m from the interior *side lot line*.

[7] The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire front and flanking façade of the first *storey*. For the purpose of measuring this setback, structural supports of the first *storey*, covered verandahs, porches, patios and entranceways on the front and flanking yards shall be considered part of the first *storey* façade.

[8] Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5 metres, providing that such reduction shall apply only to the projecting feature.

[9] A minimum *rear lot line* and *side lot line* setback of 0.6m is permitted for an *accessory building* or *structure* with a *gross floor area* less than 6.0 m^2.

[1(Notwithstanding Section 401.5 footnote 9, where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*.

Height of Buildings and Structures

#3088 401.6 Except as provided for in Section 104.5
06/01/92 1) The *height* of principal *buildings* and *structures* shall not exceed 9 metres.
#3782 2) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 m or
27/07/98 one *storey*, whichever is lesser.
#4339 3) Hoop, arch or similar type *buildings* having a semicircular or similar roof
01/11/04 design primarily curving downwards to form walls, or any frame type *building*
#4567

07/05/07 covered or partially covered by tarpaulin or other fabric like material, shall be a maximum of 2.0 metres.

Parking and Loading

#5019 28/10/13 401.7 Parking and loading shall be provided in accordance with Section 107 except as follows:

Buildings* and *Structures	**Minimum *Front lot line* Setback**
Front Loaded *Lot* (attached garage)	2 side by side spaces in a fully enclosed garage plus 2 side by side outdoor spaces on the front driveway. (2) (3) (4)
Rear Loaded *Lot* (attached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (1) (2) (3) (4)
Rear Loaded *Lot* (detached garage)	2 side by side spaces in a fully enclosed garage plus 1 outdoor space. (1) (2) (3) (4)

(1) On a rear loaded *corner lot* no part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5 metres from the projected *lot line* abutting a *street* and/or a *lane.*

(2) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.

(3) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.

(4) The required outdoor space may extend into a municipal *street* dedication, but not extend beyond the back of sidewalk (front loaded) or the *lane* (rear loaded).

Subdivision Requirements

#5019 28/10/13 401.8 All *lots* created by *subdivision* shall comply with the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following.

	Front Loaded Lot	**Rear Loaded Lot**
Minimum *Lot Area*	371.6 m^2	371.6 m^2
Minimum *Lot Frontage*	12 m	12 m
Minimum *Lot Depth*	25 m	28 m

Landscaping, Screening and Fencing

401.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

110 - SUBDIVISION REQUIREMENTS

Minimum Subdivision Requirements

110.1 All *lots* created by *subdivision* shall conform to the following:

	ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM LOT DEPTH
	Residential Zones			
#5019 - 28/10/13	R-1A	In accordance with Section 401.8		
	R-1B	464.5 m^2	15.25 m	25 m
	R-1C	464.5 m^2 (1)	15.25 m	25 m
	R-1D	650.0 m^2	18.25 m	25 m
	R-1E	930.0 m^2 (4)	22 m	25 m
#4113 - 18/11/02	R-CL	In accordance with Section 403.7		
#4228 – 23/08/04 deleted by #4547 – 09/07/07	R-CL(A)	In accordance with Section 403.7		
#4547 - 09/07/07	R-CL(A)	In accordance with Section 404.9		
#4547 - 09/07/07	R-CL(B)	In accordance with Section 405.9		
#4547 - 09/07/07	R-CL(CH)	In accordance with Section 406.9		
#4547 - 09/07/07	R-CL(RH)	In accordance with Section 407.9		
#4547 - 09/07/07	R-CL(MH)	In accordance with Section 408.9		
#4976 - 12/02/13	R-CL(SD)	In accordance with Section 409.9		

~~SCHEDULE D~~

Development Variance Permit No. 100119

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100119

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

1. Name: Pavitter Singh Sikham and Navjot Kaur Sikham

   Address: 20507 – 70 Avenue, Langley, BC V2Y 1S9

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 40 Except: Part on Plan 48106; Section 14 Township 8 New Westminster District Plan 46475

   CIVIC ADDRESS: 20507 – 70 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. Section 401.8 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum frontage requirement for Front Loaded Lots from 12 m to 11.6 m for proposed Lots 2 and 3 as shown on Schedule A.

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.

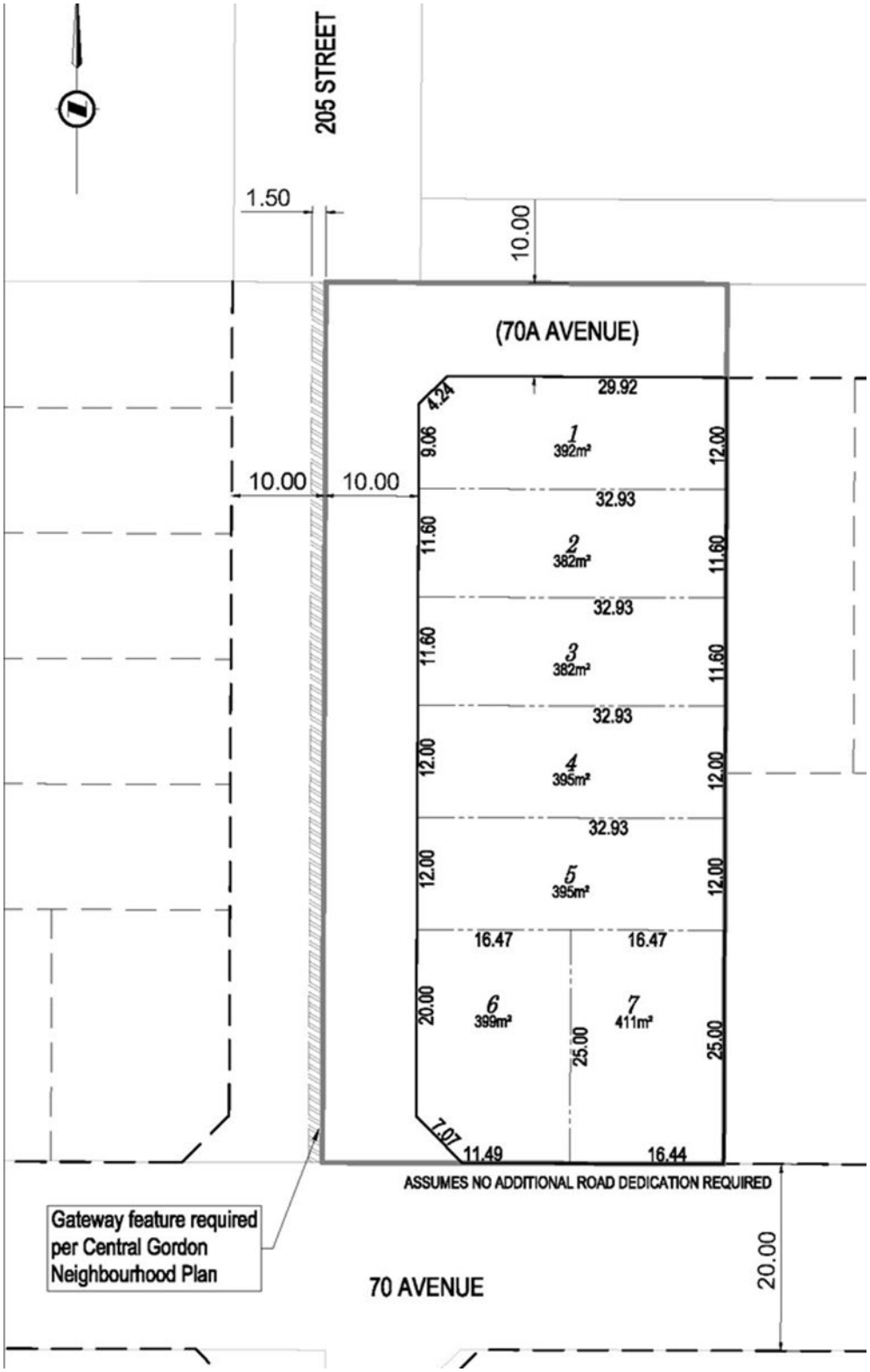
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

Attachments:

SCHEDULE A Preliminary Subdivision Plan

~~SCHEDULE A~~


205 STREET
1.50
10.00
(70A AVENUE)
29.92
4.24
9.06
12.00
1
392m²
10.00
10.00
32.93
11.60
2
382m²
11.60
32.93
11.60
3
382m²
11.60
32.93
12.00
4
395m²
12.00
32.93
12.00
5
395m²
12.00
16.47
16.47
20.00
6
399m²
7
411m²
25.00
25.00
7.07
11.49
16.44
ASSUMES NO ADDITIONAL ROAD DEDICATION REQUIRED
Gateway feature required per Central Gordon Neighbourhood Plan
70 AVENUE
20.00

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-52
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-33-0135
SUBJECT:	HERITAGE ALTERATION PERMIT APPLICATION NO. 101197 (STATEWOOD PROPERTIES LTD. / 9213 AND 9217 GLOVER ROAD)		

PROPOSAL:

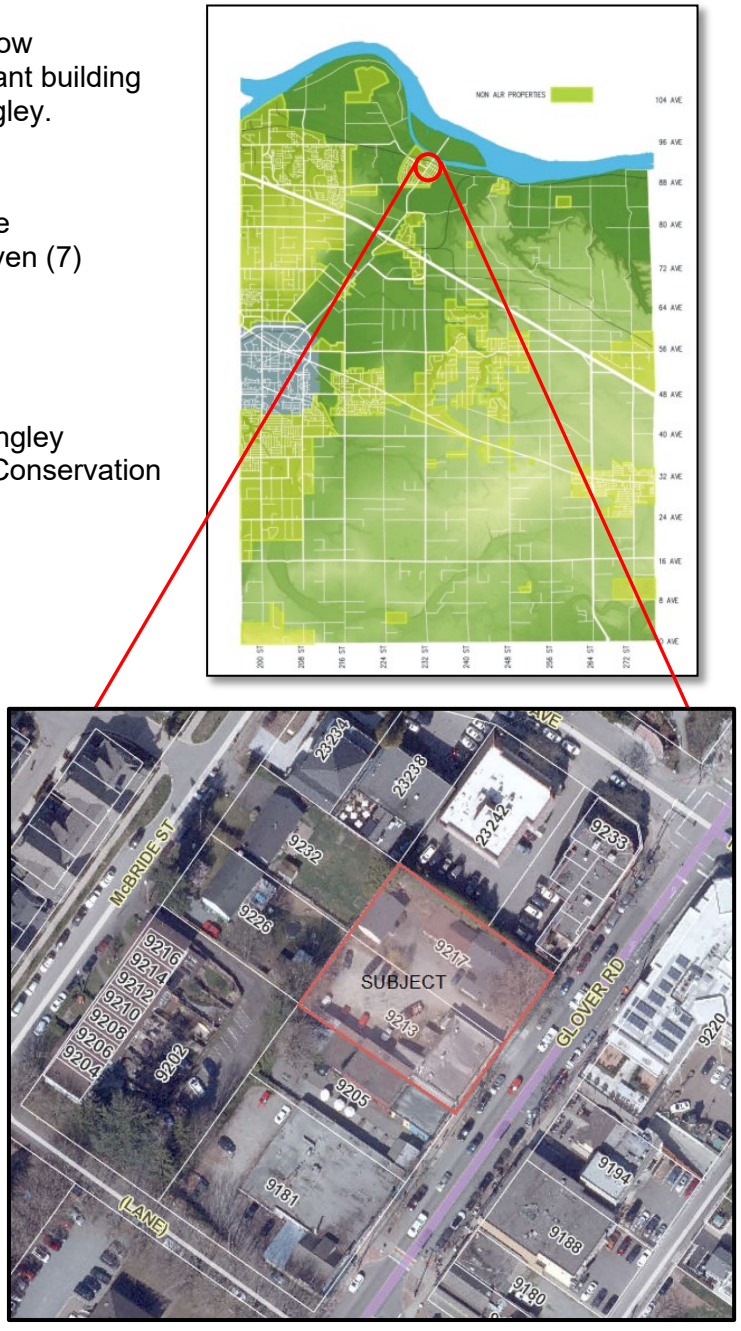
Heritage Alteration Permit application to allow construction of a 337 m^2 (3,630 ft^2) restaurant building at 9213 and 9217 Glover Road in Fort Langley.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Heritage Alteration Permit No. 101197 subject to seven (7) conditions, noting seven (7) building permit conditions.

RATIONALE:

The proposal is in keeping with the Fort Langley Community Plan and associated Heritage Conservation Area Guidelines.



RECOMMENDATION:

That Council authorize issuance of Heritage Alteration Permit No. 101197 for properties located at 9213 and 9217 Glover Road, to allow construction of a 337 square metre (3,630 square foot) restaurant building subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule "A";
b. Consolidation of the properties in substantial compliance with Schedule "A";
c. Landscape plans being in substantial compliance with Schedule "B" and the Township's Street Tree and Boulevard Planting Policy;
d. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
e. All signage being in substantial compliance with Schedule "A", the Fort Langley Building Façade Design Guidelines and the Township's Sign Bylaw, and architecturally compatible with the building;
f. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and,
g. All refuse areas to be located inside the building or alternatively screened from view from adjacent roads by compatible architectural treatments in substantial compliance with Schedule "A".

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

a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township's Subdivision and Development Servicing Bylaw;
d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and Building Permit Administration Fees.

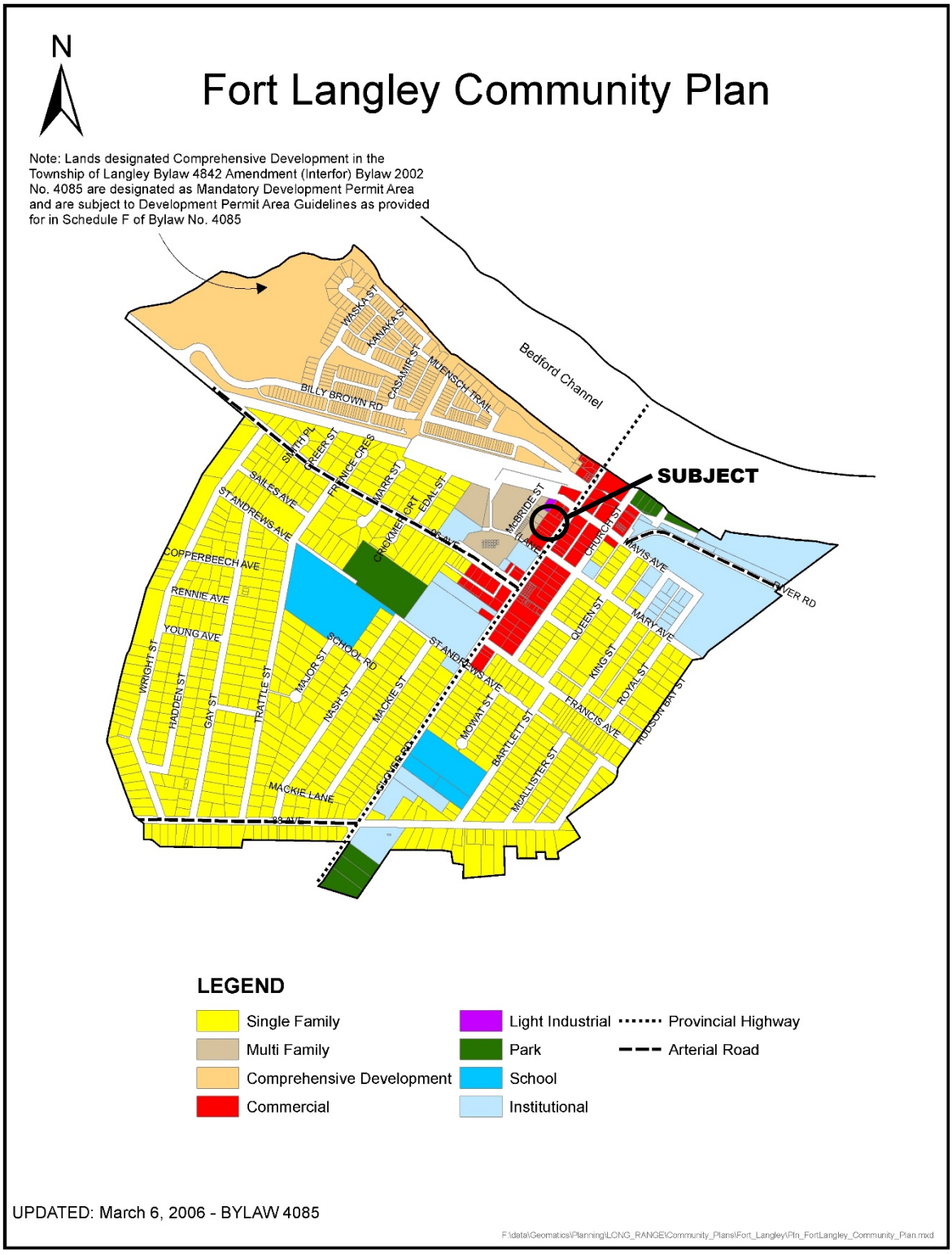
EXECUTIVE SUMMARY:

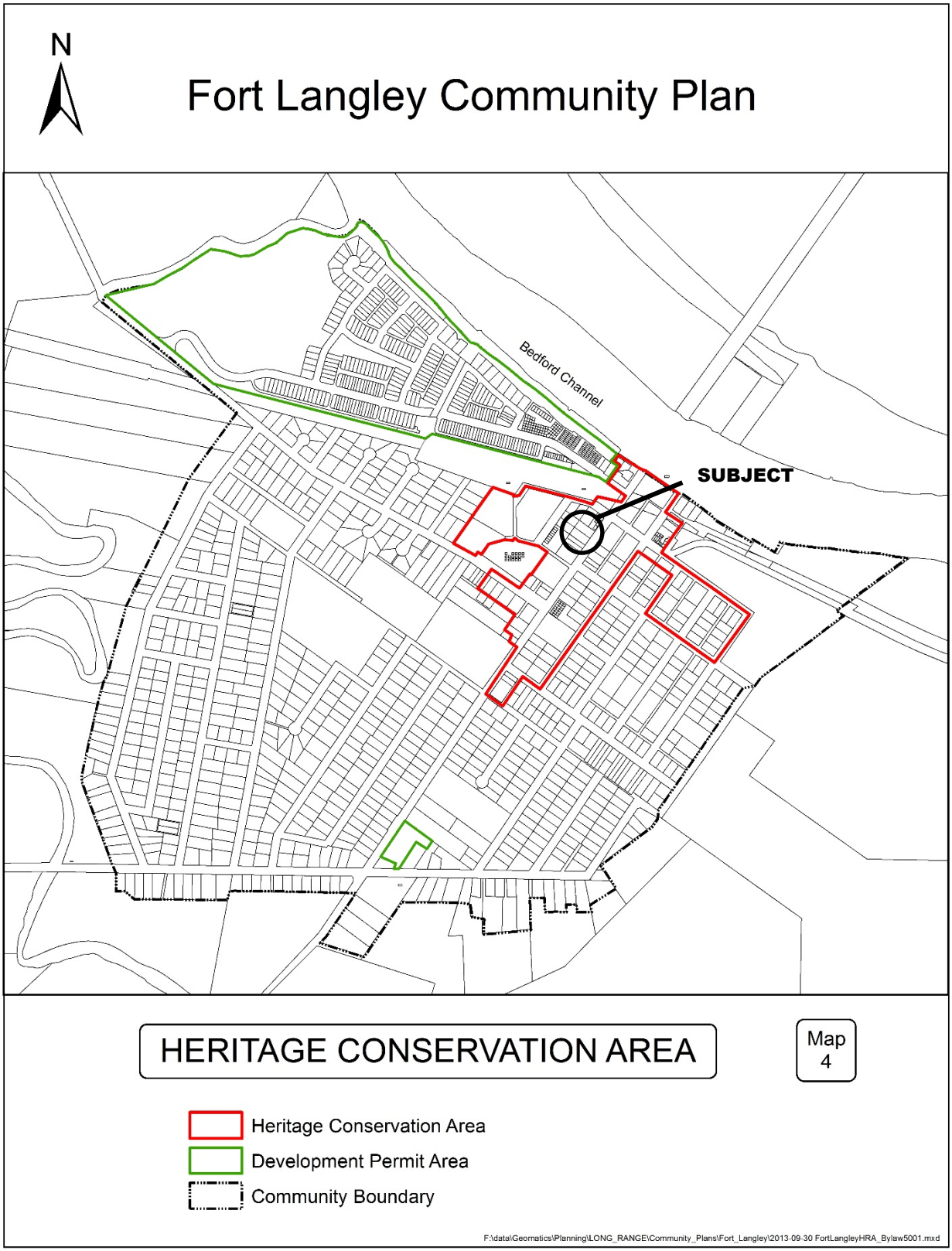
Site Lines Architecture Inc. has applied, on behalf of Statewood Properties Ltd., for a Heritage Alteration Permit (HAP) for a 337 m^2 (3,630 ft^2) restaurant building at 9213 and 9217 Glover Road in Fort Langley. As the subject properties are located in the Fort Langley Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to allow for the issuance of a building permit to proceed with the construction of the proposed building.

The proposed development is compatible with the Township's land use policies, the Fort Langley Community Plan and requirements of the Heritage Conservation Area outlined in the Fort Langley Community Plan (Attachment B). Staff recommend issuance of Heritage Alteration Permit No. 101197, subject to seven (7) conditions and seven (7) conditions applicable at building permit stage.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Heritage Alteration Permit No. 101197 in Fort Langley.

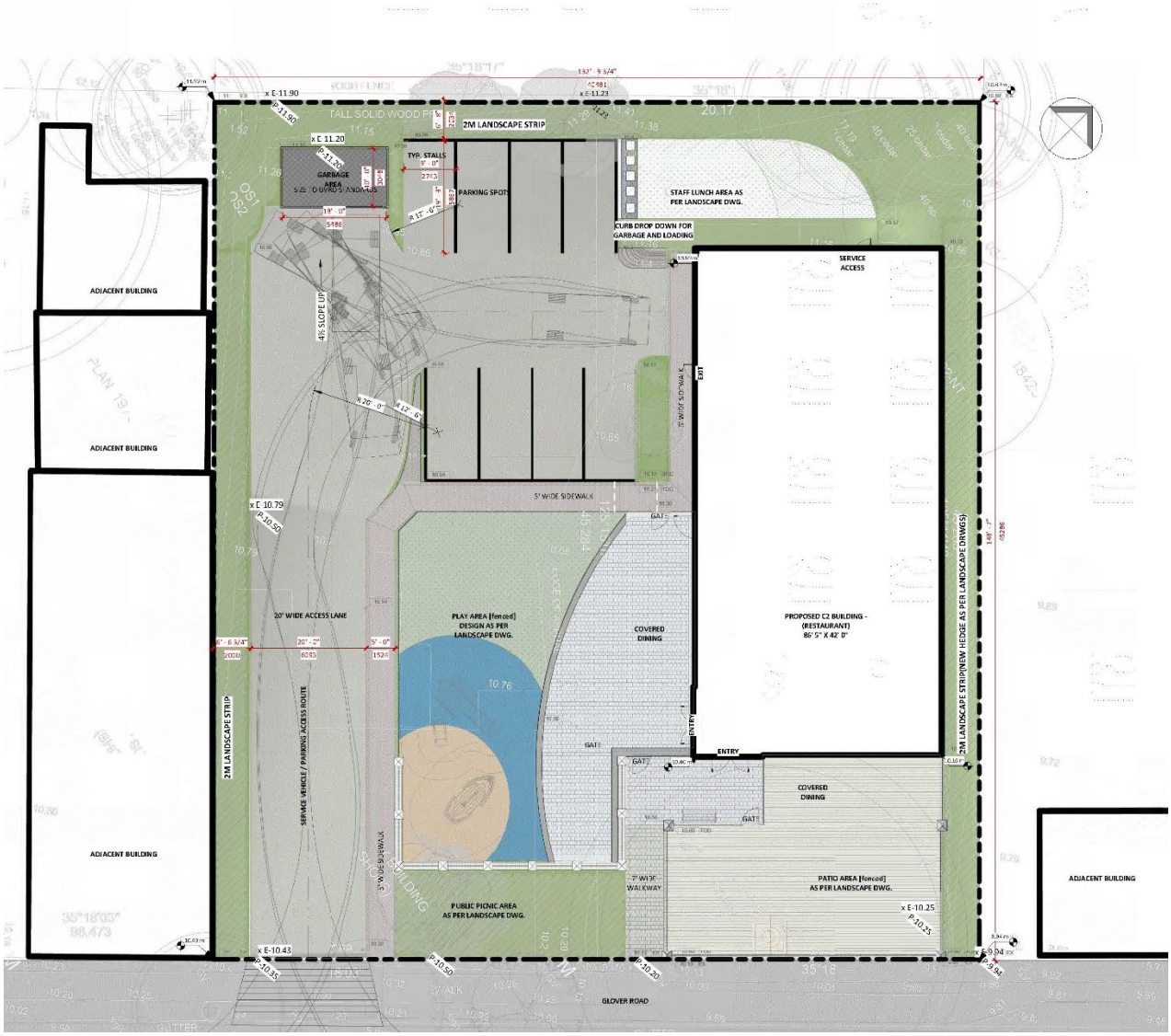

N
Fort Langley Community Plan
Note: Lands designated Comprehensive Development in the Township of Langley Bylaw 4842 Amendment (Interfor) Bylaw 2002 No. 4085 are designated as Mandatory Development Permit Area and are subject to Development Permit Area Guidelines as provided for in Schedule F of Bylaw No. 4085
Bedford Channel
SUBJECT
WASKA ST
KANAKA ST
CASAMIR ST
MUENSCH TRAIL
BILLY BROWN RD
SMITH PL
GREER ST
PRINCE CRES
MARR ST
EDAL ST
CROCKMEIER CRT
LANE
McBRIDE ST
CHURCH ST
MAVIS AVE
RIVER RD
SAILES AVE
ST ANDREWS AVE
COPPERBEECH AVE
RENNIE AVE
YOUNG AVE
WRIGHT ST
HADDEN ST
GAY ST
RATTLE ST
MAJOR ST
SCHOOL RD
NASH ST
MACKIE ST
MACKIE LANE
GLOVER RD
88 AVE
MOWAT ST
BARTLETT ST
McALLISTER ST
FRANCIS AVE
QUEEN ST
KING ST
MARY AVE
ROYAL ST
HUDSON BAY ST
LEGEND
Single Family
Multi Family
Comprehensive Development
Commercial
Light Industrial
Park
School
Institutional
Provincial Highway
Arterial Road
UPDATED: March 6, 2006 - BYLAW 4085
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Fort_Langley\Pln_FortLangley_Community_Plan.mxd



HERITAGE CONSERVATION AREA MAP 4



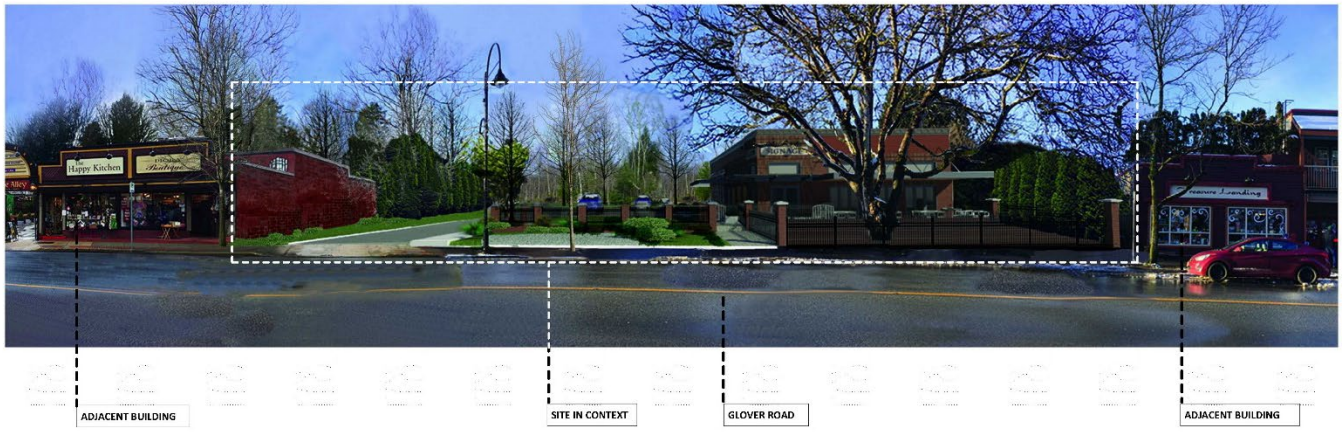
ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERINGS – SUBMITTED BY APPLICANT



STREETSCAPE – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Statewood Properties Ltd. 205, 1231 Pacific Boulevard Vancouver, BC V6Z 0E2
Agent:	Site Lines Architecture Inc. 200, 23160 96 Avenue Langley, BC V1M 2R6
Legal Description:	Lots 3 and 4 Block 1 District Lot 79 Group 2 New Westminster District Plan 1976
Civic Address:	9213 and 9217 Glover Road
Area:	1,822 m^2 (0.45 ac)
Fort Langley Community Plan:	Commercial
Existing Zoning:	Community Commercial Zone C-2

BACKGROUND / HISTORY:

The subject site is located on the north side of Glover Road in the commercial area of Fort Langley. The site was included in a previous application for an overall redevelopment of the lands south to McBride Lane, known as Glover West, which, although reviewed at a staff level, did not proceed for Council consideration at the applicant's request.

Heritage Alteration Permit No. 101082A, issued by Council March 9, 2020, includes approval for the removal of the buildings from the subject site subject to the restoration plans included in the Heritage Alteration Permit (HAP). The restoration plans included installation of lawn and picnic benches, retention of trees onsite including the walnut tree and the wood deck around the walnut tree, and painting the north side of the building to be retained on 9205 Glover Road once the buildings are removed. The buildings have not yet been demolished by the applicant pursuant to the previous HAP. Where not advanced by the subject application, the restoration plans continue to be a condition of demolition.

DISCUSSION / ANALYSIS:

Site Lines Architecture Inc. has applied on behalf of Statewood Properties Ltd. for a Heritage Alteration Permit to allow construction of a 337 m^2 (3,630 ft^2) restaurant building at 9213 and 9217 Glover Road in Fort Langley.

As the subject properties are located within the Fort Langley Heritage Conservation Area, Council issuance of a Heritage Alteration Permit is required to allow the construction of the building. The application is considered relative to the requirements of the Zoning Bylaw (both the Administration section and the Community Commercial C-2 Zone), the Fort Langley Community Plan, and requirements for the Heritage Conservation Area as outlined in the Fort Langley Community Plan (Attachment B). Staff note that the required lot consolidation may be directly registered with the Land Titles Office without approval by the Township and is included as a condition prior to issuance of a building permit.

The five (5) buildings on the two (2) lots were previously occupied with commercial uses but have been unoccupied since 2018. Heritage Alteration Permit No. 101082A was issued March 9, 2020 granting approval for the removal of the buildings from the subject site subject to the restoration plans included in the Heritage Alteration Permit.

Adjacent Uses:

North:	Three (3) buildings containing commercial businesses (zoned Community Commercial Zone C-2 and Service Industrial Zone M-1B) designated for Commercial and Light Industrial uses in the Fort Langley Community Plan.
West:	Two (2) single family homes (zoned Residential Zone R-1E) designated for Multi Family uses in the Fort Langley Community Plan.
South:	Commercial buildings (zoned Community Commercial Zone C-2) designated for Commercial uses in the Fort Langley Community Plan, beyond which is Glover Road.
East:	Glover Road, beyond which are commercial buildings (zoned Comprehensive Development Zone CD-100 and Community Commercial Zone C-2) designated for Commercial uses in the Fort Langley Community Plan.

Heritage Alteration Permit:

The Fort Langley Community Plan designates the subject site as part of the Heritage Conservation Area (HCA) for the purpose of protecting the heritage character of downtown Fort Langley. The guidelines for the HCA encourage new development and building alterations that complement and enhance buildings with heritage value and the overall heritage character of the area. The proposal is required to demonstrate conformance with the general building guidelines for the HCA. Supporting information detailing the proposed development (renderings, site plan, building elevations, landscape plans, signage plan, colour palette and materials board) are provided in Attachment A.

The applicant proposes to construct a single storey (6.1 m (20 ft) high), 337 m^2 (3,630 ft^2) restaurant building surrounded by approximately 109 m^2 (1,173 ft^2) of covered outdoor dining area and a lawn area with playground equipment. The architect for the project has provided the following design rationale:

> *"The proposed architectural design highlights key heritage design elements including colors, façade treatments, signage detailing, and materiality in the design, without functionally compromising the development. The architectural design relate to lines, scale and window types of the buildings on either side, and has similar material choices.*
>
> *Historically Fort Langley embraced buildings aligned to the street property line, highlighting the pedestrian activity that represents the "trade activity of the past". Our proposal identifies this scale, however with the beautiful walnut tree needing to be retained, the building is back from the sidewalk over 35 ft to leave room for the tree however a drip wood deck will be built over the roots of the tree, thereby emphasizing an intimately scaled outdoor dining with a natural canopy, and with the appropriately scaled and historically sensitive built canopies to protect the outdoor dining experience.*
>
> *Currently Fort Langley attracts tourist because of the architectural elements used to "represent" the historic nature of the village. Our development intends to cater to these tourists and possibly even being a magnet for more visits to explore Fort Langley. The parking spaces provided match zoning bylaw requirements. The*

assumption is that many of the patrons for the building would be walk-in traffic, as part of the activity of visits to Fort Langley as a whole."

The proposed building is separated from Glover Road by the retained walnut tree and wooden deck at an increased setback of approximately 4 m (16 ft) when compared to the existing building. A sidewalk provides pedestrian access to the front door of the restaurant at the south corner of the building. Rear access to this midblock site is currently not available. Consequently, vehicular access is provided by a driveway from Glover Road though the building is sited far enough from the rear property line that future rear access, via a lane at a future date, could be accommodated. The proposed driveway is designed to accommodate parking, delivery, and waste management vehicles.

The Fort Langley Community Plan contains policies seeking to promote pedestrian orientation of Glover Road. In support of those policies, staff have historically sought to obtain rear access for lots fronting Glover Road. As the application is for a HAP rather than rezoning, staff are unable to recommend to Council the securing of dedication of a future lane as a condition of development. With that in mind, staff requested the applicant consider granting of a public statutory right-of-way along the rear property line to provide for future accommodation of a lane and rear access. However, the applicant has declined the request at this time.

The simple shape of the building is clad in red brick and horizontal cementitious cladding with wood texture material consistent with the Fort Langley Building Façade Guidelines. Wood trim, brick pattern details and a wood parapet cap provide interest to the building. The parapet is designed to screen rooftop mechanical equipment from view from Glover Road and surrounding properties. The entrances to the building and portions of the outdoor seating areas are protected from the weather by two (2) styles of metal canopy. A solid metal canopy clad with longboard is proposed over the seating areas and a glass canopy over the entranceway fronting Glover Road. Sliding glass doors are proposed to provide access to the wood deck beneath the walnut tree from the Glover Road side of the building. The wooden deck is proposed to be replaced with a composite wood decking material and new railing designed to be consistent with the proposed fencing. The outdoor seating areas are enclosed with decorative wrought iron fencing to meet liquor licensing requirements for the proposed restaurant.

Signage:

The architectural drawings indicate proposed metal sign letters on a copper tone metal sign board lit by gooseneck lighting at the main entrance to the building. A condition of the Heritage Alteration Permit is that signage conform with the guidelines for signage in the Fort Langley Building Façade Design Guidelines and comply with the Township's Sign Bylaw.

Parking:

A total of eight (8) surface parking spaces are provided on the site in compliance with Zoning Bylaw requirements noting that Section 107.3 of the Zoning Bylaw reduces the required commercial off-street parking and loading in Fort Langley by 50%. The proposed parking is summarized in the following table:

	Parking Spaces Required
Restaurant (1 space per 20 m^2)	16.8
Section 107.3 - 50% reduction	8.4
Total Parking Spaces Required	**8**
Total Surface Parking Provided	**8**

A driveway from Glover Road provides access to the surface parking at the rear of the site.

Tree Protection:

The subject property contains eight (8) significant trees of which six (6) are proposed for retention including the walnut tree fronting Glover Road. The existing deck at the base of the walnut tree is proposed to be replaced and utilized as outdoor seating for the restaurant. An existing mature cedar hedge on the subject site adjacent to the northeast property line is proposed to be replaced with a new cedar hedge. In compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), the applicant is not required to plant replacement trees and four (4) trees are proposed. Final tree retention, protection and replacement plans are required to the acceptance of the Township as a condition of the Heritage Alteration Permit.

Landscaping:

The on-site landscape plan proposes plantings and hardscaping to provide outdoor dining and play areas for the patrons of the restaurant. A brick and metal fence and railing provides separation between the patio spaces and Glover Road accompanied by planting where the existing deck does not extend to the property line. Landscape areas are proposed around the perimeter of the site in keeping with Zoning Bylaw requirements, including replacement of the cedar hedge between the building and the northeast property line. A final landscape plan to the satisfaction of the Township is required as a condition of the Heritage Alteration Permit.

Subdivision:

The subject site is currently comprised of two (2) lots. The applicant is proposing to consolidate the two lots into one to create the lot for the proposed restaurant building. Following consolidation, the proposed development will comply with the provisions of the Community Commercial Zone C-2.

Public Consultation:

Following standard practice for applications in the Fort Langley commercial district, the application was referred to the Fort Langley Community Association (FLCA) for comments. The response from the FLCA is included as Attachment C to this report.

Heritage Review:

On February 25, 2021, the application was discussed by the Fort Langley Heritage Review Panel. The recommendations of the Panel were presented to and adopted by the Heritage Advisory Committee on March 3, 2021. The applicant has responded to the recommendations of the Heritage Advisory Committee by revising the design of the play structure to reflect the heritage character of the area and committing to paint the north face of the Gasoline Alley building the same dark red colour as the front façade.

Servicing:

Full urban services front the subject site. As a condition of Building Permit, the applicant will be required to enter into a Servicing Agreement with the Township to secure off-site improvements and service connections to the satisfaction of the Township. Prior to work commencing on the site, site-specific servicing and stormwater management plans (including detention/infiltration) must be submitted in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township. In addition, an erosion and sediment control plan is required in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (492 ft) of land zoned for residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township is required prior to the issuance of a building permit.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitat 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, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures, and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter. There are no watercourses on the subject site.

Policy Considerations:

The site is designated Commercial in the Fort Langley Community Plan, zoned Community Commercial Zone C-2 and located in the Fort Langley Heritage Conservation Area. The proposed development of a restaurant at the subject site is consistent with the policies of the Fort Langley Community Plan as well as the Zoning Bylaw. The proposed building is compatible with the Township's land use policies and the Heritage Conservation Area requirements outlined in the Fort Langley Community Plan (Attachment B).

Staff recommend that Council issue the subject Heritage Alteration Permit for construction of a new restaurant building in Fort Langley subject to the conditions listed in the Heritage Alteration Permit.

Staff have notified the surrounding property owners that this Heritage Alteration Permit is being considered at this meeting, and they may submit written input regarding the matter should they deem it necessary.

Respectfully submitted,

Teresa Hanson
SENIOR DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Heritage Alteration Permit No. 101197
ATTACHMENT B	Excerpt from Fort Langley Community Plan – Heritage Conservation Area
ATTACHMENT C	Letter from the Fort Langley Community Association

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Heritage Alteration Permit No. 101197

This Permit is issued this _____day of _____, 2021 to:

1. Name: Statewood Properties Ltd.

   Address: 205, 1231 Pacific Boulevard
   Vancouver, BC V6Z 0E2

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: Lots 3 and 4 Block 1 District Lot 79 Group 2 New Westminster District Plan 1976

   CIVIC ADDRESS: 9213 and 9217 Glover Road

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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. Consolidation of the properties in substantial compliance with Schedule “A”;
   c. Landscape plans being in substantial compliance with Schedule “B” and the Township’s Street Tree and Boulevard Planting Policy;
   d. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
   e. All signage being in substantial compliance with Schedule “A”, the Fort Langley Building Façade Design Guidelines and the Township’s Sign Bylaw, and architecturally compatible with the building;
   f. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and,
   g. All refuse areas to be located inside the building or alternatively screened from view from adjacent roads by compatible architectural treatments in substantial compliance with Schedule “A”.

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

   a. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
   b. Landscape and boulevard improvements being secured by letter of credit at Building Permit stage;
   c. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw;

d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
e. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and,
g. Payment of supplemental heritage alteration permit application fees, and applicable 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 Heritage Alteration Permit shall be substantially commenced within two years after the date the Heritage Alteration 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 _____, 2021.

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

site lines
ARCHITECTURE

604-881-7173
www.sitelines.ca

Suite 200 - 23160 96 Avenue
Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2020.09.03	Pre-App Client Review
3	2020.09.09	HAP
4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135



Glover Road North Development



PROJECT SYNOPSIS

CIVIC ADDRESS: 9213 - 9217 GLOVER ROAD

LEGAL DESCRIPTION: LOT 3 BLOCK 1 PLAN NWP1976
DISTRICT FORT LANGLEY, V1M 2S5 - B.C.
LOT 79 LAND DISTRICT 2 LAND DISTRICT 36

ZONING: C-2

LOT SIZE: 19614 SF (1822 SM)
0.45 ACRES

BUILDING CLASSIFICATION: A2
GROUP A, 1 STOREY FACING 1 STREET
MAX. BUILDING AREA (GROSS)= 3629.5 SF (337.19 SM)
BUILDING TO BE SPRINKLERED

LOT COVERAGE: 40% COVERAGE ALLOWED
24% COVERAGE PROPOSED
BUILDING [337.19 SM] + COVERED CANOPY [108.60 SM] = 445.79 SM
(445.79 SM / 1822.20 SM = 0.24)

BUILDING HEIGHT: AVG. GRADE= (10.18+10.40+10.59+10.72)/4 = 10.47M
6.1 m PROPOSED
9 m ALLOWED

PARKING REQUIRED: COMMERCIAL - 337.19 SM/20 SM = 16.595
TOTAL / 2 = 16.595 = 8.43
TOTAL PARKING= 8
SMALL CAR= 8 X .2 = 1.6
PARKING PROVIDED: 8 SPACES

SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT:	0M	10.83 M
REAR:	7.5 M	7.72 M
INTERIOR SIDE:	0M	25.43 M
EXTERIOR SIDE:	0M	2 M

SIGNAGE: ALL SIGNAGE IS TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE GUIDELINES FOR FORT LANGLEY
SIZE REQUIREMENT : TOTAL SIZE SHOULD NOT EXCEED 0.09 SQ.M (1 SQFT) FOR EACH 30 LINEAL CM (1 FT)
OF PRINCIPAL STREET LINE BUILDING FRONTAGE; PRINCIPAL BUILDING FRONTAGE=13.1M (42.97 FT)
ALLOWABLE SIGNAGE SIZE = (13.1SQM) 42.97 SQFT
HEIGHT < 60CM (2FT)
LENGHT <90% OF WIDTH OF THE BUILDING
PROVIDED: 20.13 SF X 2(SIGNAGES) = 40.26 SFT
HEIGHT = 1'11"
LENGHT = 10'6"

GLOVER
ROAD NORTH
DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
COVER PAGE

scale 1" = 30'-0"
@ 24"x36"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet A0.00
seal

SCHEDULE A

E.2

2021-04-22 10:43:30 AM

...gns are to be read in
...on with each o...
...ies found on site ...
...reported to the ...
...commencing work.
...ors are respo...
...of all work is ...
...irements of the ...
...the B.C. Building Code.

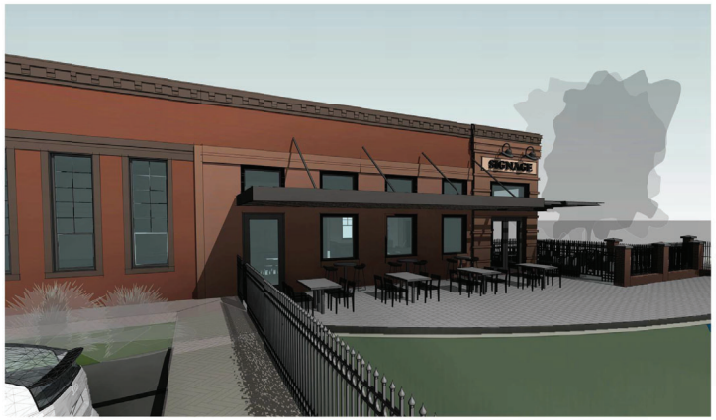
...T. ALL RIGHTS RESERVED
...es architecture inc.



1 VIEW FROM PICNIC AREA



2 VIEW FROM GLOVER SIDE PATIO



3 CLOSE UP FROM PARKING



4 LONG VIEW FROM GLOVER

site lines ARCHITECTURE

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www.sitelines.ca Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2020.09.03	Pre-App Client Review
3	2020.09.09	HAP
4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
EXTERIOR PERSPECTIVES

scale @ 24"x 36"

date APR. 21. 2021

drawn KAB checked GK

job no. 2018

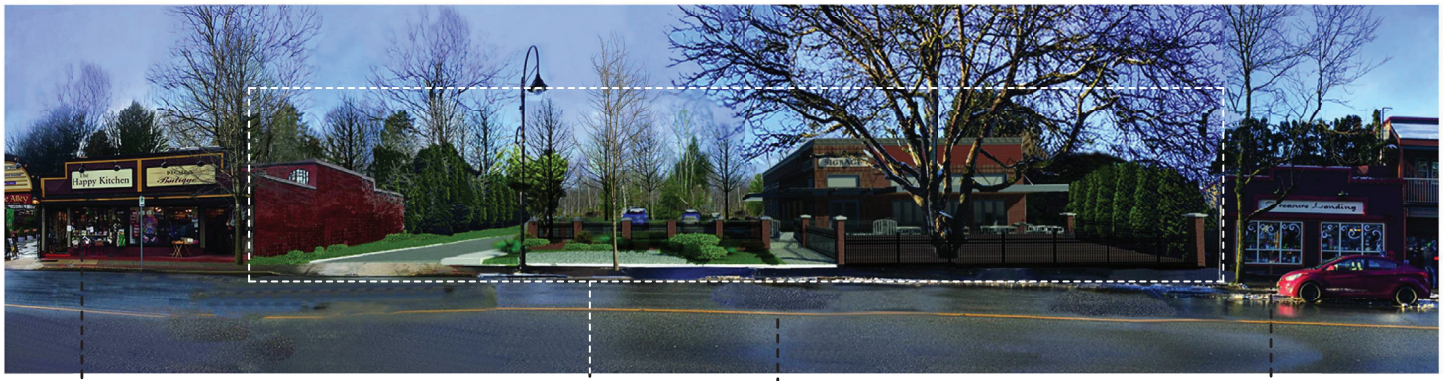
sheet no. A0.03

seal

2021-04-22 10:44:15 AM

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E.2



ADJACENT BUILDING | SITE IN CONTEXT | GLOVER ROAD | ADJACENT BUILDING



1 SOUTH EAST VIEW

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REVISIONS

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4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
SITE CONTEXT _
STREET VIEW

scale @ 24"x 36"
date APR. 21. 2021
drawn KB checked GK

job no. 2018
sheet no. A0. 05

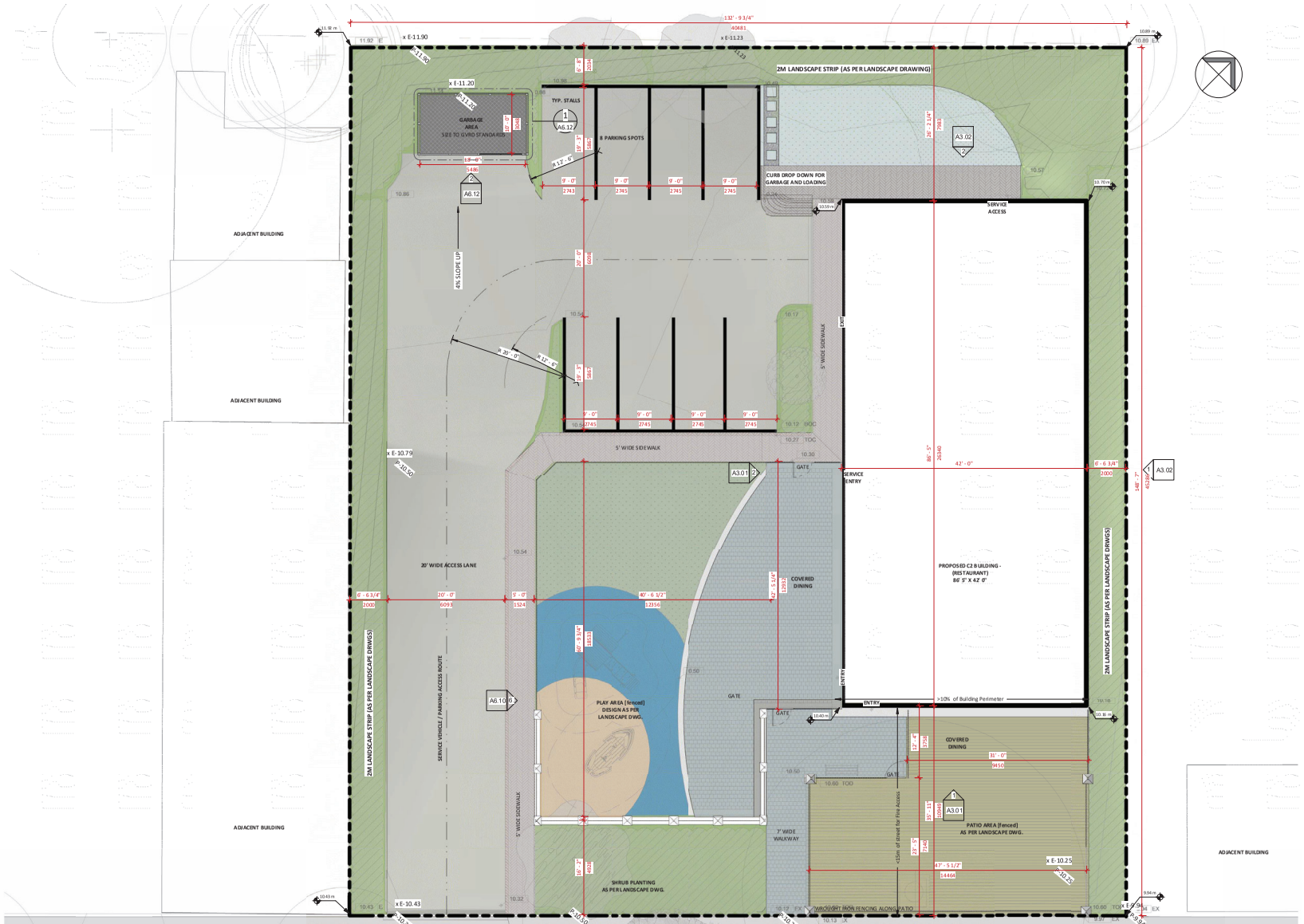
seal

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E.2

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1 A3.01 SITE PLAN-GENERAL 1/8" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
1	2020.07.22	Issued for Client Review
2	2020.09.03	Pre-App Client Review
3	2020.09.09	HAP
4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
SITE PLAN

scale 1/8" = 1'-0"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet no. A1.00

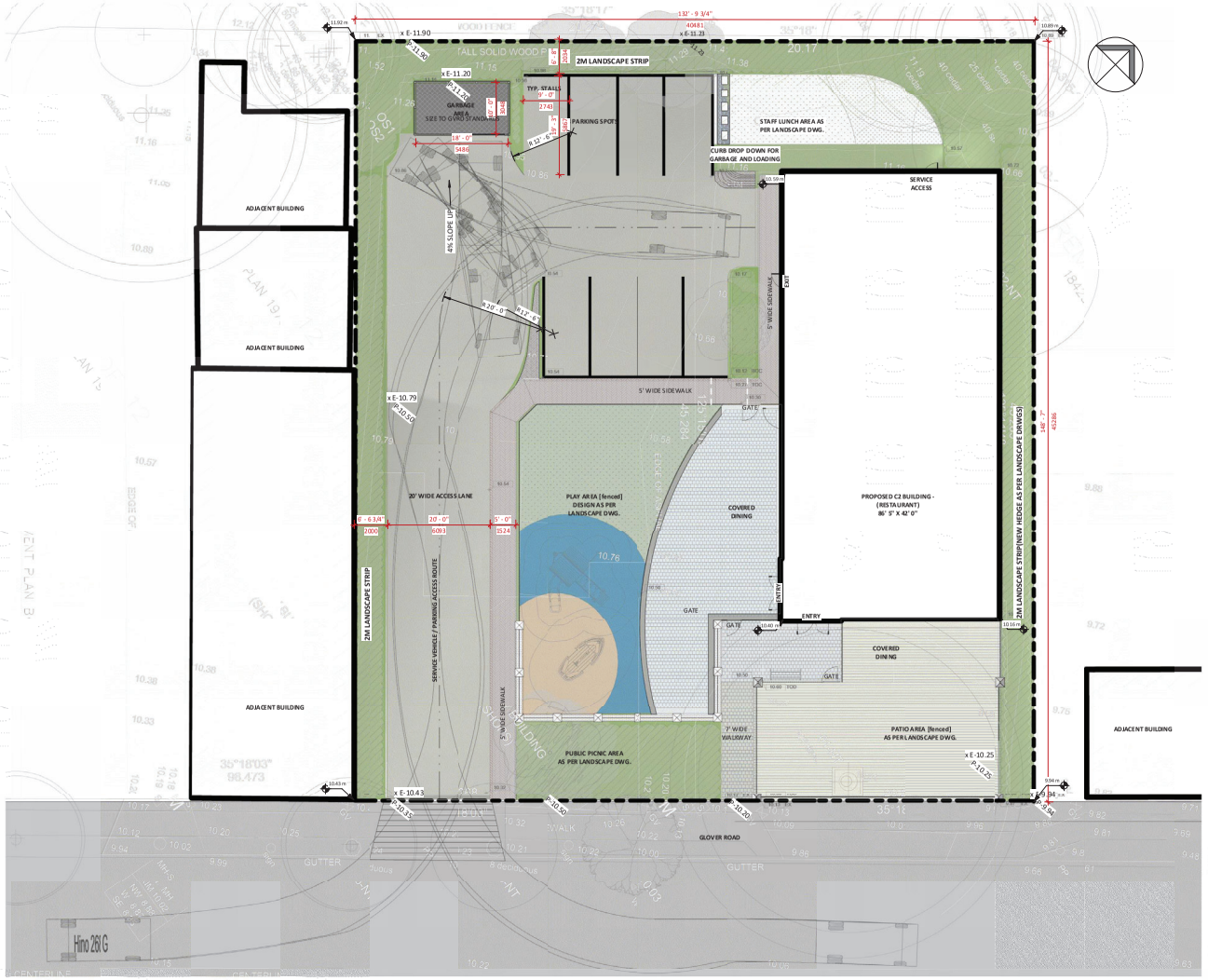
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2021-04-28 11:09:12 AM

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E.2



1 A3.01 SITE PLAN-Truck Turning Radius
3/32" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD & 9217 GLOVER ROAD FORT LANGLEY

title
SITE LAYOUT - TRUCK TURNING RADIUS

scale 3/32" = 1'-0"
date APR. 21. 2021
drawn KB/EB checked GK

job no. 2018
sheet no. A1.01

seal

2021-04-28 11:09:38 AM

Drawings are to be read in conjunction with each other. All discrepancies found on site are to be reported to the architect before commencing work.

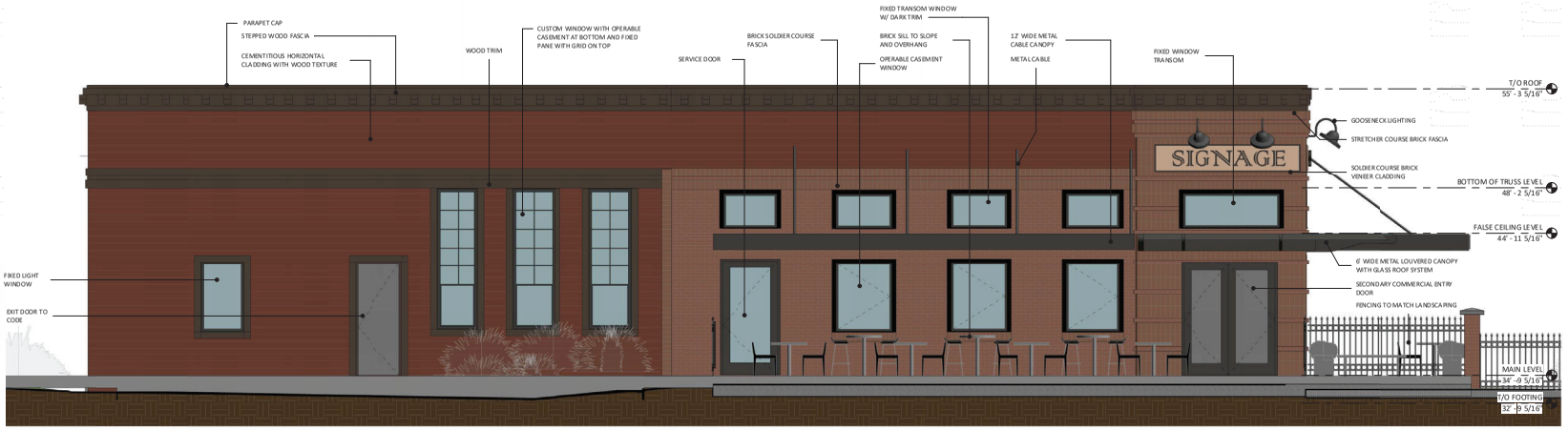
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E.2



1 / A1.00 EAST (FRONT)
1/4" = 1'-0"



2 / A1.00 SOUTH
1/4" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
2	2020.09.03	Pre-App Client Review
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5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
BUILDING ELEVATIONS

scale @ 24"x 36" 1/4" = 1'-0"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet no. A3.01

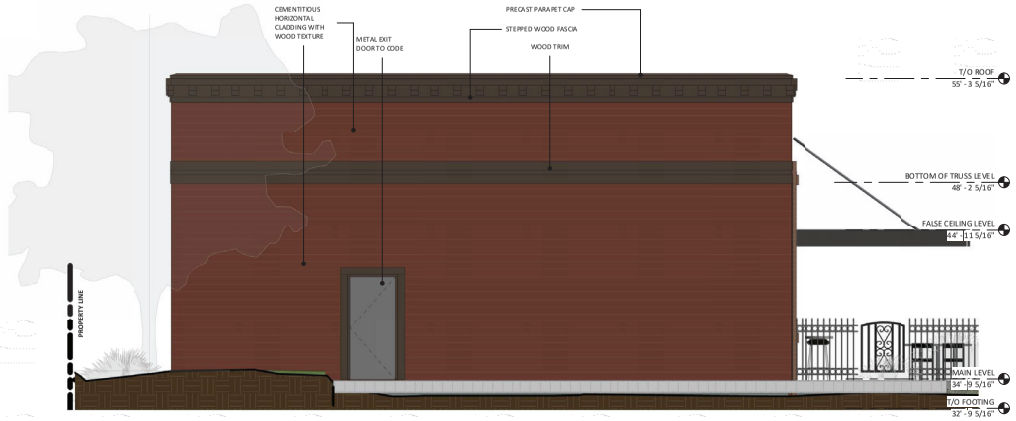
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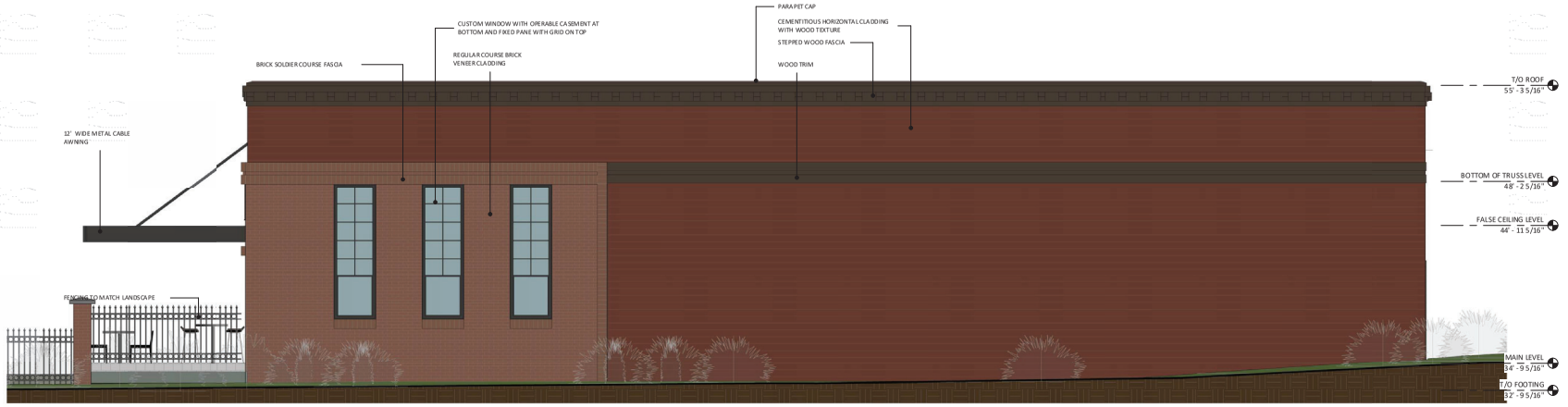
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E.2



2 / A1.00 WEST 1/4" = 1'-0"



1 / A1.00 NORTH 1/4" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
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5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
BUILDING ELEVATIONS

scale 1/4" = 1'-0"
@ 24"x 36"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet no. A3.02

seal

2021-04-22 10:46:38 AM

E.2

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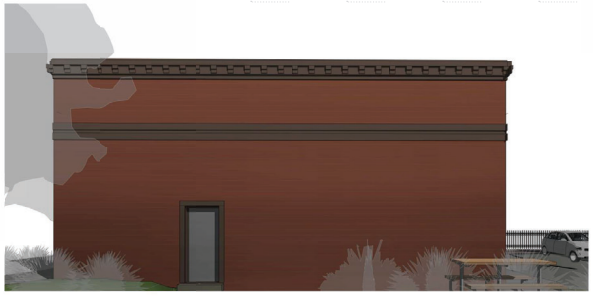
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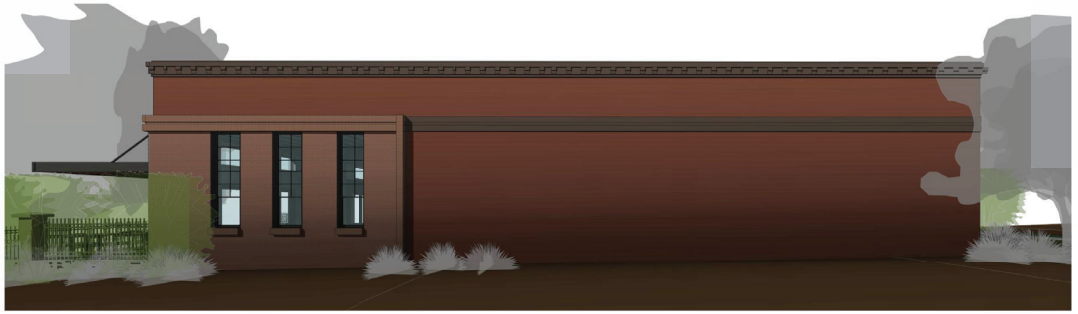
2 3D EAST ELEVATION



1 3D SOUTH ELEVATION



4 3D WEST ELEVATION



3 3D NORTH ELEVATION

site lines ARCHITECTURE

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REVISIONS

	DATE	DESCRIPTION
2	2020.09.03	Pre-App Client Review
3	2020.09.09	HAP
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5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
3D ELEVATIONS

scale @ 24"x 36"

date APR. 21. 2021

drawn KAB checked GK

job no. 2018

sheet no. A3.03

seal

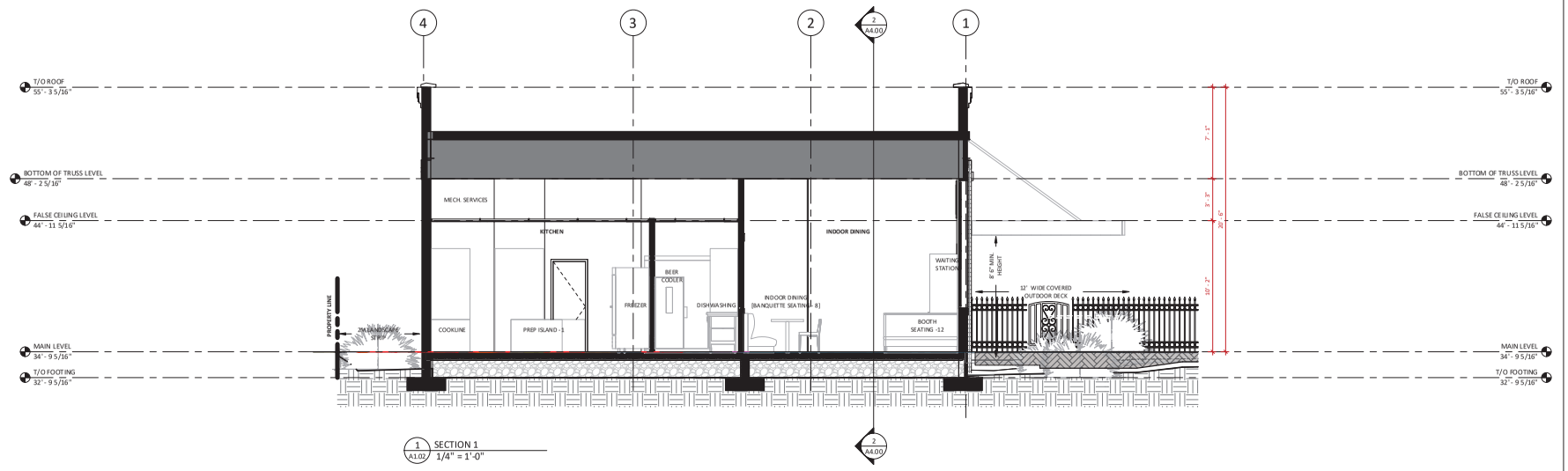
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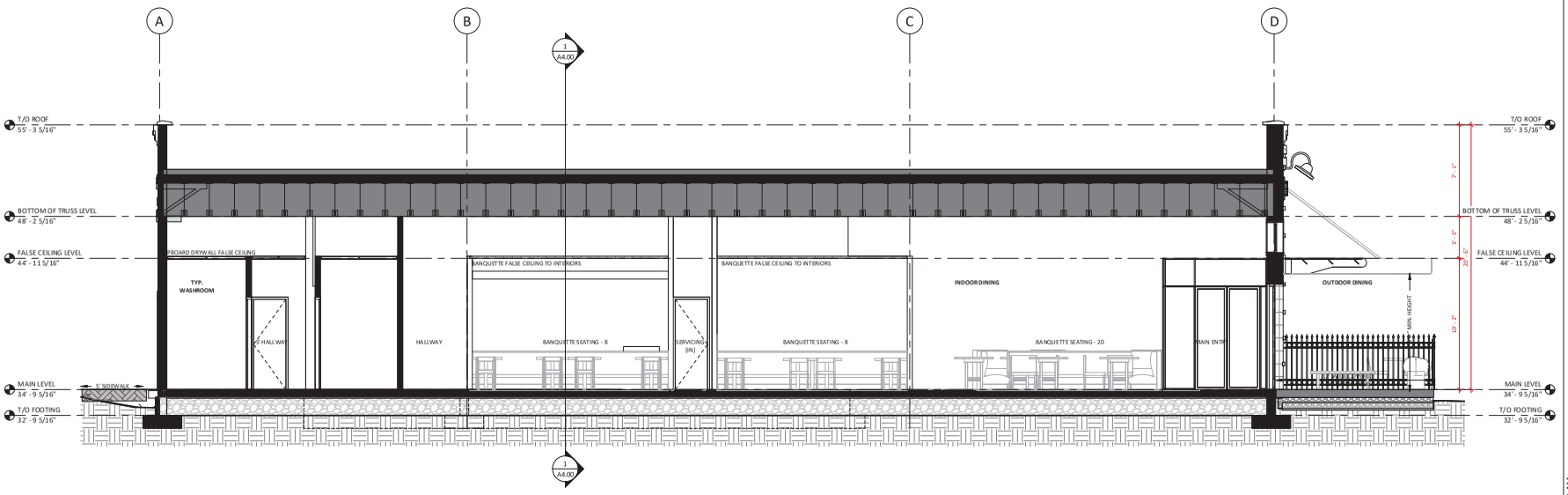
E.2

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REVISIONS

	DATE	DESCRIPTION
2	2020.09.03	Pre-App Client Review
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4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD & 9217 GLOVER ROAD FORT LANGLEY

title
BUILDING SECTIONS

scale 1/4" = 1'-0" @ 24"x 36"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet no. A4.00

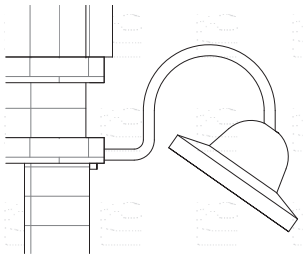
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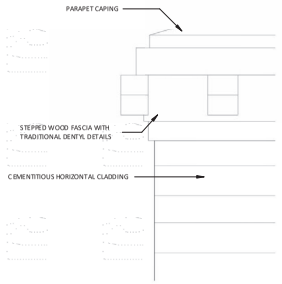
Drawings are to be read in conjunction with each other. All discrepancies found on site are to be reported to the architect before commencing work.
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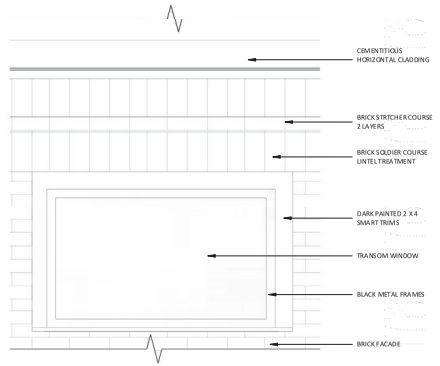
E.2



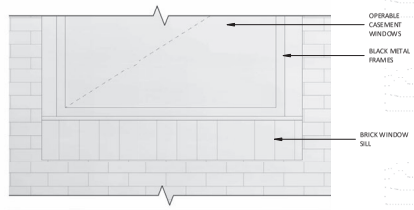
1 GOOSENECK LIGHTING
1 1/2" = 1'-0"



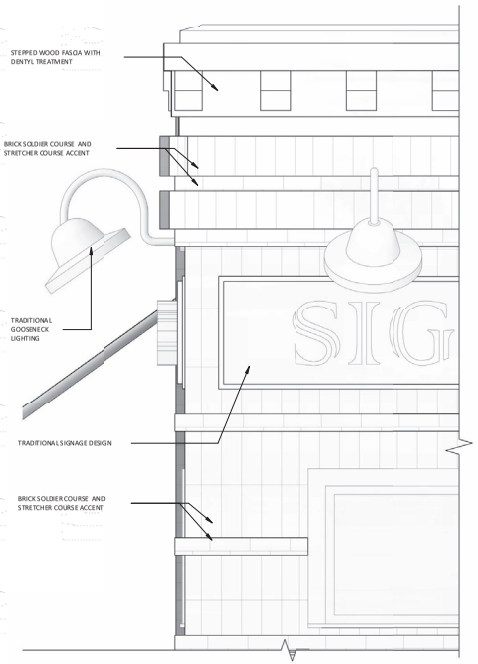
2 HISTORIC FACADE ELEMENTS
1" = 1'-0"



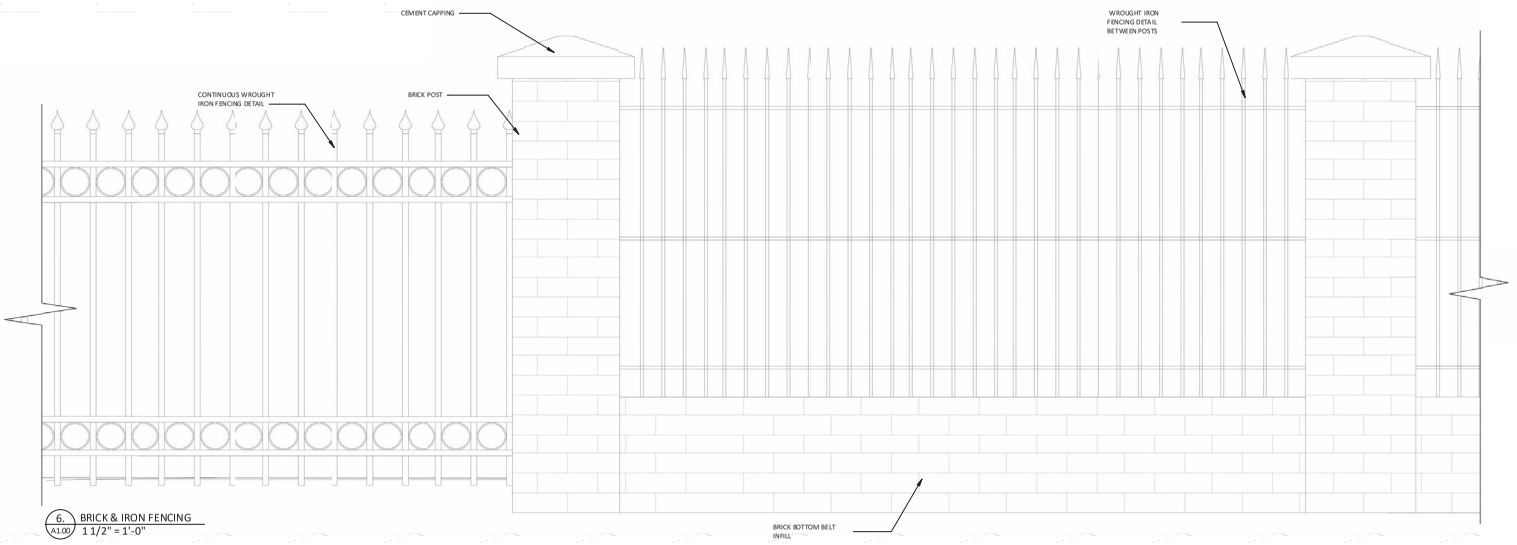
3 HISTORIC WINDOW ELEMENTS
1" = 1'-0"



4 WINDOW SILL TREATMENT
1" = 1'-0"



5 HISTORIC FACADE TREATMENT
1" = 1'-0"



6 BRICK & IRON FENCING
A1.00 1 1/2" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
2	2020.09.03	Pre-App Client Review
3	2020.09.09	HAP
4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
HERITAGE ELEMENTS

scale As indicated @ 24"x 36"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet no. A6.10

seal

2021-04-22 10:47:33 AM

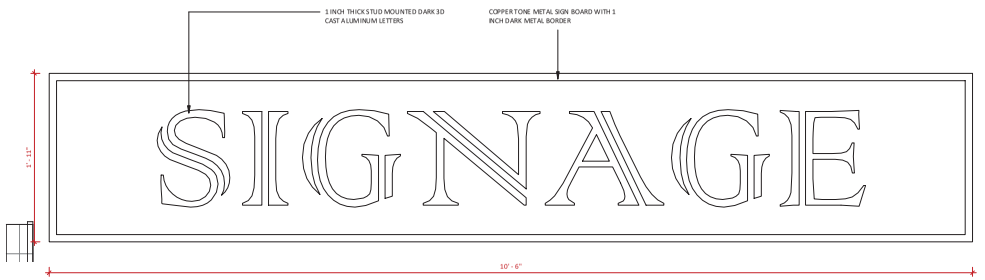
E.2

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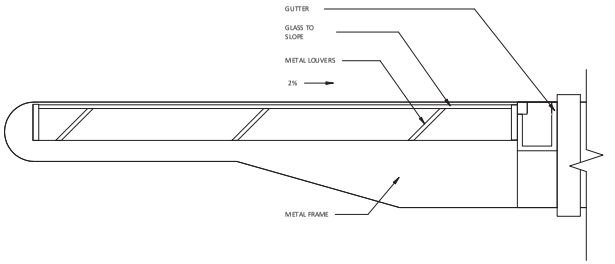
NOTE:
ALL SIGNAGE IS TO COMPLY WITH SECTION 4 OF THE FORT LANGLEY BUILDING FACADE GUIDELINES FOR FORT LANGLEY

SIZE REQUIREMENT : TOTAL SIZE SHOULD NOT EXCEED 0.09 SQ.M (1 SQFT) FOR EACH 30 LINEAL CM (1 FT) OF PRINCIPAL STREET LINE BUILDING FRONTAGE ; PRINCIPAL BUILDING FRONTAGE=13.1M (42.97 FT)
ALLOWABLE SIGNAGE SIZE = (13.35 QM) 42.97 SQFT
HEIGHT < 60CM (2FT)
LENGHT <80% OF WIDTH OF THE BUILDING

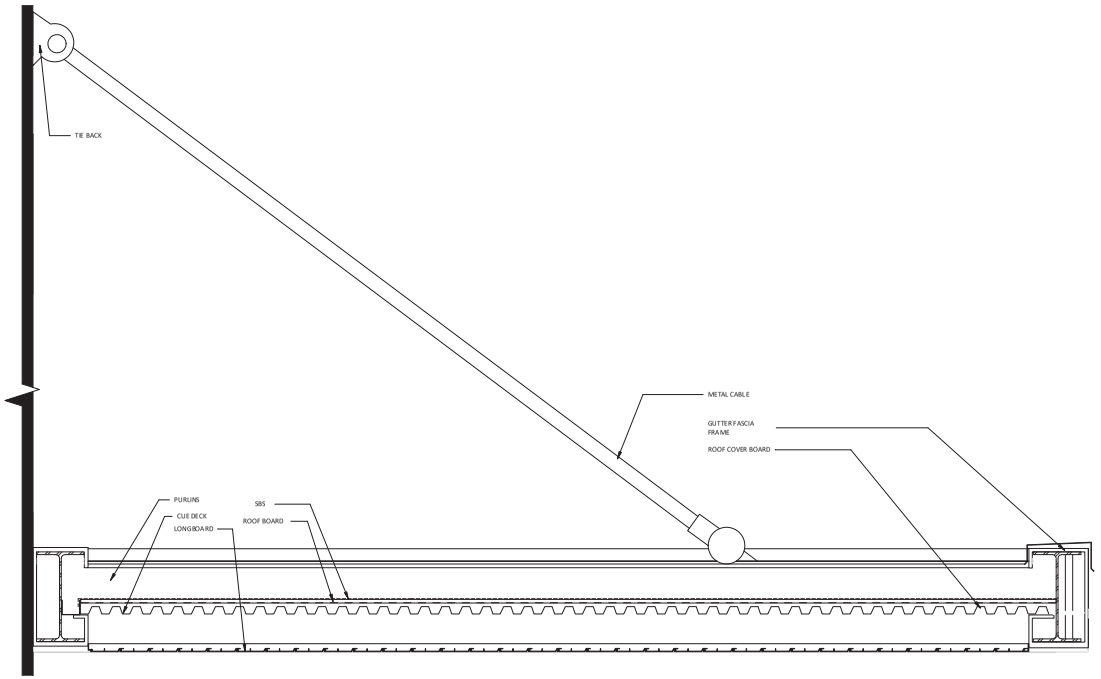
PROVIDED: 20.13 SF X 2(SIGNAGES) = 40.26 SFT
HEIGHT = 1'11"
LENGHT = 10'6"



1 SIGNAGE
1 1/2" = 1'-0"



2 METAL LOUVER ENTRY GLASS CANOPY
1 1/2" = 1'-0"



3 METAL CANOPY DETAIL
1 1/2" = 1'-0"

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REVISIONS

	DATE	DESCRIPTION
4	2021.01.08	Re-issued for HAP
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
SIGNAGE & CANOPY DESIGN

scale 1 1/2" = 1'-0"
@ 24"x 36"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet no. A6.11

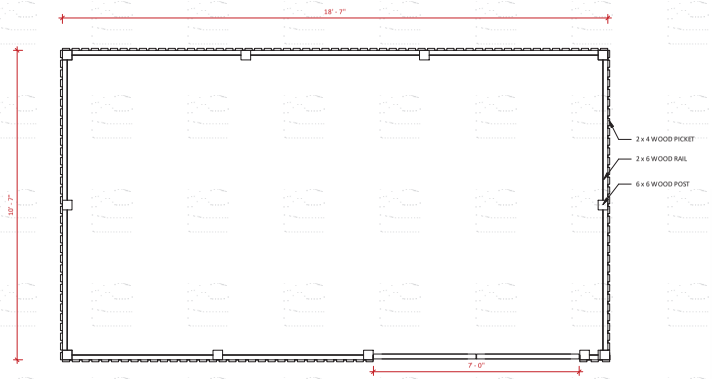
seal

2021-04-22 10:47:33 AM

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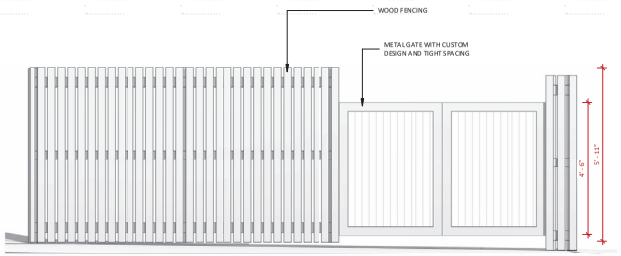
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E.2



1 GARBAGE SCREENING
A1.00 1/2" = 1'-0"

NOTES:
1. ALL WOOD TO BE PRESSURE TREATED DOUGLAS FIR S4S
2. ALL METAL FASTNERS TO BE HOT DIP GALVANIZED
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW
4. ALL WOOD TO BE STAINED TO MATCH BUILDING.
5. GATE TO BE POWDERCOATED BLACK



2 GARBAGE SCREENING
A1.00 1/2" = 1'-0"

site lines ARCHITECTURE
604-881-7173 Suite 200 - 23160 96 A venue
www.sitelines.ca Fort Langley, B.C. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
5	2021.04.22	Response to TOL# 11-33-0135

GLOVER ROAD NORTH DEVELOPMENT

9213 GLOVER ROAD &
9217 GLOVER ROAD
FORT LANGLEY

title
DETAILS- GARBAGE SCREENING

scale 1/2" = 1'-0"
@ 24"x 36"
date APR. 21. 2021
drawn KAB checked GK

job no. 2018
sheet no. A6.12

seal

2021-04-22 10:47:38 AM

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E.2

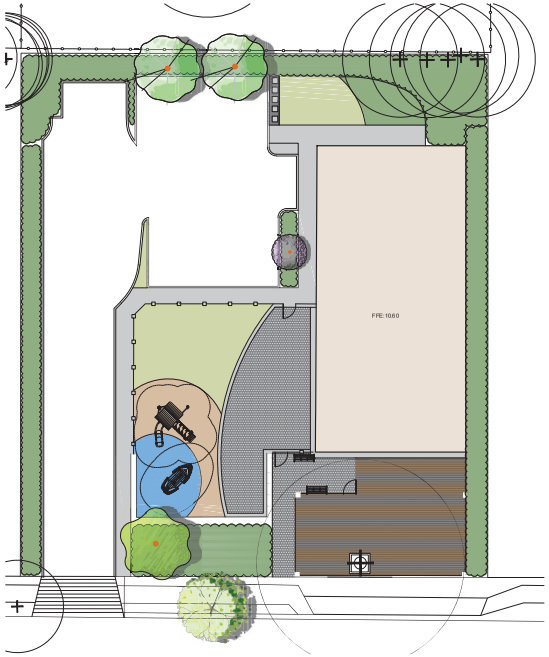
GLOVER ROAD NORTH DEVELOPMENT

Issued for Develpment Permit

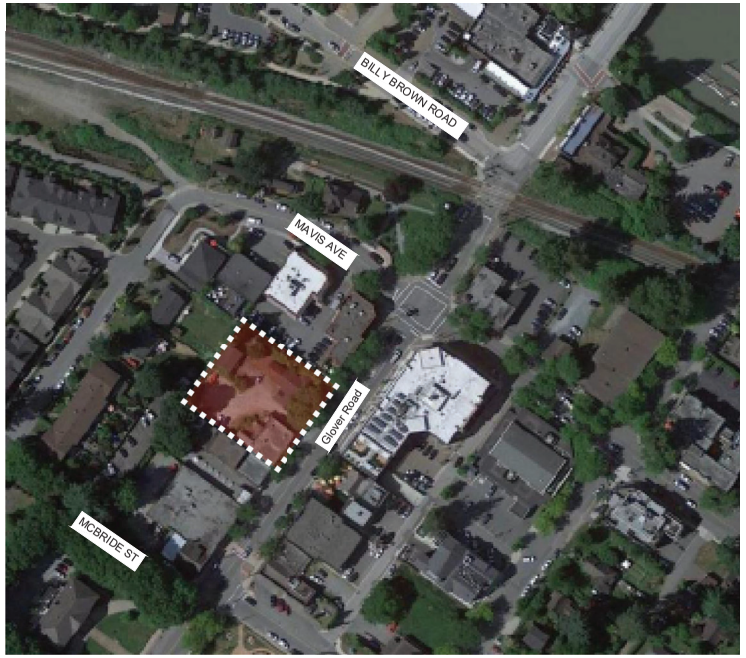
Contact Information	Other Key Contacts:	
VDZ+A Project Landscape Architecture Fort Langley Studio PO Box 461 102 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-3535 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Andrew Danielson andrew@vdz.ca o. 604.546.0931 Alternate contacts (incase away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	Fort Langley Properties Ltd.	Site lines Architecture Project Building Architecture Suite 200 - 23160 96 Avenue Fort Langley, BC, V1M 2R6 604.881.7173
	Legal Address and Description:	
	Lot 9213-9217 Glover Road, Fort Langley, BC	

Sheet List Table

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE MANAGEMENT PLAN
L-03	SITE PLAN
LP-01	PLANTING PLAN
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS



1 SITE PLAN OVERVIEW
Scale 1:200



2 LOCATION MAP
Scale NTS

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No.	By:	Description	Date
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1	DC	Issued for DP	Sept. 9, 2020

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REVISIONS TABLE FOR SHEET

Project:
GLOVER ROAD NORTH DEVELOPMENT

Location:
9213 - 9217 GLOVER ROAD
FORT LANGLEY, B.C.

TOL# 11-33-0135

Drawn: NDV DC
Checked: DC
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

SCHEDULE B

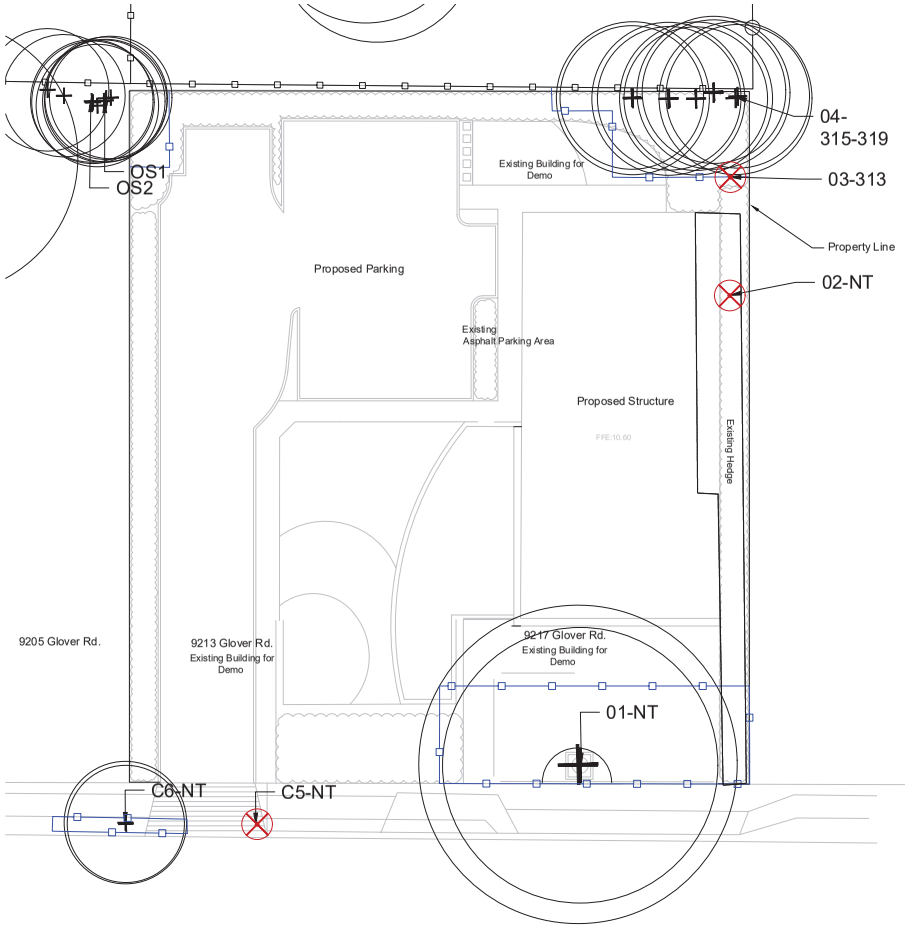
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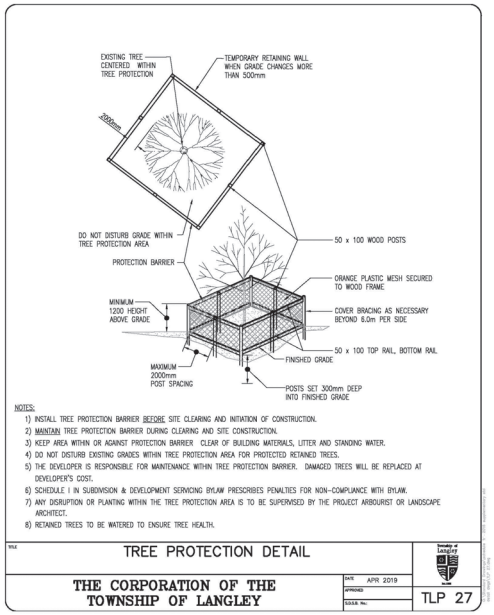
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VDZ Project #: DP2020-46

Drawing #: L-01

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NOTES:
1) INSTALL TREE PROTECTION BARRIER BEFORE SITE CLEARING AND INITIATION OF CONSTRUCTION.
2) MAINTAIN TREE PROTECTION BARRIER DURING CLEARING AND SITE CONSTRUCTION.
3) KEEP AREA WITHIN OR AGAINST PROTECTION BARRIER CLEAR OF BUILDING MATERIALS, LITTER AND STANDING WATER.
4) DO NOT DISTURB EXISTING GRADES WITHIN TREE PROTECTION AREA FOR PROTECTED RETAINED TREES.
5) THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE WITHIN TREE PROTECTION BARRIER. DAMAGED TREES WILL BE REPLACED AT DEVELOPER'S COST.
6) SCHEDULE I IN SUBDIVISION & DEVELOPMENT SERVICING BYLAW PRESCRIBES PENALTIES FOR NON-COMPLIANCE WITH BYLAW.
7) ANY DISRUPTION OR PLANTING WITHIN THE TREE PROTECTION AREA IS TO BE SUPERVISED BY THE PROJECT ARBOURIST OR LANDSCAPE ARCHITECT.
8) RETAINED TREES TO BE WATERED TO ENSURE TREE HEALTH.

TREE PROTECTION DETAIL

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DATE APR 2019
APPROVED
C.G.S.B. No.

TLP 27

LEGEND

Existing Tree to be Retained	Tree Protection Fencing	Tree to Be Removed
Tag # 72.80 Existing grade		

Note:
1. Contact Arborist (Kelly Koome, 604 882 0024, kkoome@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ) If during excavation it is found that it cannot be completed without severing roots that are critical to the trees health or stability it may be necessary to remove additional trees. Refer to Root Radar Report for extent of #01-NT Root System. Report prepared by BCPHC and dated June 22nd, 2018.
2. Read this plan together with the arborist report prepared by VDZ+A.
3. An additional 1m setback is shown for all hand-plotted trees to be retained
4.If Stump Grinding is to occur in close proximity to trees which are to be retained then it is requested stumps to be removed under Arborist supervision.
5. It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
*Locating TPZ Fencing
*Locating Work Zone and Machine access corridors where required
*Reviewing the Report with the project foreman or site supervisor.
6. Tree cutting between April 1st- August1st must comply with Federal and Provincial law regulating migratory birds and their nesting activity.

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

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FORT LANGLEY, B.C.

TOL# 11-33-0135

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Checked: MVDZ
Approved: MVDZ
Scale: AS SHOWN
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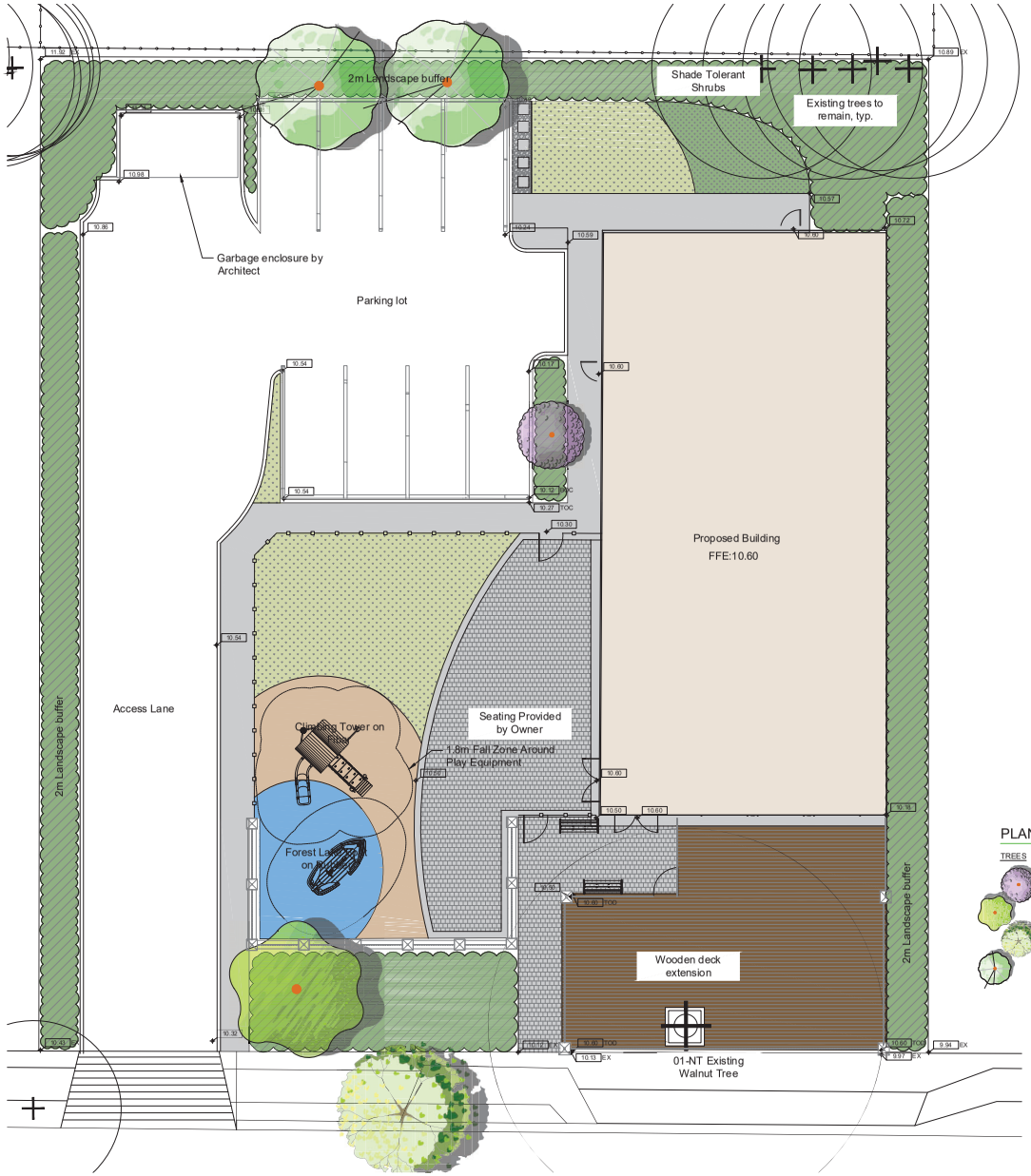
Drawing Title: TREE MANAGEMENT PLAN

NORTH

VDZ Project #: DP2020-46

Drawing #: L-22 E.2

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	6 LD-02	CONCRETE WALKWAY
	1 LD-02	PAVERS
		GRAVEL
	3-5 LD-01	RUBBER PLAY SURFACE
	3 LD-01	FIBAR
	7 LD-02	SLABS ON GRANULAR
	2 LD-03	WOOD DECK
		EXISTING FENCE
		METAL FENCE BY ARCHITECT REFER TO ARCHITECT DETAIL 5/A6.10
		SOD
	1 LD-01	SHRUB PLANTING
	3 LD-02	BENCH

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	1	Fagus sylvatica `Dawyck Purple` / European Beech	B&B		6cm cal.
	1	Ginkgo biloba `Autumn Gold` TM / Maidenhair Tree	B&B		6cm cal.
	1	Gleditsia triacanthos / Honey Locust	B&B	6cm cal; 1.8m std.	
	2	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	B&B	5cm cal	

NOTE:
Gleditsia species to match rest of existing street trees along Glover Road

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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TOL# 11-33-0135

Drawn: NDV	Stamp:
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Approved: MVDZ	Original Sheet Size: 24"x36"
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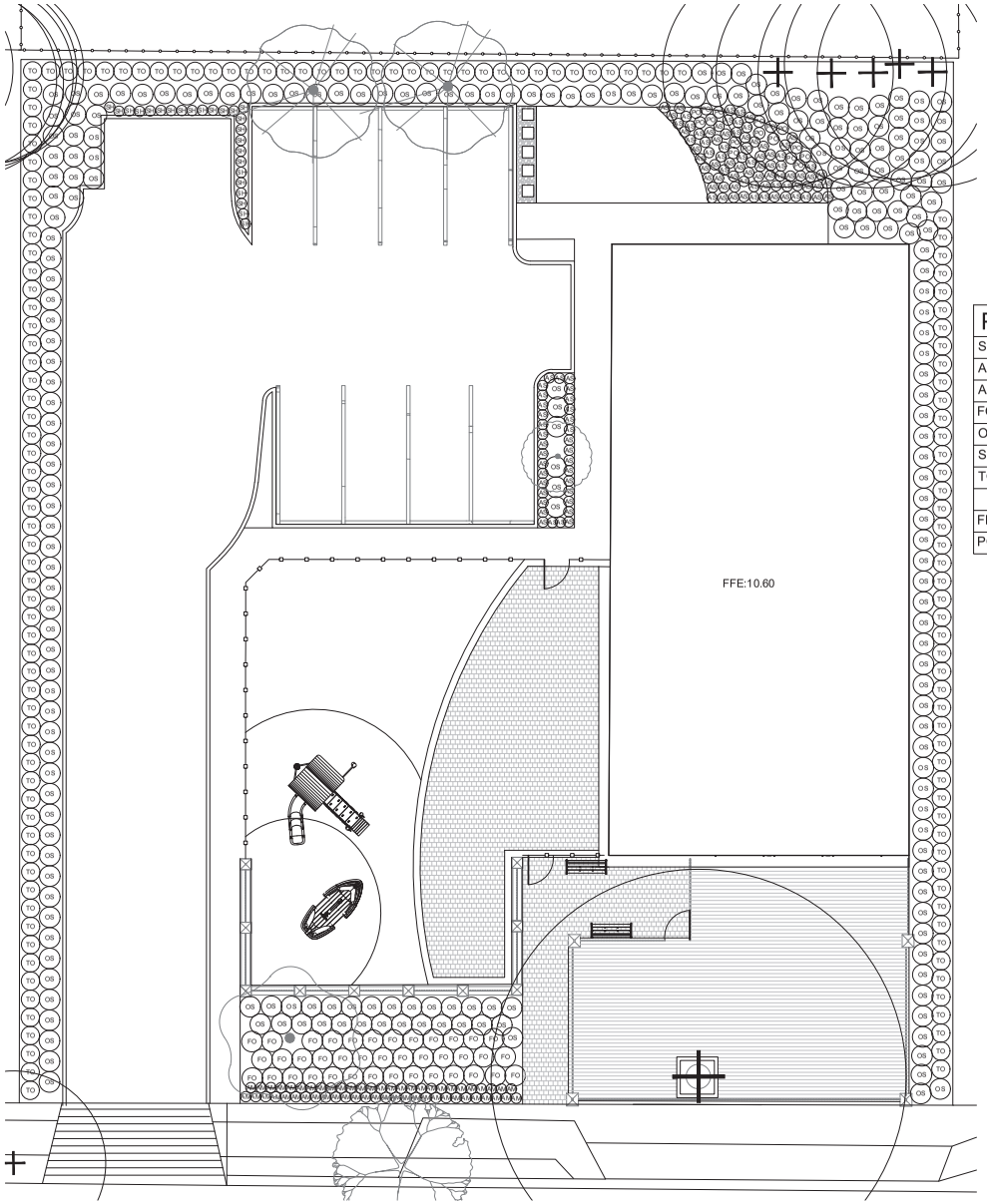
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VDZ Project #: DP2020-46

Drawing #: L-2

NORTH

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PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
AS	114	Asplenium scolopendrium / Hart`s Tongue Fern	#1	0.45m
AM	55	Astrantia major `Roma` / Greater Masterwort	#1	0.45m
FO	39	Fothergilla major `Blue Shadow` / Blue Shadow Fothergilla	#2	0.9m
OS	222	Osmanthus x burkwoodii / Burkwood Osmanthus	#3	0.9m
SH	25	Sarcococca hookeriana humilis / Sweet Box	#2	0.45m
TO	141	Thuja occidentalis `Smaragd` / Emerald Green Arborvitae	1.8m ht	0.8m
FERNS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
PO	17	Polystichum munitum / Western Sword Fern	#2	0.5m

1:100

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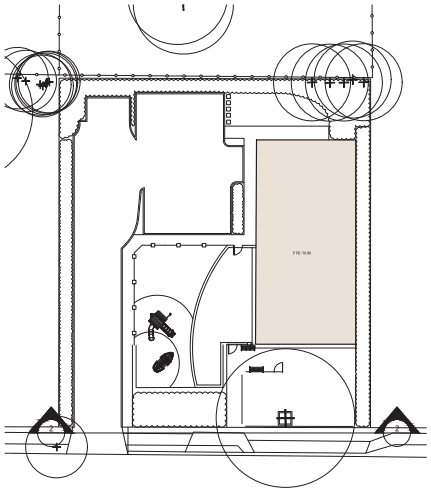
Drawing Title: PLANTING PLAN

VDZ Project #: DP2020-46

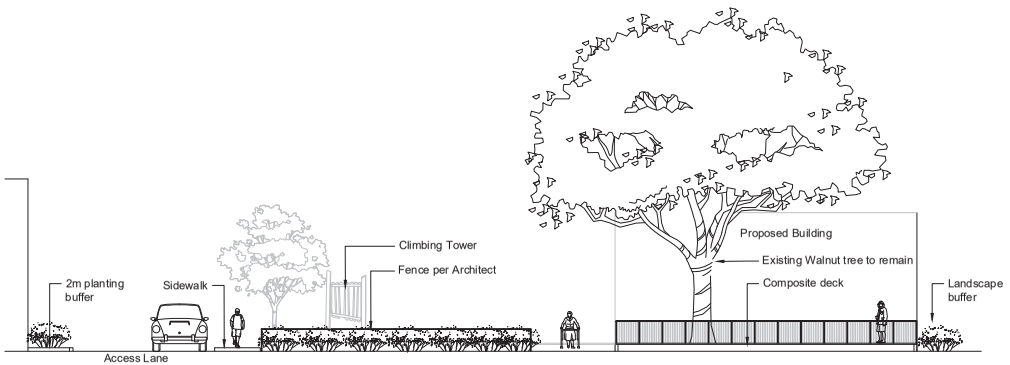
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E.2

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1 KEY MAP
Scale 1:300



2 NORTH ELEVATION
Scale 1:100

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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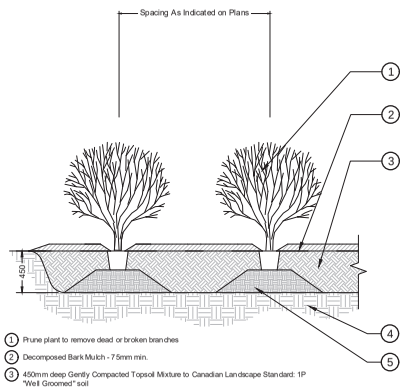
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Drawing Title: SECTIONS

VDZ Project #: DP2020-46

Drawing #: L0.2

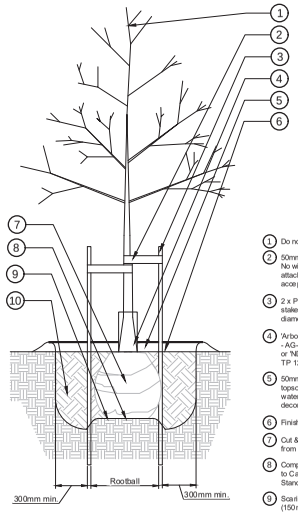
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1. Prune plant to remove dead or broken branches
2. Decomposed Bark Mulch - 75mm min.
3. 450mm deep Gently Compacted Topsoil Mixture to Canadian Landscape Standard: 1P "Well Groomed" soil
4. Compacted Sub Base
5. Compacted soil imported pedestal

NOTES:
1. Remove all string, twine, pots, tags from plant.
2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.
3. Topsoil sauces diameter to be 1.5X diameter of plant container.
4. Planting all bed edges to be set back from edge the O.C. spacing on plan.
5. All bed edges to have clean, cultivated edge.

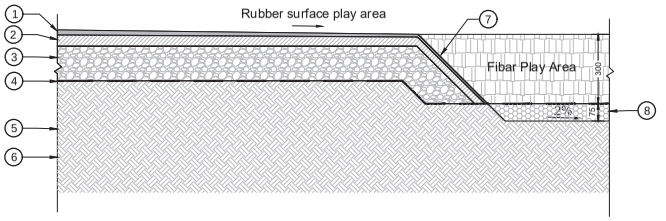
1 SHRUB PLANTING
1:25



1. Do not trim leader
2. 50mm wide woven nylon binding. No wire or nailing adjacent to or attached to trunk will be accepted.
3. 2 x Pressure treated round wood stakes 50 mm - 75mm in diameter2m in length
4. 'Arborguard+' tree trunk protector - AG-9-4 or 'NDS' - tree trunk protector - TP 128 NDS
5. 50mm deep saucer formed in topsoil for initial first year watering. Fill saucer with decomposed bark mulch.
6. Finished grade
7. Cut & remove top 1/3 of burlap from root ball
8. Compacted top soil with pedestal to Canadian Landscape Standards
9. Scarify pit bottom minimum of (150mm)
10. Imported Wel-Groomed (1P) Soil for all areas within tree pit.

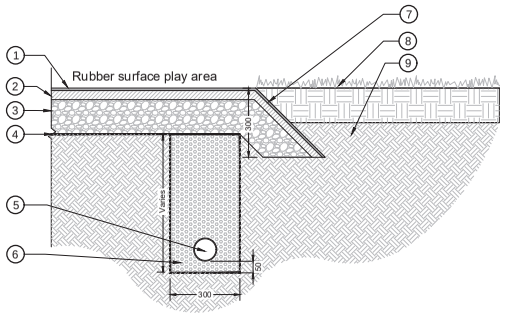
Notes:
1. Do not damage main roots or destroy root ball when installing tree stake.
2. Water thoroughly after installation
3. Remove tree rings and stakes two years after installations
4. Provide drainage for planting pit in impermeable soil.

2 TREE PLANTING - DECIDUOUS TREE
1:25



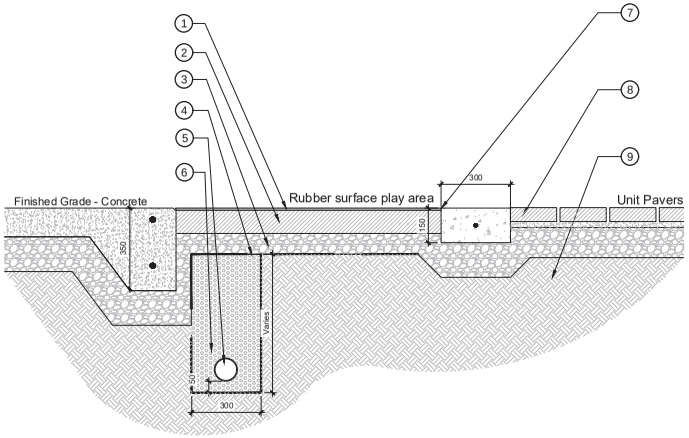
1. 12.7mm Landsafe or approved equal wearing course
2. Landsafe base mat. Depth Varies.
3. 150mm base course permeable aggregate compacted to 95% MPD. Slope towards drainage pipe
4. Place geotextile between sub grade and structural fill materials as shown
5. Approved structural fill compacted to 95% MPD. Depth varies
6. Approved Structural fill to a depth of 1.5-2.0m below existing grade as per geotechnical report. Approved structural fill compacted to 95% MPD
7. 45 Degree Disappearing Edge 450mm length
8. 75mm depth of 25mm Clear Crush

3 RUBBER SURFACE WITH FIBAR
1:10



1. 12.7mm Landsafe or approved equal wearing course
2. Landsafe base mat. Depth Varries.
3. 150mm base course permeable aggregate compacted to 95% MPD. Slope towards drainage pipe
4. Place geotextile between sub grade and structural fill materials as shown
5. 100mm dia. perforated pipe See Civil drawings for connection
6. Pea gravel to surround perforated pipe.
7. 45 Degree Disappearing Edge
8. Lawn
9. Structural Fill as per Geo-technical

4 RUBBER SURFACE WITH BACKFILL
1:10



1. 10-13mm wearing course as per manufacturer's specifications.
2. Pour in place base mat. Depth Varies.
3. 150mm base course permeable aggregate compacted to 95% MPD. Slope towards drainage pipe
4. Place geotextile between sub grade and structural fill materials as shown
5. 100mm dia. perforated pipe See Civil drawings for design details
6. Pea gravel to surround perforated pipe.
7. 1/16" radius both sides.
8. Unit pavers per detail.
9. Proposed sub grade compacted to 95% MPD

NOTE:
1. Rubber surfacing to achieve a Critical Fall Height of >10' (feet). Depth to be confirmed by contractor.

5 RUBBER SURFACE WITH UNIT PAVERS
1:10

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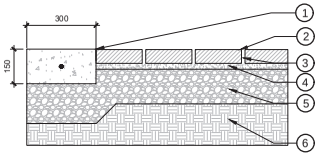
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Drawing Title: LANDSCAPE DETAILS

VDZ Project #: DP2020-46

Drawing #: L2.01

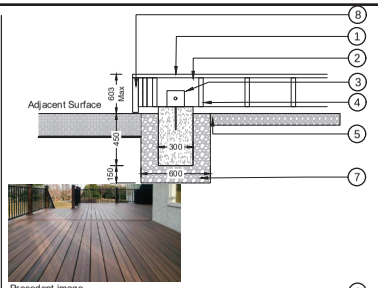
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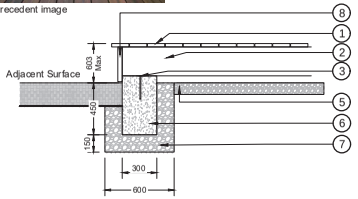
SECTION

1. Concrete Curb 1/16" radius both sides
2. 60mm concrete unit pavers
3. 10-15mm sand joints
4. 25mm sand setting bed
5. 150mm aggregate subgrade compacted to 95% MPD
6. Prepared subgrade

1 UNIT PAVERS WITH SAND
1:10



Precedent image



1. Trex select decking: Colour Saddle
2. 2x10 PT Beam
3. Post Saddle
4. 2x10 Joist
5. 25mm Clear Crush over Filter Fabric
6. Concrete Footing
7. 150mm Gravel Compacted to 95% MPD
8. Trex select fascia board: Colour Saddle

Notes:
1. All timber to be pressure treated rough cut Douglas Fir #2 or better.
2. All steel screws, bolts, washers & plates to be hot dipped galvanized.
3. Deck boards to be Trex Select decking spaced with 5mm gap: Colour Saddle.
4. Contractor to provide shop drawings for review.
5. Deck railing by Architect.

2 COMPOSITE DECK FRONT AND SIDE SECTION
1:20



Bench
Model Number: MLB870-W
Size: 1765mm
Options: Center Arm
Wood Colour: IPE Wood
Metal Colour: Gloss Black

Manufacturer: Maglin
maglin.com
Note: or approved equal

3 BENCH
NTS



Item no. NRO514-1021	
Installation Information	
Max. fall height	3'3"
Safety surfacing area	312 ft2
Numbers of installers (persons)	2
Total installation time	12.6
Excavation volume	1.75 yd3
Concrete volume	0.00 yd3
Footing depth (standard)	3'3"
Shipment weight	1,401 lbs
Anchoring options	In-ground ✓
Warranty Information	
Robinia Wood	10 years
Stainless steel components	10 years
Stainless steel components	10 years
Ropes & nets	5 years
Spare parts guaranteed	10 years

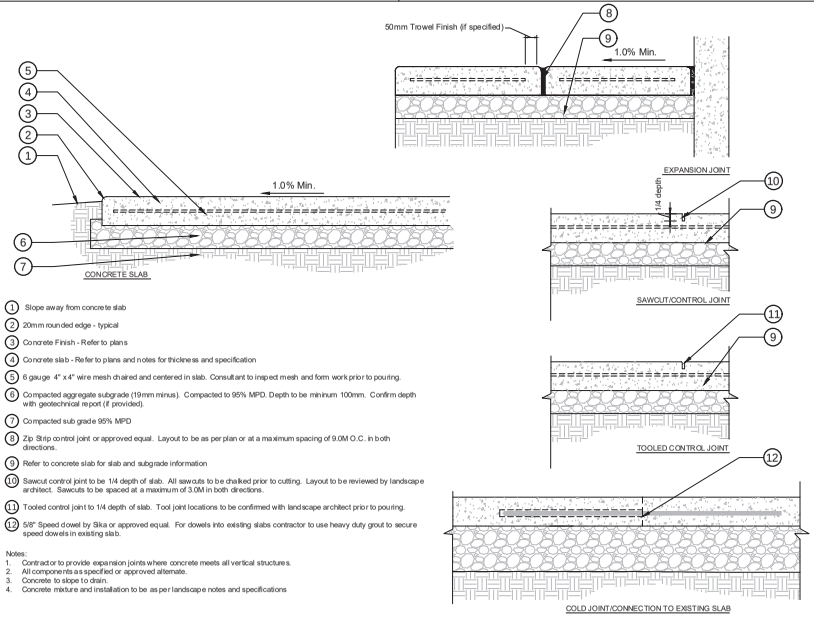
Item no. NRO514-1021	
General Product Information	
Dimensions LxWxH	10'11"x4'9"x8'2"
Age group	2-5
Play capacity (users)	8
Color options	

4 FOREST LAKE BOAT
NTS



PLAY STRUCTURE:
Model: NRO1021 Play structure with slide and Curly climber IG100
Manufacturer: Kompan

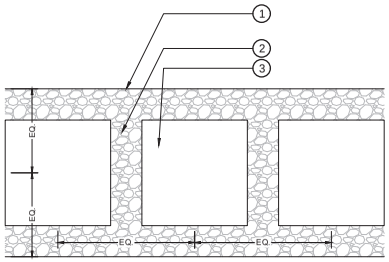
5 PLAY STRUCTURE
NTS



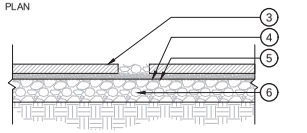
1. Slope away from concrete slab
2. 20mm rounded edge - typical
3. Concrete Finish - Refer to plans
4. Concrete slab - Refer to plans and notes for thickness and specification
5. 6 gauge 4" x 4" wire mesh chaired and centered in slab. Consultant to inspect mesh and form work prior to pouring.
6. Compacted aggregate subgrade (19mm minus). Compacted to 95% MPD. Depth to be minimum 100mm. Confirm depth with geotechnical report (if provided).
7. Compacted sub grade 95% MPD
8. Zip Strip control joint or approved equal. Layout to be as per plan or at a maximum spacing of 9.0M O.C. in both directions.
9. Refer to concrete slab for slab and subgrade information
10. Sawcut control joint to be 1/4 depth of slab. All sawcuts to be chalked prior to cutting. Layout to be reviewed by landscape architect. Sawcuts to be spaced at a maximum of 3.0M in both directions.
11. Tooled control joint to 1/4 depth of slab. Tool joint locations to be confirmed with landscape architect prior to pouring.
12. 5/8" Speed dowel by Sika or approved equal. For dowels into existing slabs contractor to use heavy duty grout to secure speed dowels in existing slab.

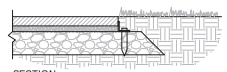
Notes:
1. Contractor to provide expansion joints where concrete meets all vertical structures.
2. All components as specified or approved alternate.
3. Concrete to slope to drain.
4. Concrete mixture and installation to be as per landscape notes and specifications

6 CONCRETE SLAB - WIRE MESH
1:10



PLAN





SECTION

1. Permastrip aluminum edger by Permaloc, adjacent to all softscape areas.
2. Granular fill between slabs
3. Hydrapressed slab with granular joints
4. 25mm sand setting bed
5. Fabric separator
6. 100mm aggregate base (19mm minus) compacted to 95% MPD

Notes:
1. Install all components as per manufacturer's specifications.
2. Slabs to be spaced equally between adjacent surfaces.
3. Limit slab cuts to ½ slab.

7 SLABS IN GRANULAR
1:10

VDZ+A
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

No.	By:	Description	Date
3	AD	Issued for DP	April 21, 2021
2	AD	Re-Issued for HAP	Jan 8, 2021
1	DC	Issued for DP	Sept. 9, 2020

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
GLOVER ROAD NORTH
DEVELOPMENT

Location:
9213 - 9217 GLOVER ROAD
FORT LANGLEY, B.C.

TOL# 11-33-0135

Drawn: NDV	Stamp:
Checked: DC	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

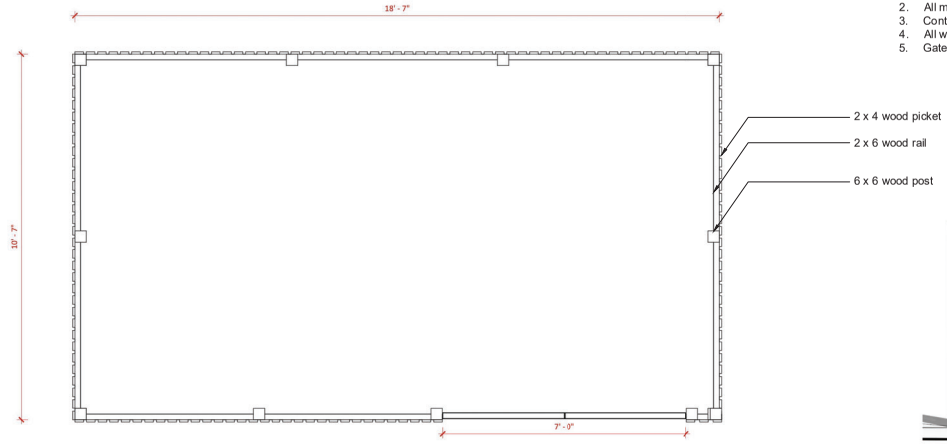
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REDRAWN/DIPPATH AND DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: LANDSCAPE DETAILS

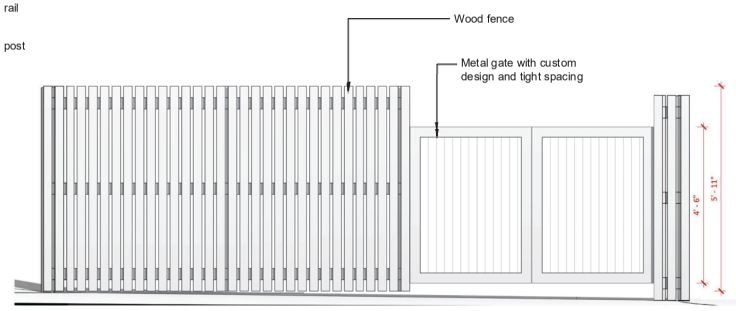
VDZ Project #: DP2020-46

Drawing #: L2.01

Z:\PROJECTS\DEVELOPMENT PERMIT-ACTIVE\DP2020-46 GLOVER ROAD NORTH AMENITY\5. DWG\SHEETS\L5-02 DETAILS.DWG



NOTES:
1. All wood to be pressure treated Douglas Fir. S4S.
2. All metal fasteners to be hot dip galvanized.
3. Contractor to provide shop drawings for review.
4. All wood to be stained to match building. Refer to Architectural drawings.
5. Gate to be powdercoated black.



01 GARBAGE ENCLOSURE
NTS

VDZ+A
Urban Design Studio | Landscape Architecture | Community Planning
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca 604-882-0024

No.	By:	Description	Date
3	AD	Issued for DP	April 21, 2021
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REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
GLOVER ROAD NORTH DEVELOPMENT

Location:
9213 - 9217 GLOVER ROAD
FORT LANGLEY, B.C.

TOL# 11-33-0135

Drawn: NDV
Checked: DC
Approved: MVDZ
Scale: AS SHOWN
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PMT/HAP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: LANDSCAPE DETAILS
VDZ Project #: DP2020-46
Drawing #: L2.0 E.2

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2020-46 GLOVER ROAD NORTH AMENITY\5. DWG\SHEETS\L2-03 DETAILS.DWG

Prior to the preparation of this Community Plan, the regional road network indicated a future diversion of River Road immediately east of the Fort to climb the face of the cliff to the eastern edge of the community and join 88th Avenue at Hudson Bay Street. This diversion had been considered desirable to divert truck traffic from the downtown core of Fort Langley.

The cost of this diversion was estimated at approximately $2,000,000 for construction costs only. Land acquisition and the cost of underpasses to provide continuity of existing farm access roads would have been additional. Furthermore, the diversion would have placed truck traffic on 88th Avenue between Hudson Bay Street and Glover Road, which is currently a quiet residential area. It was considered that the costs and impact of construction of the diversion route would not have been justified by the benefits it would have achieved. Consequently, the future link has not been shown on the Major Road Map (2).

A more cost effective approach to limiting the gravel truck traffic on Mavis Avenue and Glover Road is for the Township of Langley to insert clauses in new gravel pit development permits to prohibit the use of River Road by gravel trucks from new pits.

5. IMPLEMENTATION

5.1 HERITAGE CONSERVATION AREA

#3204
93/03/05

The area shown on Map 4 is designated a heritage conservation area under Section 945 (c) of the Municipal Act for the protection of municipal heritage sites.

As noted previously in this plan, heritage is a very important element in the community. Fort Langley was the first settlement in the Township and one of the earliest towns in B.C. as well as its first capital. Fort Langley's heritage significance is enhanced by several buildings of heritage interest in the heritage conservation area, including two that have been designated as heritage sites.

The purpose of heritage conservation area designation is to protect the heritage character of downtown Fort Langley. This will be accomplished by encouraging new development and alterations that complement and enhance buildings with heritage value and the heritage character of the area.

General building design guidelines are as follows:

a) historic buildings should be renovated and restored in a manner appropriate to their individual period and style and, whenever possible, original forms, materials and details should be uncovered or left in place and preserved;
b) new construction and infill projects should be designed to blend harmoniously with historic elements of the streetscape; and
c) decorative styles which are out of place with the architectural evolution of Fort Langley should be avoided.

#3710
97/12/01

New signs that are not covered by a heritage alteration permit require a permit under the Sign Bylaw and must conform to the general building design guidelines.

#5063
14/04/28

A heritage alteration permit is not required for:

a) façade improvements (any reconstruction or improvements including new siding, doors, windows, cornices or awnings or canopies to an elevation of an existing building) or signage that is in conformity with the general building design guidelines;
b) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are in conformity with the general building design guidelines; or

c) minor additions that are less than 50m^2 (538 ft^2) in floor area, do not front a road (other than a lane) and are constructed in a similar style and of similar materials as the existing building.

The Fort Langley Building Façade Design Guidelines are non-binding policy guidelines for the Fort Langley Heritage Conservation Area. They are not part of the Fort Langley Community Plan and may be amended or repealed by Council resolution.

5.2 PROVINCIAL GOVERNMENT FUNDING

Fort Langley is already recognized by the Provincial government as a tourist destination. The fact that Fort Langley's downtown area serves out-of-town visitors as well as local residents may entitle the community to consideration for funding of future programs and projects. At present, improvements to Glover Road, funded by the Ministry of Transportation and Highways and by the Township of Langley have responded to design objectives for Glover Road, especially with respect to the pedestrian environment.

As Fort Langley continues to improve its visitor and community amenities, its role as a Provincial tourist destination will be enhanced. Dialogue with Provincial agencies should be continued with an eye to obtaining funding which is appropriate to community objectives.

5.3 HERITAGE AREA FUNDING

The Heritage Canada Foundation administers the Main Street Program for the revitalization of downtown commercial areas with significant heritage resources within them. The Program is currently in its second phase, which follows after an initial period which focused on demonstration projects such as Nelson, B.C. The current phase provides training, technical services, and consultant support to downtown revitalization efforts sponsored by the local community.

The costs of participation in the Main Street Program are probably beyond the resources available to a community of the small sized of Fort Langley, particularly under current economic conditions. Nevertheless, consideration should be given to the potential of using programs administered by the Heritage Canada Foundation in the future and use should be made of the literature generated by the Foundation from its experience with both the demonstration projects and the current program.

5.4 LIAISON WITH ENVIRONMENT CANADA, PARKS

Fort Langley National Historic Park and the community of Fort Langley will both benefit from efforts made to promote increased, appropriate tourist activities. The current jointly funded marketing study will lead to a coordinated marketing strategy for both the Federal ministry and the Township to follow. Continued liaison and coordination of plans and programs by each group will benefit the objectives of the community.

5.5 DEVELOPMENT PERMIT AREA

The area shown on Map 4 is designated a mandatory Development Permit area under Section 919.1 of the Local Government Act. Prior to issuance of a building permit, a Development Permit must be approved by Council. Developments within the Development Permit area must be developed in a manner sympathetic with the Heritage Conservation Area guidelines contained in Section 5.1 and be compatible with adjacent development and uses.

Fort Langley Community Association
P.O. Box 642 Fort Langley B.C. V1M 2S1
info@fortlangleycommunity.com

ATTACHMENT C

Dear Hon. Mayor and Council of the Township of Langley,

Re: Development Application Project 11-33-0135 / Statewood Properties Ltd.

As requested by the Township of Langley, the Fort Langley Community Association (FLCA) requested feedback on the above development proposal Projec 11-33-0135. We requested feedback via an article in our newsletter and a post on social media.

Design: The majority of comments expressed concern about the design and the importance for the buildings to retain the heritage feel and look in Fort Langley. Comments focused on the need for the building design to be unique and reflect the heritage of Fort Langley without resorting to a "strip mall" appearance. There were a few concerns about the building appearing to look like "a typical fast food restaurant." Many referenced the need for a two-story maximum, respecting the colour coding of the village, and the store front style.

"In my opinion this proposal does not match the surrounding structures and destroys what little character remains in this part of our historical town. What are the rules for protecting Fort Langley's historical character?"

"While I'm happy it's not a huge building, it certainly does not fit the historical character of Fort Langley at all."

"The exterior should absolutely reflect and respect the heritage tone of the village."

"Looks out of character for Fort Langley. Looks like a typical fast food restaurant. A design more in keeping with the historic character of Fort Langley please."

"No objection to the development, but I DO object to the design. Any future development should retain the heritage look. If this design goes through, then we can truly be Yale Town East. Except Yale Town kept the old buildings."

Parking: Other concerns were raised about the parking lot in an area with many pedestrians and the amount of available parking.

"The proposed parking lot with access from Glover: potential for conflict with vehicles exiting and entering across a busy pedestrian sidewalk. Other ways to access the parking lot?"

"There appears to be insufficient parking, 8 spots, for this project. Would mean staff and patrons parking on the street."

Facilities: Some liked the patio and outdoors seating area, especially in the summer. Still others, questioned whether a playground is needed in the downtown core of Fort Langley.

"A contradiction suggesting fine dining restaurant with outdoor seating beside a children's play area."

"*There already is a playground/park at Glover and Mavis, on Statewood Property"*

One liked the idea of something happening in downtown Fort Langley, where the proposal, to them, should "please most." With another community member stated they disliked the current "dilapidated eyesore" on the corner.

Thank you for the opportunity to reach out to the community for feedback. Please let us know if you have any questions about this summary of feedbac.

Andy Schildhorn
Chairperson
778.835.8957

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-55
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	0340-050-CDEV1
SUBJECT:	POLICY 07-164: DEVELOPER HELD PUBLIC INFORMATION MEETINGS – VIRTUAL MEETING REQUIREMENTS		

RECOMMENDATION:

That Council amend Policy 07-164 Developer Held Public Information Meetings to add requirements for a virtual format as presented in Attachment A to this report.

EXECUTIVE SUMMARY:

At its Regular Meeting held on April 12, 2021, Council directed staff to prepare an amendment for Developer Held Public Information Meetings (PIMs) during the COVID-19 pandemic, in relation with development applications pursuant to Policy 07-164, prior to such applications advancing to Council, effective immediately, based on a virtual format using generally accepted platforms.

Based on Council direction, this report provides Council with recommended amendments to Policy 07-164 to add virtual format requirements for PIMs, presented in Attachment A to this report. The proposed amendments have been informed by a review of other jurisdictions' best practices including the cities of Surrey, Coquitlam, Abbotsford, and Maple Ridge.

The proposed amendments involve the requirement of virtual engagement options when in-person PIMs are not considered to be practically feasible, subject to review, consideration, and approval by the Township of Langley.

Given the current notification requirements, not intended to be amended, it is recommended that all development applications presented to Council for consideration of bylaw readings on or after June 28, 2021 be subject to the provisions of the revised Policy.

To ensure compliance with health authority guidelines in the context of the COVID-19 pandemic, the virtual Developer Held PIM requirement will remain in effect until otherwise directed by Council.

PURPOSE:

This report is in response to Council direction and provides recommended amendments to Policy 07-164 to add virtual format requirements for Developer Held Public Information Meetings.

BACKGROUND/HISTORY:

Council initially adopted Policy 07-164 Developer Held Public Information Meetings on March 7, 2016 as an implementation component of the 'Public Engagement Strategy for Planning and Development'. The main purpose of Developer Held PIMs is to engage area residents, share information about proposed developments, and obtain feedback so that issues and concerns can be identified and addressed early in the development approvals process, with relevant information provided to Council.

At its Regular Meeting held on April 12, 2021, Council resolved as follows:

> *"Whereas in April 2020, in order to ensure public health and safety in compliance with health authority guidelines in the context of the COVID-19 Pandemic, Council directed staff to temporarily suspend the requirements for developers to hold Public Information Meetings prior to a development application proceeding to Council for consideration;*
>
> *Whereas there has been significant learning and public acceptance of online meetings over the past year; and*
>
> *Whereas public engagement is an important aspect of local government proceedings generally and provides for a strong foundation early in the process for development applications specifically,*
>
> *Therefore be it resolved that Council direct staff to prepare an amendment for Developer Held Public Information Meetings during the COVID-19 Pandemic, in relation with development applications pursuant to Policy 07-164, prior to such applications advancing to Council, effective immediately, based on a virtual format using generally accepted platforms."*

Based on Council direction, this report provides recommended amendments to Policy 07-164 to add virtual format requirements for Developer Held Public Information Meetings.

DISCUSSION/ANALYSIS:

Recommendations

The proposed amendments to Policy 07-164 to add virtual format requirements for Developer Held Public Information Meetings is presented as Attachment A to this report. The proposed amendments have been informed by a review of other jurisdictions' best practices including the cities of Surrey, Coquitlam, Abbotsford, and Maple Ridge.

The proposed amendments are additions to Sec. 4.2 Meeting Logistics – Format of the Policy and involve one or more of the engagement options for applicants to consider instead of traditional in person PIMs. Applicants are required to discuss and agree upon an appropriate consultation approach with the project's Community Development (Development Planning) representative prior to undertaking the following options:

- Applicant provides a site plan and project description, along with specific information with the consultation / engagement virtual meeting notice;
- The consultation / engagement virtual meeting notice is to include the applicant's email contact information and phone number for citizens to submit comments and questions;

- Applicant creates a website where the application information is available at least 14 days prior to the “virtual public information meeting time;”
- Applicant produces a video presentation describing the application to be posted on an applicant website;
- Applicant is available, along with Community Development (Development Planning) staff (as an observer) for one or more “live” sessions in a webinar or "live chat" setting using generally accepted platforms;
- Applicant has some “live” options for answering questions or commits to responding to citizen questions within a specified timeframe (recommend 24 hours); and
- Applicant develops an on-line survey or other option(s) to receive public comments, questions, and feedback.

Implementation

As existing Policy notice and reporting requirements are recommended to remain, ‘in-stream’ applications will require time to notify, conduct, and report with respect to virtual Developer Held PIMs. Given these requirements, it is recommended all applicable applications advanced to Council for consideration on or after June 28, 2021 include Developer Held Public Information Meeting reporting.

To ensure compliance with health authority guidelines in the context of the COVID-19 pandemic, the virtual Developer Held Public Information Meeting requirement will remain in effect until otherwise directed by Council.

Policy Considerations

The proposed amendments to the Developer Held Public Information Meetings Policy provide clarity to guide proponents in organizing, conducting, and reporting on their own virtual public information meetings for specific development applications consistent with Council direction and the Public Engagement Strategy for Planning and Development.

Respectfully submitted,

Stephen Richardson
DIRECTOR, DEVELOPMENT SERVICES
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Amended Policy 07-164 Developer Held Public Information Meetings

ATTACHMENT A

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

Notice

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.

Virtual Public Information Meeting (PIM) / Requirements / Options for Applicants

Given the current COVID-19 pandemic situation and until otherwise directed by Council, virtual public engagement (subject to Sec. 4.1) is required. This may involve one or more of the engagement options listed below for applicants to consider instead of traditional in person Public Information Meetings. Applicants are required to discuss and agree upon an appropriate consultation approach with the project's Community Development (Development Planning) representative prior to undertaking the following options:

- Applicant provides a site plan and project description, along with specific information with the consultation / engagement virtual meeting notice;

- The consultation / engagement virtual meeting notice is to include the applicant's email contact information and phone number for citizens to submit comments and questions;

- Applicant creates a website where the application information is available at least 14 days prior to the "virtual public information meeting time"

- Applicant produces a video presentation describing the application to be posted on an applicant website;

- Applicant is available, along with Community Development (Development Planning) staff (as an observer) for one or more “live” sessions in a webinar or "live chat" setting using generally accepted platforms;

- Applicant has some “live” options for answering questions or commits to responding to citizen questions within a specified timeframe (recommend 24 hours); and

- Applicant develops an on-line survey or other option(s) to receive public comments, questions and feedback.

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.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 - REGULAR MEETING	**REPORT:**	21-57
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	6440-03-001
SUBJECT:	ENVIRONMENTAL COMPENSATION ON MUNICIPAL LANDS		

RECOMMENDATION:

That Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.

EXECUTIVE SUMMARY:

There are often environmental protection requirements associated with development that cannot be addressed on private property without impacting the economic viability of a project. In such circumstances, there may be opportunities for proponents to provide the required environmental compensation works on public lands, subject to technical requirements and conditions.

However, provincial legislation prohibits a local government from extending a benefit, advantage, or otherwise providing assistance to a private business.

To ensure the Township does not convey a benefit to a private business or a private property owner, and subject to Council endorsement, it is recommended that staff be directed to proceed with the development of a policy framework that would provide for location of environmental compensation on municipal lands. This is a process that has been established in a number of other municipalities in the region and considered to be acceptable based on discussions with legal counsel.

Subject to Council's approval, a policy framework could be developed that would be applied consistently, based on technical requirements being met, including availability of appropriately located lands. Such a policy is anticipated to assist with generating revenues required to address municipal needs including ongoing operating and maintenance requirements of related environmentally protected areas. If endorsed by Council, the policy would be structured to ensure the municipality does not extend a benefit to private property owners; and further, does not incur ongoing maintenance responsibilities and obligations through execution of a partnering agreement that is anticipated to provide financial compensation for the opportunity.

PURPOSE:

The purpose of this report is to seek Council approval for staff to proceed with the preparation of a policy document to provide for a regulatory framework to accommodate environmental compensation work related to development on municipal lands, based on appropriate consideration.

BACKGROUND/HISTORY:

There are regulations relating to environmental protection and enhancement at all levels of government with some jurisdictional overlap pertaining to streams, riparian areas, wildlife, and associated habitat areas.

Developers are required to comply with said regulatory requirements. This is typically achieved through establishment of areas on private property by setting aside environmental protection areas otherwise on development lands to situate works designed by a Qualified Environmental Professional (QEP) to compensate for development impacts.

On occasion, a development proponent may not have the land necessary to suitably provide compensation for environmental protection purposes while facilitating an economically viable development project. In such circumstances, there may be opportunities for the development proponents, subject to technical requirements being addressed such as location within the same watershed, to provide the necessary compensation works on public lands.

However, allowing private developers to use public lands to reduce, eliminate, or address environmental compensation works that is otherwise necessary pursuant to applicable regulations to facilitate development is contrary to the provisions of provincial legislation. Specifically, section 25 of the *Community Charter* prohibits local government providing assistance to a business through a grant, benefit, or advantage.

DISCUSSION/ANALYSIS:

With the above as background and based on a review of practices in other jurisdictions as well as general discussion with Township legal counsel, it is believed a policy framework can be created subject to Council endorsement that would provide interested proponents with a mechanism to compensate the Township for allowing placement of works on municipal lands.

Creation of a policy framework that would provide for execution of agreements with proponents wishing to place environmental compensation works on Township lands, subject to Township receipt of satisfactory financial compensation, would be within Council's area of authority. This policy, subject to Council's approval, would be applied consistently to all development proponents subject to certain technical criteria being met such as availability of appropriately located public lands. It would be used to generate revenue, ultimately for public benefit, likely based on a formula using the incremental value added to the development lands as commensurate compensation as part of a contemplated partnering agreement.

If endorsed by Council, such a policy would be used to implement improvements on existing parkland at no cost to the Township, with ongoing maintenance costs addressed as part of the partnering agreement. While structured to ensure: a) no extension of benefit to private business; and b) no inheritance of liability in terms of ongoing maintenance, the policy could be considered in similar light as an amenity framework. It will allow the Township to generate revenues and work with the development community to increase, enhance, and protect environmentally sensitive areas throughout the Township.

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 - REGULAR MEETING	**REPORT:**	21-54
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	LRP00010
SUBJECT:	SMITH NEIGHBOURHOOD PLAN – SERVICING OPTIONS		

RECOMMENDATION:

That Council receive and consider the options presented in this report with respect to major servicing requirements associated with the Smith Neighbourhood Plan.

EXECUTIVE SUMMARY:

At its meeting on July 27, 2020, Council directed staff to review, consider, and report back to Council, possible options for the Township to coordinate the provision of necessary drainage infrastructure and acquisition of school and neighbourhood park sites for the advancement of the Smith Neighbourhood Plan (NP).

As directed by Council, staff have considered the potential options to coordinate the provision of servicing requirements as outlined in the July 27, 2020 resolution, within the context of the Smith NP and the Township's current regulatory framework, specifically pertaining to drainage control, storm water management, and parkland acquisition. It should be noted that the subject requirements are established pursuant to standards enshrined within bylaws adopted by Council. Not discussed in detail in this report, is Council's prerogative to vary such requirements established by bylaw on an individual site-specific basis; or more holistically as part of a bylaw amendment process. These options are not recommended by staff due to the inherent precedence with the former approach and cumulative overall impact with the latter.

In addition to the drainage infrastructure and school/park site acquisition requirements, the report discusses the provision of arterial roads as an integral component to accommodate the drainage system necessary to enable the proper and effective functioning of the detention ponds, as well as the parallel intent of advancing the arterial road network in Willoughby, as directed by Council as part of the Willoughby Arterial Road Completion Amenity Policy (WARCAP).

With the above in mind, staff have identified three (3) potential approaches to coordinate the provision of the identified servicing requirements, as listed below, with the implications including a high-level estimation of approximate costs identified in the report:

A. Waive (or reduce) the typical development prerequisites;
B. Secure the land necessary for the major infrastructure, prior to development proceeding; or
C. Continue to work with developers, property owners, real estate professionals, and other key stakeholders to address servicing requirements as part of the development approval process.

PURPOSE:

This report is presented in response to Council direction and provides Council with information related to the key development prerequisites in the Smith Neighbourhood Plan area.

BACKGROUND/HISTORY:

At its Regular Meeting on July 27, 2020, Council passed the following resolution:

Whereas:

1. *The Smith Neighbourhood Plan is one of the few neighbourhood plans within Willoughby that is experiencing significant, ongoing difficulty meeting the conditions necessary for development to advance;*

2. *The relatively large quantity of smaller parcels combined with the lack of a single group proceeding on any known timeline to assemble the necessary land holdings to be able to justify providing the necessary school(s), park site(s) and detention pond(s) is together causing an indefinite delay in the Smith Neighbourhood Plan's advancement;*

3. *The provision of the necessary elements for a neighbourhood plan to advance is recoverable via the development process from benefiting landowners; and*

4. *The delay in advancement of the Smith Neighbourhood Plan is causing indefinite delays in the provision of road and sidewalk infrastructure along 208 Street and 72 Avenue badly needed for the entire Willoughby area, and all Township of Langley residents as a whole;*

Therefore be it resolved that staff be directed to review, consider and report to Council, as soon as practical, possible options for the Township of Langley to coordinate the provision of necessary drainage infrastructure and school / park site acquisition(s) within and for the advancement of the Smith Neighbourhood Plan.

DISCUSSION / ANALYSIS:

The Smith Neighbourhood Plan (NP) is one of the more recent NPs in the Willoughby Community Plan area adopted by Council in 2017 after an extensive planning process involving significant public input. The Smith NP is generally bounded by 72 and 76 Avenues to the south and north; and 204 and 210 to the west and east, respectively. A copy of the land use map, forming part of the Smith NP is presented as Attachment A to this report.

The Smith NP outlines the following as "General Prerequisites" that must be satisfied prior to Council adoption of a zoning bylaw amendment in the specified area:

1. With the exception of the non-residential developments, securing of a joint school and neighbourhood park site;

2. Securing of a detention pond (three (3) in total), one (1) for each of the catchment areas within the Smith NP), to address storm water management and drainage run-off issues; and

3. Provision of major roads and engineering services, as necessary to address development needs, utilizing cost recovery mechanisms, such as DCCs, DWAs, etc.

The size and location of the joint school and neighbourhood park site, stormwater detention facilities, and the impact of arterial road widening on private property have not been fully analyzed and confirmed. This is due to such being a function of geography and topography that must be verified through survey and detailed design analysis, subject to land availability. Having said that, they can, at a high level and for cost estimating purposes, be projected at approximately five (5) acres (average) for each detention pond; 10 acres for a joint school and neighbourhood park site; and five (5) acres for 208 Street widening, for a total approximate requirement of 30 acres.

As directed by Council, staff have considered the potential options to coordinate the servicing requirements outlined above in the context of the July 2020 resolution of Council for the advancement of Smith NP.

The work undertaken to date has included discussion with property owners to determine the level of interest, and potential costs, associated with the acquisition of the land necessary to address the major servicing requirements outlined above. Challenges related to the provision of the services include the size of existing parcels within the Smith NP area, necessitating consolidation of smaller parcels to achieve the objectives; complicated with a heightened level of expectation related to land values.

Significant progress has been made in terms of discussions with property owners in focus areas, with the intent of coordinating the provision of key infrastructure as directed by Council, as part of the July 2020 resolution referenced as well as in the context of Willoughby Arterial Road Completion Amenity Policy (WARCAP). The outcome of these discussions will be subject of separate reports advanced to Special Closed Meetings of Council pursuant to applicable legislation, but have been discussed generally, at a high-level in the Financial Implications section of this report.

With the above in mind, the possible options that are available for consideration by Council to coordinate the provision of the necessary infrastructure for the advancement of the Smith NP are presented below, in no particular order:

A. Waive (or reduce) the typical development prerequisites related to major infrastructure servicing as part of a bylaw amendment process based on a direction to explore site specific solutions to address servicing requirements on an individual application basis. This is not recommended by staff as it will reduce the ability and delay the process of acquiring major infrastructure servicing requirements. Further, if such an approach is pursued, it will need to be extended to all applicants to not be considered a benefit, which is not permitted based on provincial legislation.

B. Secure the land necessary for the major infrastructure (school, neighbourhood park, and detention ponds), prior to development proceeding. This approach is not recommended due to inherent financial implications. It will require significant borrowing with associated risks due to uncertainty about rate of subsequent development and timelines related with potential cost recovery.

C. Continue to work with stakeholders (developers, property owners, real estate, and other professionals) to address typical requirements in a more collaborative way by removing uncertainties associated with the development process through advanced preparation of detailed design drawings and provision of clarity with respect to servicing impacts. While often more time-consuming than the first two (2) options outlined above due to the work inherent with discussions, negotiations, and design work, this option does not carry a significant financial risk and is therefore the recommended option.

Financial Implications:

Based on a high-level estimate, the land area required to address the school, neighbourhood park, and detention facilities for the Smith NP area total approximately 25 acres. This comprises of 10 acres for a joint school and neighbourhood park site and 15 acres for three (3) detention facilities, both established based on current applicable standards. Utilizing an average figure of $3.5M per acre, based on most current estimated land values, the total amount of funds necessary to complete the drainage, school, and park requirements for the neighbourhood would be $87.5M, excluding soft costs associated with design, financing, legal, administration, etc.

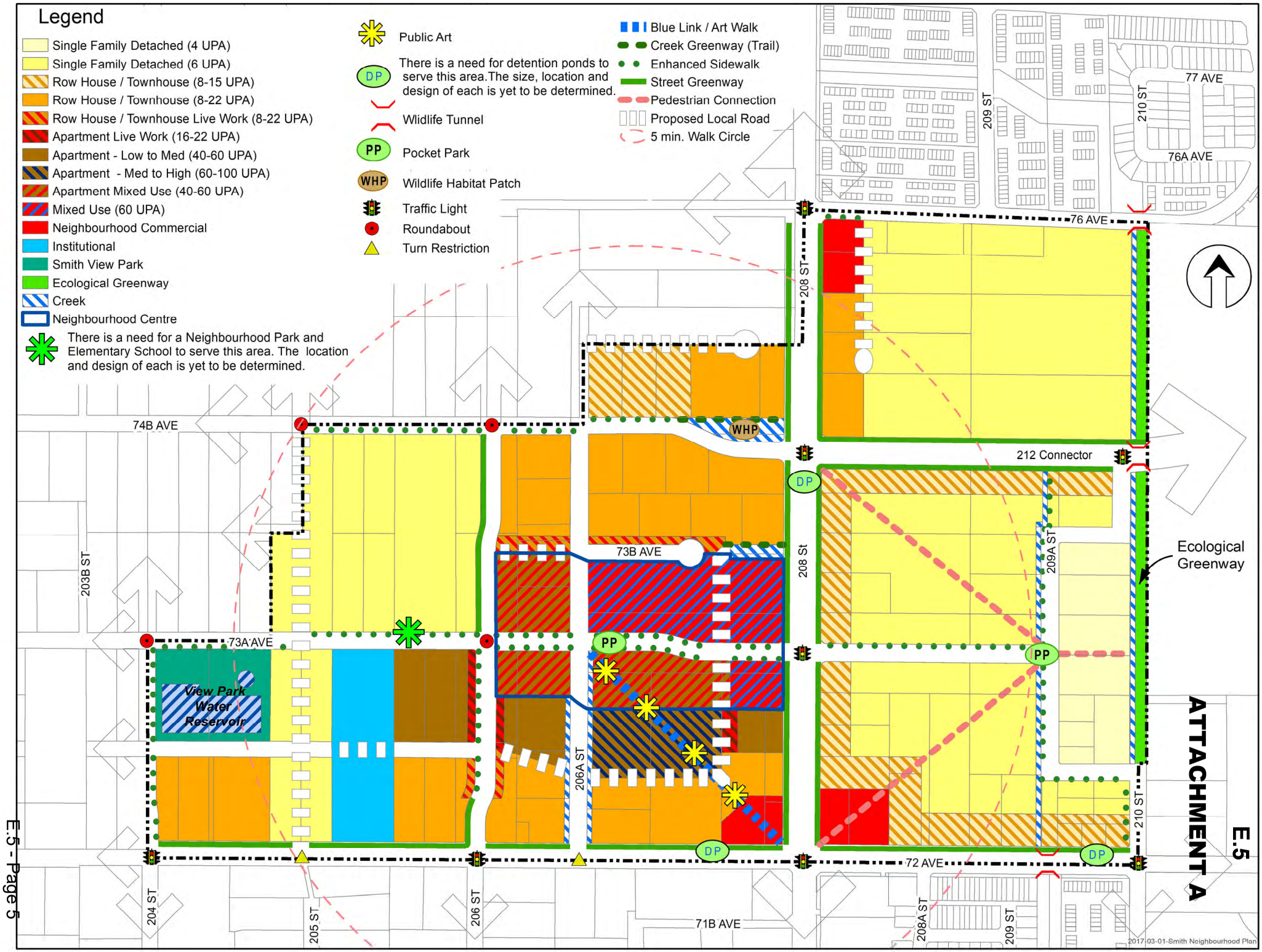
Other high-level costs relating to the acquisition of roads have been calculated independently as there are plans to utilize anticipated cost recovery models currently underway for addressing the associated costs. These costs relate to the widening required for 208 Street as the key arterial road through the Smith NP, which has also been identified as priority route by Council as part of the WARCAP process. The estimated area of land necessary for street widening would be approximately five (5) acres, which, at an average land value of approximately $3.5M per acre would amount to $17.5M.

As directed by and previously reported to Council, staff have been engaged with key property owners at key strategic locations and along key sections of priority arterial roads in Willoughby, including those in the Smith NP area, with a view to acquire the land necessary to address infrastructure servicing requirements. This work is on-going, with staff committed to providing Council with regular updates as needed to advise of progress. As for funding available in this respect, staff can confirm there is no funding currently available in the WARCAP account based on the Policy (presented as Attachment B), that came into effect in November, 2020 and requires contributions at time of final reading of zoning bylaw amendments in the affected areas.

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER, ENGINEERING & COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Smith Neighbourhood Plan Land Use Map
ATTACHMENT B	Willoughby Arterial Road Completion Amenity Policy (WARCAP)


Legend
Single Family Detached (4 UPA)
Single Family Detached (6 UPA)
Row House / Townhouse (8-15 UPA)
Row House / Townhouse (8-22 UPA)
Row House / Townhouse Live Work (8-22 UPA)
Apartment Live Work (16-22 UPA)
Apartment - Low to Med (40-60 UPA)
Apartment - Med to High (60-100 UPA)
Apartment Mixed Use (40-60 UPA)
Mixed Use (60 UPA)
Neighbourhood Commercial
Institutional
Smith View Park
Ecological Greenway
Creek
Neighbourhood Centre
There is a need for a Neighbourhood Park and Elementary School to serve this area. The location and design of each is yet to be determined.
Public Art
DP
There is a need for detention ponds to serve this area.The size, location and design of each is yet to be determined.
Wildlife Tunnel
PP
Pocket Park
WHP
Wildlife Habitat Patch
Traffic Light
Roundabout
Turn Restriction
Blue Link / Art Walk
Creek Greenway (Trail)
Enhanced Sidewalk
Street Greenway
Pedestrian Connection
Proposed Local Road
5 min. Walk Circle
77 AVE
210 ST
76A AVE
209 ST
76 AVE
208 ST
74B AVE
WHP
212 Connector
DP
203B ST
73B AVE
208 St
209A ST
Ecological Greenway
73A AVE
PP
PP
View Park Water Reservoir
206A ST
DP
DP
72 AVE
210 ST
204 ST
205 ST
206 ST
71B AVE
208A ST
209 ST
2017-03-01-Smith Neighbourhood Plan

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Willoughby Arterial Road Completion Amenity Program

Policy No:	**07-355**
Approved by Council:	**2020-05-11**
Effective Date:	**2020-08-11**
Revised by Council:	

1. Purpose

This policy provides a means of providing transportation amenities in the Willoughby area pursuant to an amenity zoning bylaw.

2. Background

The Willoughby area requires amenities in the form of land for public transportation. Amenity zoning provisions of the *Local Government Act* may be used to acquire the land for public transportation amenities.

3. Related Policies

Willoughby Community Plan and Willowbrook Community Plan.

4. Policy

4.1 The Willoughby area requires the provision of land for public transportation amenities ("Amenities") as shown in Schedule A.

4.2 All developing properties in that portion of the Willoughby area shown on the attached schedule, excluding those properties being developed for public school ("Development Area" as shown in Schedule B), will benefit from the Amenities.

4.3 The Township has determined that an equitable sharing of the land acquisition cost (and excludes construction and maintenance costs) of the Amenities in the Development Area will be $16.09 per square metre of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C. For the purposes of this Policy "Developable Land" means the gross area of a parcel excluding streamside protection areas and the area below the top of bank. Detention Pond lands are included within the definition of “Developable Land”.

4.4 The Amenity Cost can be provided by means of land without improvements constructed thereon ("Unimproved Land"), cash plus unimproved land or cash alone.

4.5 Where the Township is procuring land for the provision of Amenities the Township may receive the land by purchasing at market value, road dedication, or other means, as may be required.

4.6 Section 482 of the Local Government Act provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions, including those relating to the conservation or provision of amenities, and the number, kind, and extent of amenities are met.

4.7 Where Council proposes to rezone a property within the Development Area pursuant to Section 482 it may choose to include the Amenity Cost as an amenity for the purposes of that bylaw.

4.8 Where the Amenity Cost is determined to be an amenity for the purposes of a bylaw adopted pursuant to Section 482 and the developer wishes to take advantage of the higher density set out in the bylaw referred to in Section 4.6, if adopted by Council, by providing the amenities, including the Amenity Cost, the Amenity Cost will be referenced in rezoning bylaws and may be provided as follows:

a) where the property being developed contains Amenities, the developer shall provide the Amenity Cost by way of Unimproved Land plus cash;

b) where the property being developed does not contain Amenities, the developer shall provide the Amenity Cost by way of cash only;

c) where the property being developed contains Amenities whereby the Township has purchased the land as per Section 4.5 above, the developer will reimburse the Township for the purchase cost of the land acquired for Amenities, and provide the Amenity Cost by way of cash.

4.9 Where the Amenity Cost includes Unimproved Land the value of the Unimproved Land shall be deemed to be $3,200,000 per acre (2020 deemed cost).

4.10 Amenity costs collected will be placed in an interest-bearing statutory capital Reserve Fund.

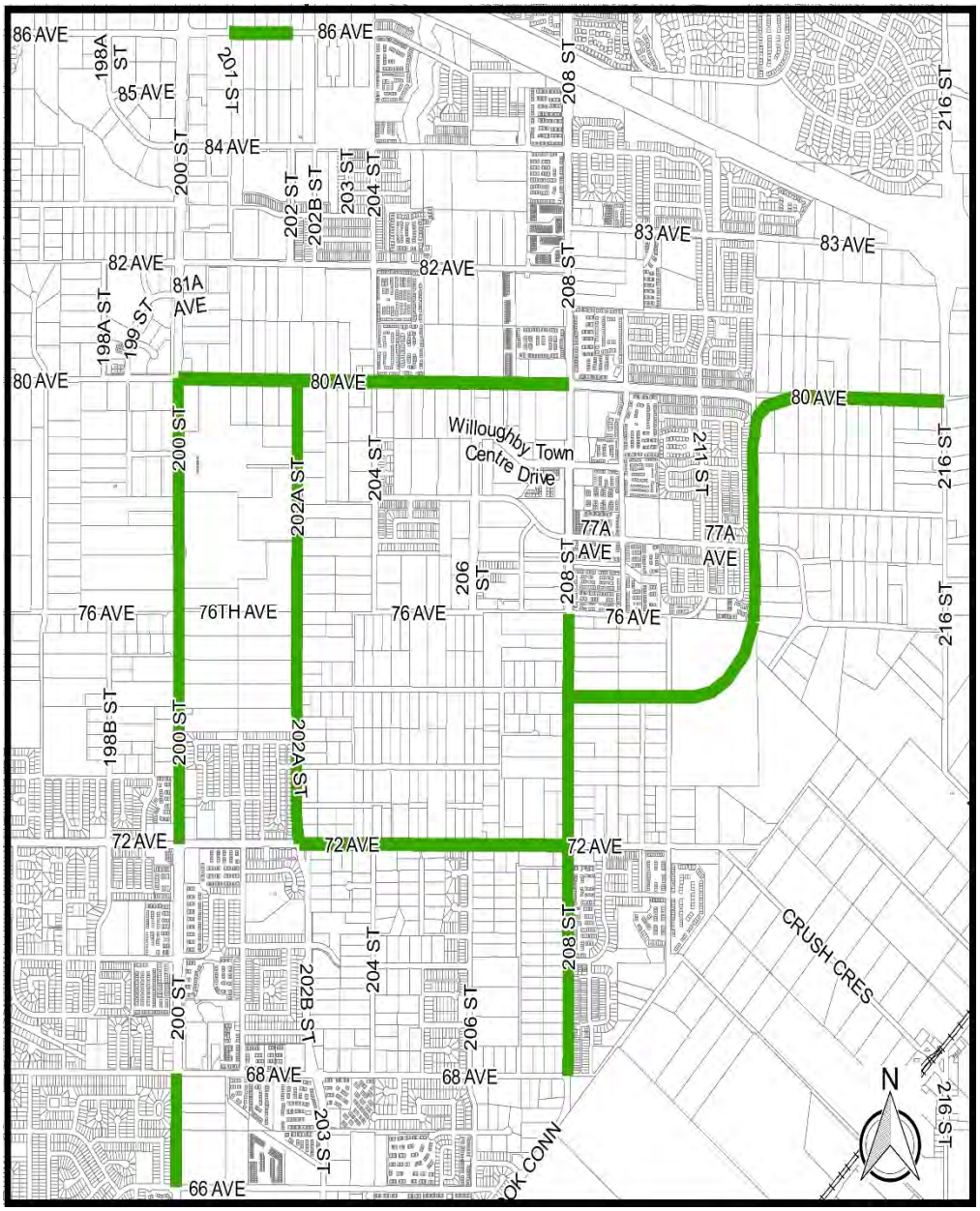
4.11 Nothing in this policy will fetter the discretion of the municipal Council of the Township of Langley to exercise its legislative powers and functions.

4.12 Rebates shall be made available where the Amenity Cost has been provided by way of Unimproved Land plus cash, as per Section 4.8 a) above. In such cases, the flow of calculated amount of rebate shall be based on availability of sufficient funds in the Reserve Fund; and shall be processed on a on a first-in / first-out basis. For clarity, rebates will be paid out at the same rate as contributions are collected without the Reserve Fund accepting any risks or liabilities.

4.13 In-stream applications, where the required public hearing has, at time of adoption of this Policy, been concluded, shall not be subject to the provisions of this Policy.

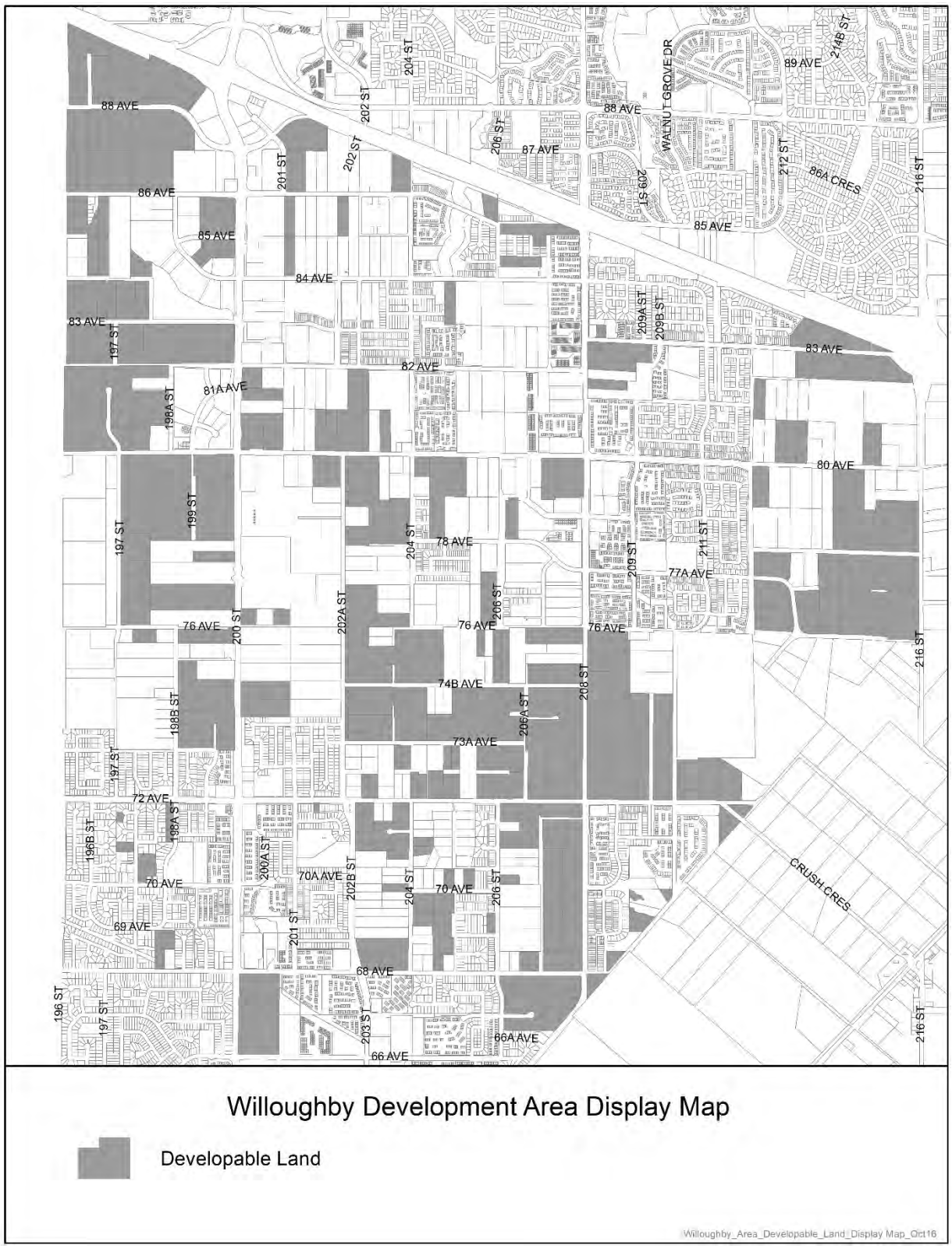
Schedule A

Willoughby Arterial Road Completion Amenities



Schedule B

Development Area



Schedule C

Willoughby Area Transportation Amenity Cost Calculation

Road	Segment	Approximate area (acres)	Approximate land cost ($)
72 Avenue	202A Street to 208 Street	1.10	$3,520,000
80 Avenue	200 Street to 208 Street	1.80	$5,800,000
80 Avenue	212 Street to 216 Street	0.50	$1,600,000
86 Avenue	201 Street to 202 Street	0.25	$800,000
200 Street	66 Avenue to 68 Avenue	1.20	$3,900,000
200 Street	72 Avenue to 80 Avenue	2.55	$8,200,000
202A Street	72 Avenue to 80 Avenue	1.80	$5,800,000
208 Street	68 Avenue to 76 Avenue	5.30	$17,000,000
212 Connector	208 Street to 80 Avenue	2.90	$9,300,000
Total		**17.40**	**$55,680,000**

Amenity Cost = $55,680,000 / 3,460,725 square metres = $16 per square metre

Or $160,891 per hectare

Or $65,112 per acre

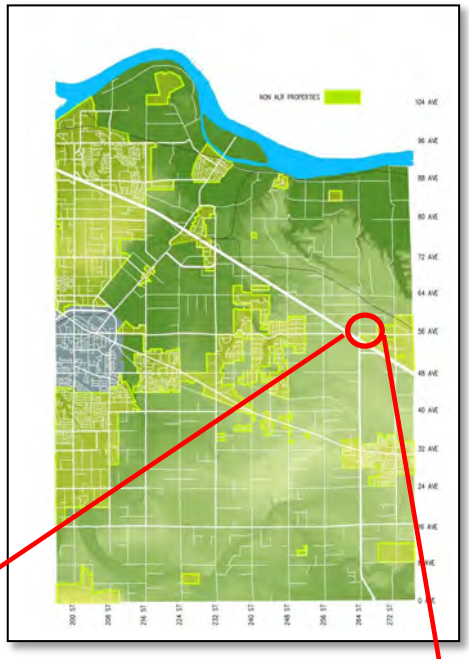
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-56
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-07-0056
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100209 (CONWEST / 26477, 26695, 26601, 26575, 26713 – 56 AVENUE AND 26500 BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND 5625 – 268 STREET)		

PROPOSAL:

Application to amend the Official Community Plan, Gloucester Industrial Park Community Plan and Rural Plan to include approximately 14.59 ha (36.0 ac) of land for the eight (8) lots located on the north side of 56 Avenue between 264 Street and 268 Street into the Gloucester Community Plan and rezone six (6) of the eight (8) lots to General Industrial Zone M-2 to accommodate future industrial uses.

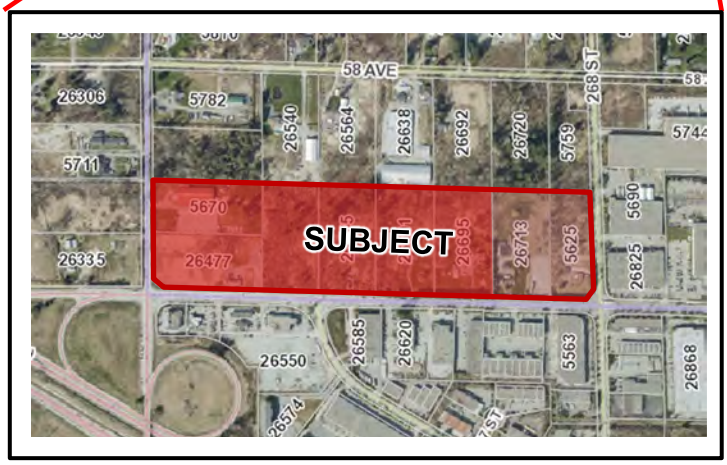


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5706 and No. 5707 subject to 11 development prerequisites being satisfied prior to final reading of Bylaw 5707; that Council give first, second, and third readings to Bylaw No. 5708; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The subject properties are conditionally approved by the provincial Agricultural Land Commission for exclusion from the Agricultural Land Reserve, with the proposal being consistent with the overall objectives of the Official Community Plan with respect to creation of employment opportunities.



RECOMMENDATIONS:

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land located at the northeast corner of 264 Street and 56 Avenue to General Industrial Zone M-2 to facilitate the future industrial development of the site 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. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. 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);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
    a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
    b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 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 and Resource Management Plan, the Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707.

EXECUTIVE SUMMARY:

The Conwest Group has applied to amend the Official Community Plan (OCP) and rezone six (6) of the eight (8) properties on the north side of 56 Avenue between 264 and 268 Street to accommodate future industrial development. All eight (8) subject properties on the north side of 56 Avenue between 264 Street and 268 Street were granted conditional approval for exclusion from the Agricultural Land Reserve March 10, 2020 by ALC Resolution #109/2020. Accordingly, an Official Community Plan amendment is being advanced on all eight (8) properties to align with the ALC resolution, support Township policy and provide for regulatory processing efficiency.

The subject lands are adjacent to the Gloucester Estate Industrial Park fronting arterial roads with close proximity to Highway 1. The subject application proposes to increase the industrial land base in the Township of Langley and given that the Agricultural Land Commission has determined that the subject properties are not suitable for agricultural use, staff recommend Council support the application.

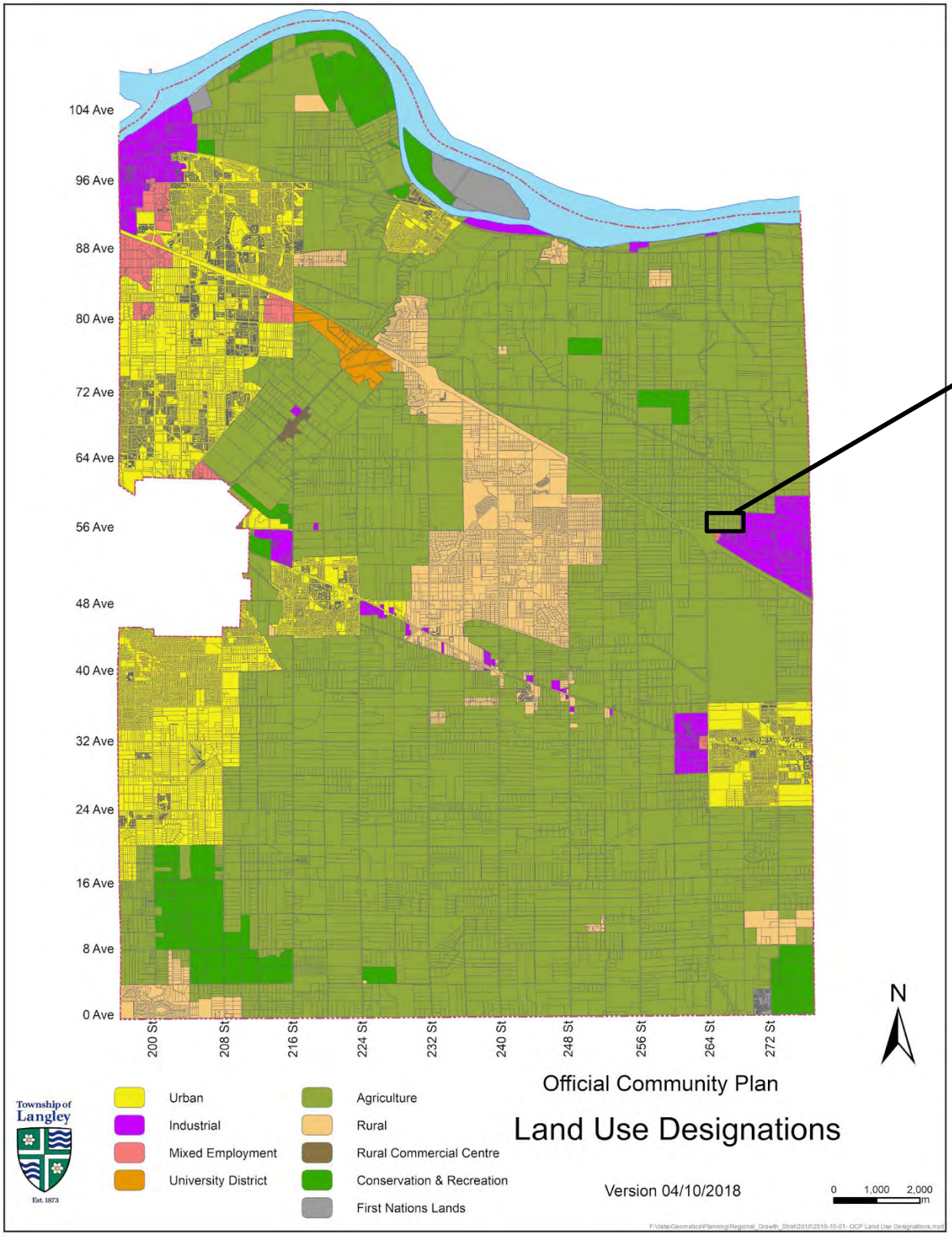
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal. Further, as the subject properties are located within the referral area for Highway 1, approval of the plan amendment bylaw and zoning bylaw by the Ministry of Transportation and Infrastructure will also be required.

Future development permit application(s) will be necessary to allow Council the opportunity to review the form and character of future development of the site. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaw(s).

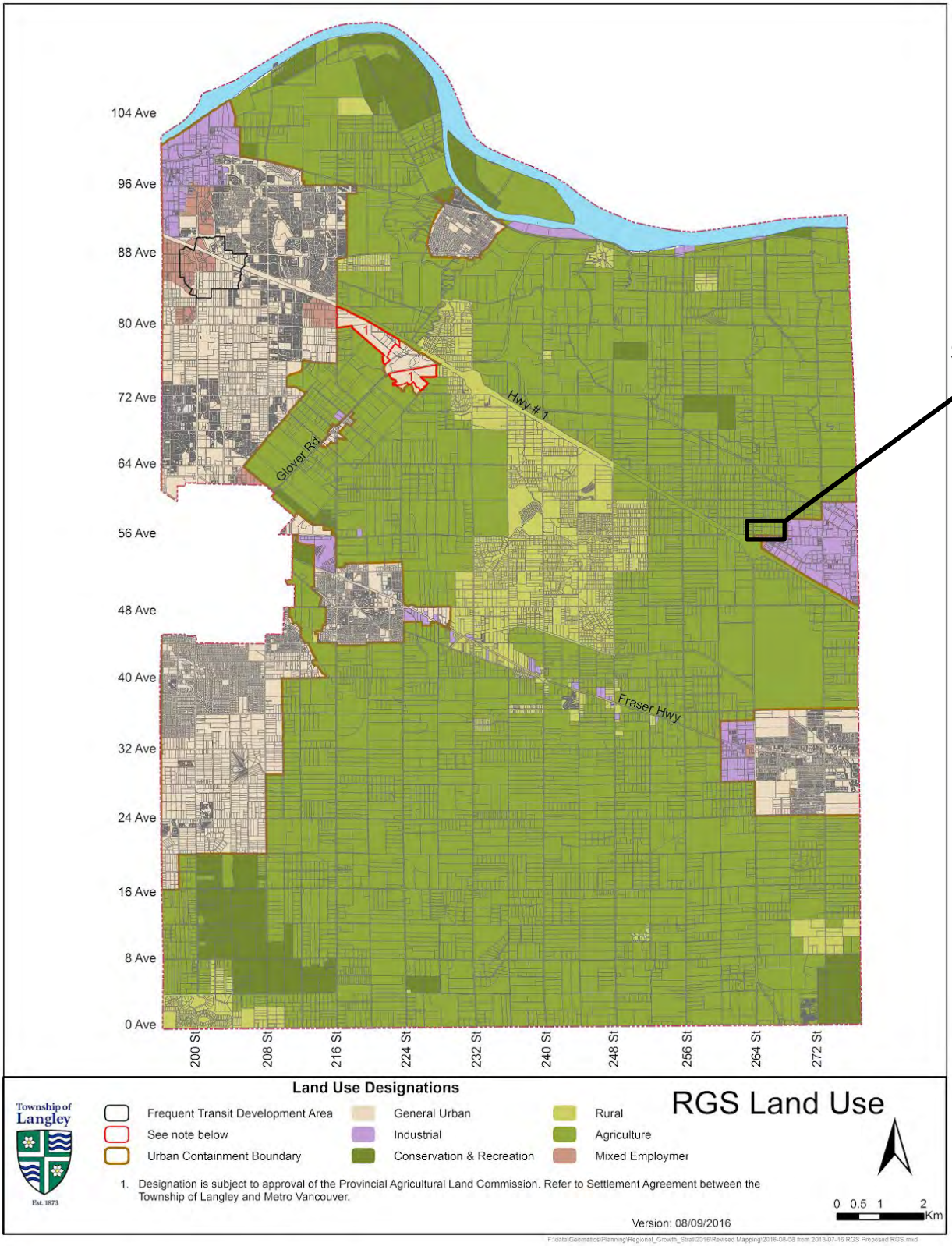
PURPOSE:

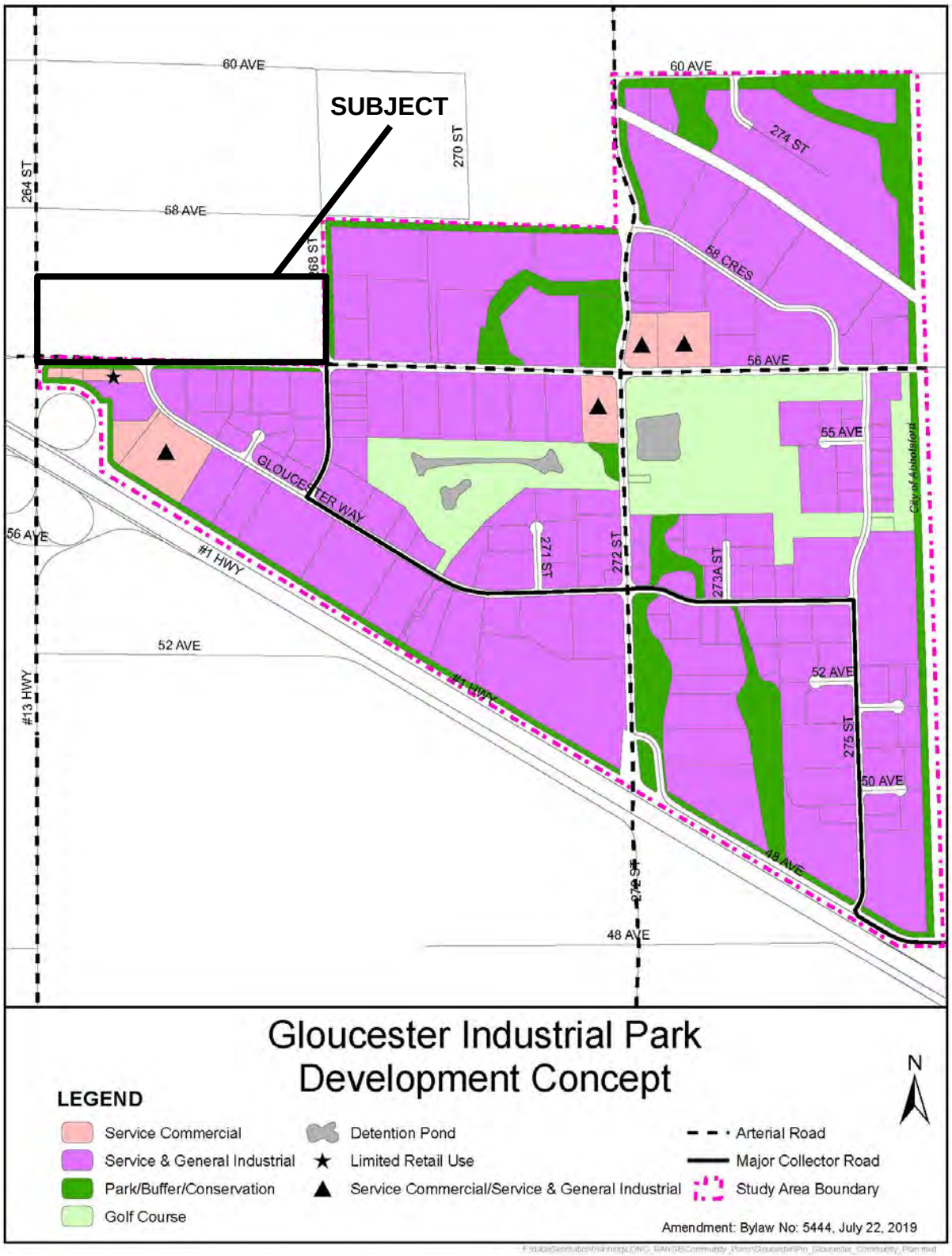
This report is to provide Council with information and recommendations with respect to the proposed Official Community Plan Amendment Bylaw No. 5706, Rezoning Bylaw No. 5707 and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5708.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
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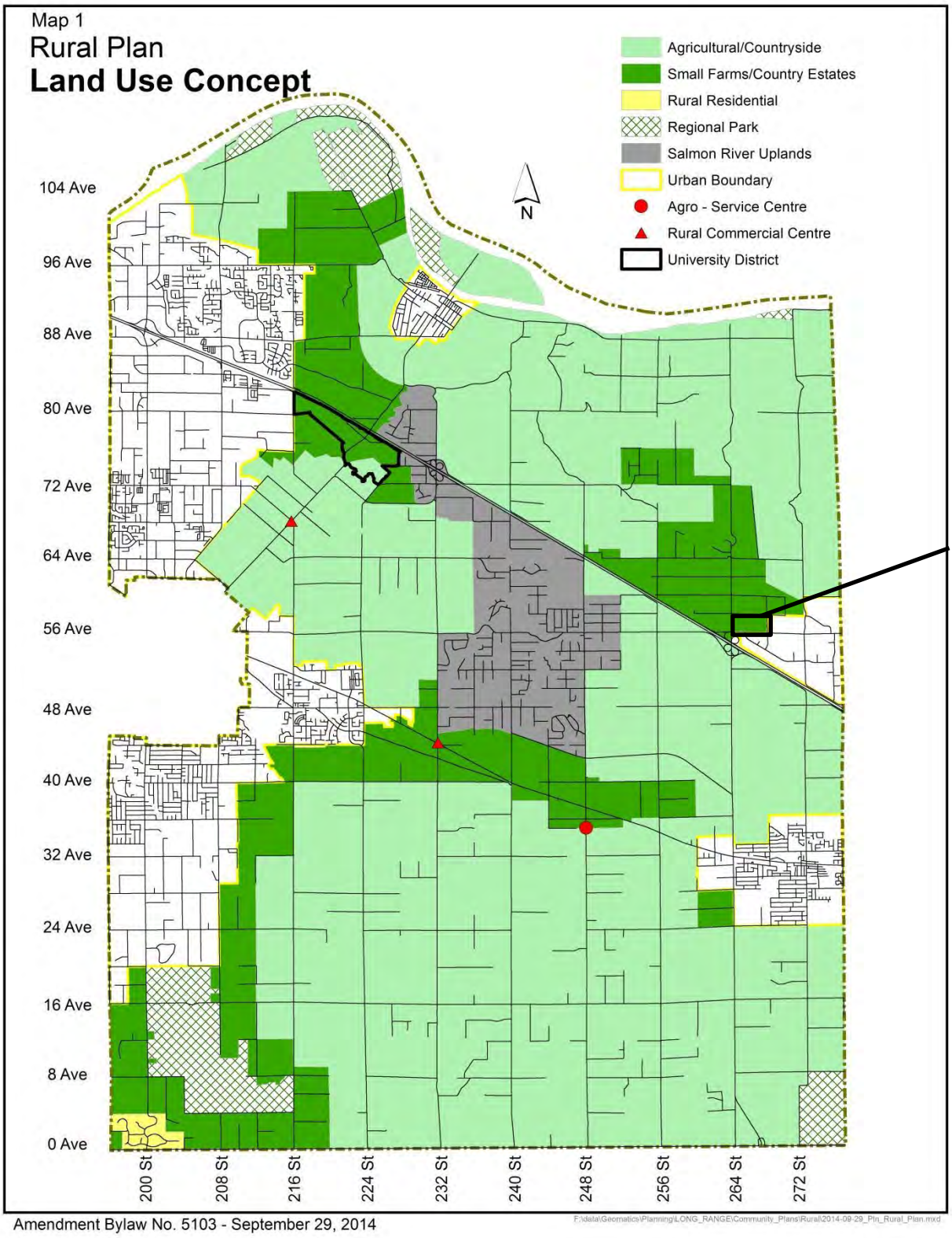


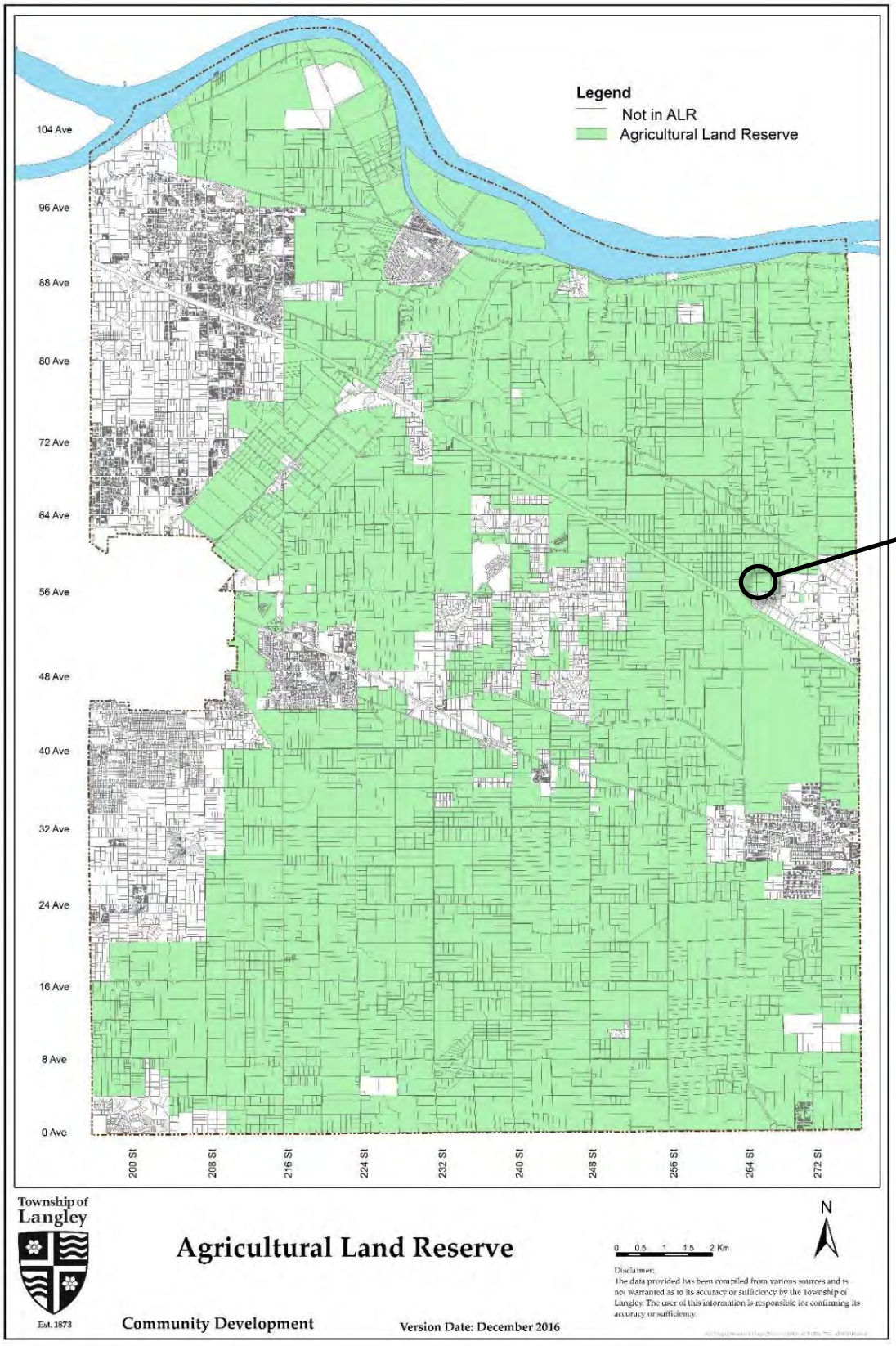
OFFICIAL COMMUNITY PLAN AMENDMENT AND
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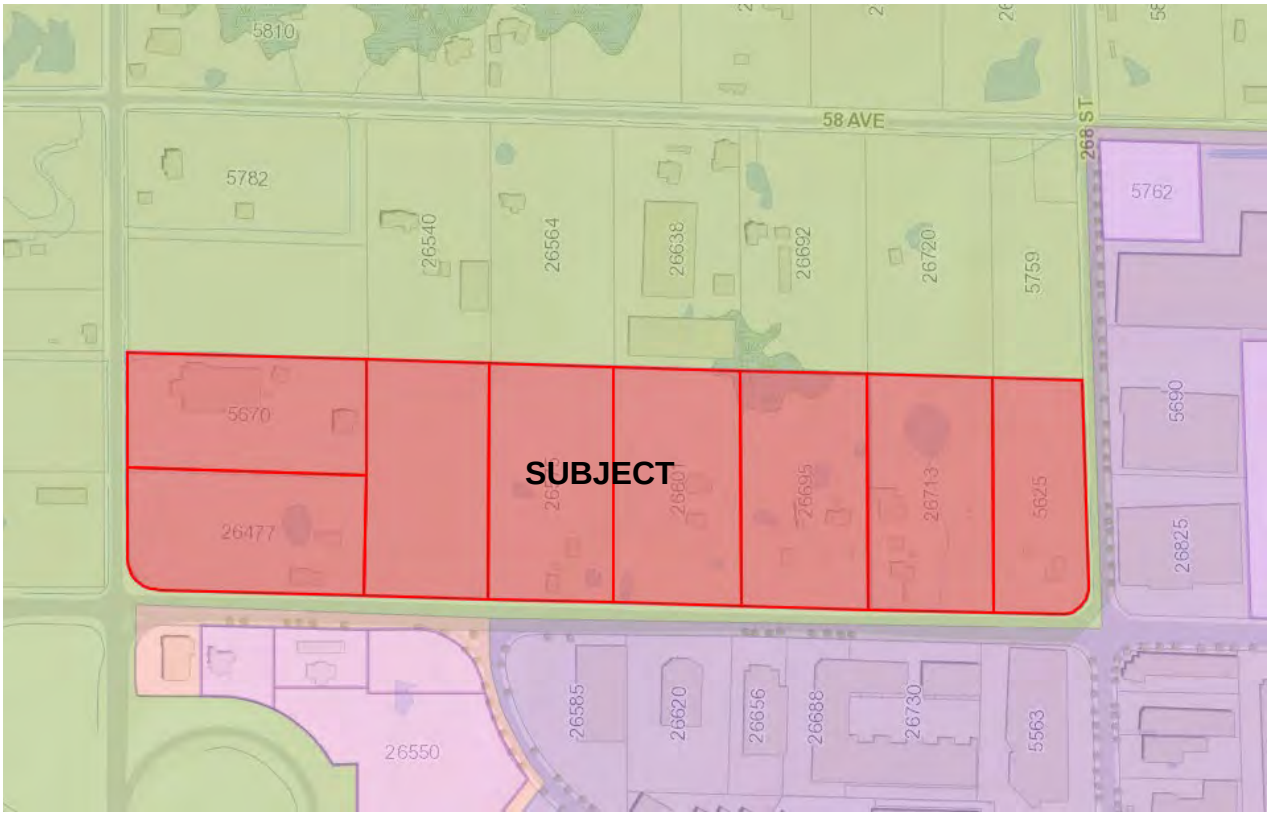



SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
49 AVE
48 AVE
City of Abbotsford
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019

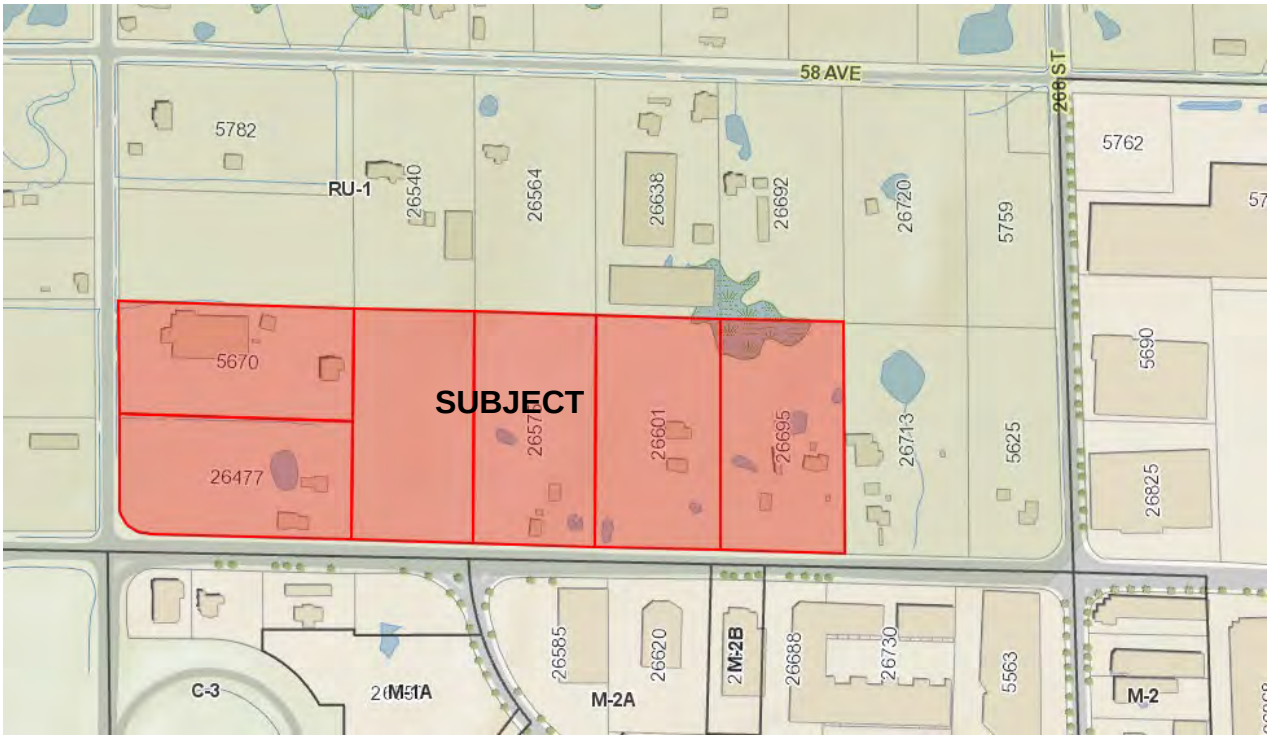
OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100209 (CONWEST / 26477,
26695, 26601, 26575, 26713 – 56 AVENUE AND 26500
BLOCK OF 56 AVENUE AND 5670 – 264 STREET AND
5625 – 268 STREET)
Page 7 . . .



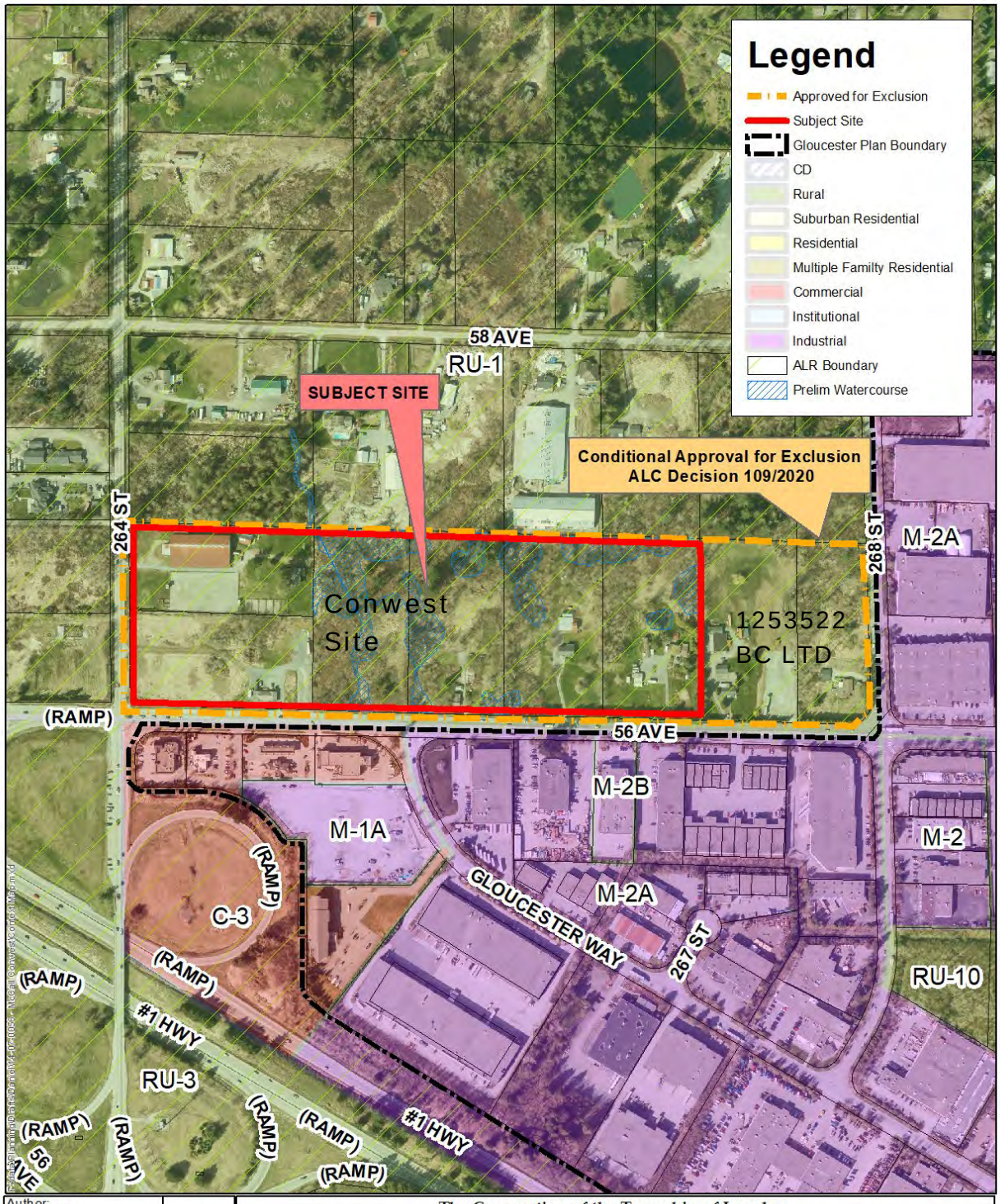

Legend
Not in ALR
Agricultural Land Reserve
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
SUBJECT
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: December 2016
N
0 0.5 1 1.5 2 Km
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.



PROPERTIES SUBJECT TO THE PROPOSED OCP AMENDMENT



PROPERTIES SUBJECT TO THE PROPOSED ZONING BYLAW AMENDMENT



Author: DG	N	The Corporation of the Township of Langley
Date: Apr 23, 2021		CONTEXT MAP
Scale: 1:5,000		The data provided is compiled from various sources and is not warranted as to its accuracy or sufficiency. Legal descriptions and lot annotation should be confirmed at the Land Titles Office in New Westminster. The location of infrastructure should be confirmed by field survey. The data and information provided by the Township will not be sold, given or loaned to any other person, company, organization or entity without the express written consent of the Township.

CONTEXT MAP



PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Applicant/Agent:	Conwest Group 401, 1930 Pandora Street Vancouver, BC V5L 0C7
Owners:	Cornerstone Training Stables Inc. 201, 585 – 16 Street West Vancouver, BC V7V 3R8 Kang Hyung and Jung Hee Baik 26477 – 56 Avenue Aldergrove, BC V4W 1P2 0774606 BC Ltd. 26030 – 28 Avenue Aldergrove, BC V4W 2Z8 Taralee Murphy 29412 Sunvalley Crescent Abbotsford, BC V4X 1J2 Lorraine Blackall PO Box 31067 Thunderbird RPO Langley, BC V1M 0A9 Brian and Marilyn Woodley 26695 – 56 Avenue Aldergrove, BC V4W 1P2 1253522 BC Ltd. 9785 – 201 Street Langley, BC V1M 3E7
Legal Description:	Lot 4 Except Part Dedicated Road on Plan 86434; Lots 3, 13, 14, 15 And 16; Lot 12 Except: Part Dedicated Road on Plan 85782; Lot 11 Except: Part Dedicated Road on Plan 85670; All of Section 7 Township 14 NWD Plan 2492.
Location and Lot Area:	26695 – 56 Avenue (1.92 ha (4.75 ac)) 26601 – 56 Avenue (1.92 ha (4.75 ac)) 26575 – 56 Avenue (1.92 ha (4.75 ac)) 26500 Block of 56 Avenue (1.92 ha (4.75 ac)) 26477 – 264 Street (1.78 ha (4.40 ac)) 5670 – 264 Street (1.83 ha (4.51 ac)) 26713 – 56 Avenue (1.92 ha (4.75 ac)) 5625 – 268 Street (1.38 ha (3.42 ac))

Existing Zoning:	Rural Zone RU-1 Min Lot Size: 1.7 ha (4.2 ac))
Proposed Zoning:	General Industrial Zone M-2 Min Lot Size: 1,858 m2 (20,000 ft2)
Official Community Plan (existing):	Agriculture
Official Community Plan (proposed):	Industrial
Rural Plan (existing):	Small Farms/Country Estates
Rural Plan (proposed):	Urban
Gloucester Community Plan (proposed):	Service and General Industrial
Agricultural Land Reserve:	In the Agricultural Land Reserve (Conditional approval of exclusion granted Mar 10, 2020).

BACKGROUND / HISTORY:

The subject lands consist of eight (8) properties that were part of an earlier development application in 2009 proposing to be excluded from the provincial Agricultural Land Reserve (ALR). On April 26, 2010 Council considered and authorized the application to proceed to the Agricultural Land Commission (ALC). The ALC subsequently refused to authorize exclusion by Resolution #2623/2010. The applicants pursued legal action and on September 26, 2017, the Supreme Court of British Columbia set aside the ALC's decision and ordered the ALC to reconsider the decision. Subsequently, the ALC conditionally authorized exclusion of the subject properties by Resolution #109/2020 dated March 10, 2020 (Attachment A) subject to:

- Provision of a buffer and fence along the northern property line;
- All properties be excluded from the ALR at once; and
- Provision of a drainage plan.

The applicant (Conwest) has assembled six (6) of the subject eight (8) properties that were conditionally approved for exclusion by the ALC. As noted above, the ALC has noted a condition that all eight (8) properties be excluded from the ALR at the same time. The applicant to date has only been able to secure six (6) of the properties and have applied to the ALC for reconsideration of Resolution #109/2020 in order to request that the proposed exclusion of the subject six (6) properties be allowed to proceed separately from the remaining two (2) properties located at 26713 - 56 Avenue and 5625 - 264 Street.

Consistent with the current ALC condition and for process efficiencies, all eight (8) properties have been included in OCP Plan Amendment Bylaw No. 5706; subject to Council's consideration, will form part of the subsequent Metro Vancouver Regional Growth Strategy (RGS) amendment. The remaining two (2) properties (26713 - 56 Avenue and 5625 - 264 Street) conditionally approved for exclusion are not included within the scope of the proposed Rezoning Bylaw No. 5707.

DISCUSSION / ANALYSIS:

To accommodate the proposal to develop the subject lands for industrial purposes, the applicant has applied for amendments to the Township's Official Community Plan (OCP), Gloucester Industrial Park Community Plan and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required.

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and accommodate rural residential uses. The subject lands have frontage on 56 Avenue, 264 Street and 268 Street and located adjacent to the northwest boundary of Gloucester Industrial Park. According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning. A preliminary site plan has been submitted by the applicant for the six (6) properties in their current assembly and is included in this report.

The applicant indicates future development permit(s) will allow Council the opportunity to review the form, character and siting of any development.

Staff note that the proposed plan amendment and rezoning bylaw will require authorization from the Ministry and Transportation and Infrastructure, as the subject lands are located in the referral area of Highways 1 and 13.

The applicant has provided the following information with their application identifying that:

> *The rezoning application represents 28 acres of future industrial land. This rezoning application aligns with the goals set out by Metro Vancouver in the Regional Growth Study as well as the Township of Langley's Economic Development strategy. Under typical industrial development assumptions, these lands will provide hundreds of full time jobs. This rezoning will also help achieve the goals set out in the Townships Economic Development Strategy, namely:*
>
> - *Help create additional jobs so that there are more jobs than working residents to maintain employment opportunities for local workers.*
> - *Maintain the diversity of the local economy by helping existing companies to expand and by attracting new industries.*

Adjacent Uses:

North: Eight (8) rural residential properties, zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR;

South: 56 Avenue, beyond which are industrial properties zoned General Industrial Zones M-2A and M-2B, designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located with the ALR. Four (4) commercial properties zoned Service Commercial Zone C-3, designated Commercial in the Gloucester Industrial Park Community Plan and not located within the ALR;

East: 268 Street, beyond which are industrial properties zoned General Industrial Zone M-2A and designated Service and General Industrial in the Gloucester Industrial Park Community Plan and not located within the ALR;

West: 264 Street, beyond which are two (2) properties zoned Rural Zone RU-1, designated Small Farms/Country Estates in the Rural Plan and located within the ALR.

Official Community Plan Amendment:

For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the OCP by redesignating all eight (8) properties on the north side of 56 Avenue between 264 Street and 268 Street from Agriculture to Industrial. The subject lands are currently designated Agriculture in the OCP which intends to limit development of lands for other uses as per the below excerpt, however the ALC has granted conditional approval for removal of the lands from the ALR.

> *2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.*

The OCP Section 2.4 - Land use designations states that:

> *Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Mixed Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Mixed Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.*

The OCP anticipates industrial lands to be used for the following uses identified in Section 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.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

The proposal is, in staff's opinion, consistent with the above goals identified in the OCP regarding industrial land uses.

Gloucester Industrial Park Community Plan and Rural Plan Amendments:

The eight (8) subject properties are currently designated Small Farms/Country Estates in the Rural Plan. For processing efficiency and consistency with the conditions of the ALC, OCP Amendment Bylaw No. 5706 amends the Rural Plan by removing the properties from the Rural Plan and including them in the Gloucester Industrial Park Community Plan. Further, by designating the properties as Service and General Industrial in the Gloucester Industrial Park Community Plan. This designation anticipates uses such as:

> "*warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods*."

This designation is also noted as a mandatory Development Permit area in the plan requiring issuance of a Development Permit prior to issuance of a Building Permit.

Metro Vancouver Regional Growth Strategy:

The subject lands are designated Agriculture in the RGS. This designation typically aligns with the boundary of the ALR and is intended to protect the existing agricultural land base for agricultural uses and food production. As the ALC has conditionally approved exclusion of the subject lands from the ALR. Given the proposed plan amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed shift to industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The OCP must align with the RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

The proposal generally aligns with the above criteria as the subject lands are contiguous with the urban containment boundary specified in the RGS and is not contiguous with a site previously re-designated though larger than 10 ha in size (14.59 ha). Further, the Township's Employment Lands Study (completed in 2010) identified expansion of industrial lands in Gloucester as a long-term strategy to increase employment opportunities.

A Type 3 - Minor Amendment to the RGS requires 'a simple majority weighted vote and no regional public hearing' as identified in Section 6.3.4(f) of the RGS below:

> *6.3.4(f) For sites that are contiguous with, or within, the Urban Containment Boundary and are not within the Agricultural Land Reserve, amendment from Agricultural or Rural land use designations to Industrial land use designation, and associated Urban Containment Boundary adjustments;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

For processing efficiencies and consistent with the conditions of the ALC, all eight (8) properties will be included in the proposed RGS amendment.

Agricultural Land Reserve:

The properties forming part of the subject application are currently located in the ALR. The site was conditionally approved for exclusion on March 10, 2020 by Decision #109/2020. As a condition of exclusion, the proponent will be required to construct an 8.0 m (26 ft) wide ALR buffer along the northern property line, consistent with the Ministry of Agriculture Guide to Edge Planning, also noted as a condition of rezoning.

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the financial plan, housing needs report, 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.

Zoning Amendment:

Bylaw No. 5707 proposes to rezone only the six (6) properties (26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 block of 56 Avenue) currently under application by Conwest to General Industrial Zone M-2. The General Industrial Zone M-2 aligns with the proposed Service and General Industrial designation and permits *general industrial uses*, as defined in the Zoning Bylaw in addition to those industrial uses accommodated in Service Industrial Zone M-1A. The proposed development complies with the minimum parcel size provisions of the General Industrial Zone M-2.

Public Consultation:

Policy 07-164 requires the subject application to hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Health Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5708 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

As a condition of final reading, the applicant will be required to confirm the adequacy of the sanitary sewer, storm sewer, and water main for the proposed use, in compliance with the Township's Subdivision and Development Servicing Bylaw. The applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, storm water management including provision of detention facilities, utility upgrades and/or extensions. Road dedications, widening, and necessary traffic improvements (both on-site and off-site informed by a traffic impact study) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw.

Tree Protection/Replacement:

Tree protection and replacement is required in accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection. The applicant has not provided any information regarding tree protection matters with their application package. 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:

According to preliminary information provided by the applicant, the subject site accommodates wetted areas and an unclassified watercourse. Protection of watercourses in accordance with Schedule 3 of the Township's OCP and senior government regulation is noted as a condition of rezoning.

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.

Intergovernmental Implications:

As the subject site is located within 800 m of controlled access highways (Highway 1 and 13), approval of Bylaws No. 5706 and 5707 by the Ministry of Transportation and Infrastructure (MOTI) is required prior to Council's consideration of final reading.

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required prior to the issuance of any building permit.

Policy Considerations:

The proposed amendments to the OCP, Gloucester Industrial Park Community Plan, Rural Plan, RGS, Subdivision and Development Servicing Bylaw and proposed rezoning will enable future industrial development of the subject lands. The subject lands are contiguous with the Gloucester Plan area and have been conditionally approved for exclusion from the ALR, accordingly, the shift in land use from rural to industrial will increase the supply of employment land in the Township. The proposed development is compatible with the overall objectives of the Township's Official Community Plan, Gloucester Industrial Park Community Plan and the Regional Growth Strategy.

Therefore, staff recommend Council grant first and second reading to Bylaws No. 5706, 5707 and 5708, subject to 11 development prerequisites and authorize staff to schedule the required public hearing.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A ALC Decision #109/2020

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov bc ca

March 10, 2020

ALC File: 51725

Gerry Mazzei
DELIVERED ELECTRONICALLY

Dear Gerry Mazzei:

Re: Application 51725 to exclude land from the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #109/2020). As agent, it is your responsibility to notify the applicant(s) accordingly.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request for reconsideration may be submitted in writing to the e mail address below.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Nicole Mak, Land Use Planner

Enclosure: Reasons for Decision (Resolution #109/2020)
Schedule A: Decision Map
Schedule B: ALC Landscape Buffer Specifications, 1998
Schedule C: BC Ministry of Agriculture's Guide to Edge Planning (Promoting Compatibility Along Agricultural – Urban Edges), 2015
Schedule D: Sample Irrevocable Letter of Credit

cc: Township of Langley (File: 14-07-0035)
John Shewfelt of Miller Thomson LLP (Applicants' legal representative)

AGRICULTURAL LAND COMMISSION FILE 51725

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Exclusion Application Submitted Under s. 30(1) of the *Agricultural Land Commission Act*

Applicants:	Cornerstone Training Stables Inc. Costep Enterprises Ltd., Inc. No. BC1085178 Barry Duellious McCall & Delaine Marie McCall Brian Kennedy Woodley & Marilyn Kathleen Woodley Taralee Anne Murphy Frances Lorraine Blackall 0774606 BC Ltd., Inc. No. 0774606 Kang Hyung Baik & Jung Hee Baik
Agent:	Gerry Mazzei
Properties:	**Property 1:** Parcel Identifier: 002-459-914 Legal Description: Lot 3, Section 7, Township 14, New Westminster District Plan 2492 Civic: 5670- 264th Street, Langley, BC Area: 1.82 ha Owner(s): Cornerstone Training Stables Inc. **Property 2:** Parcel Identifier: 012-734-063 Legal Description: Lot 11 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492 Civic: 5625- 268th Street, Langley, BC

Area: 1.38 ha
Owner(s): Costep Enterprises Ltd., Inc.
No. BC1085178

Property 3:
Parcel Identifier: 012-734-071
Legal Description: Lot 12 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26713- 56th Avenue, Langley, BC
Area: 1.90 ha
Owner(s): Barry Duellious McCall and Delaine Marie McCall

Property 4:
Parcel Identifier: 012-734-080
Legal Description: Lot 13, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26695- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Brian Kennedy Woodley and Marilyn Kathleen Woodley

Property 5:
Parcel Identifier: 001-619-811
Legal Description: Lot 14, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26601- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Taralee Ann Murphy

Property 6:
Parcel Identifier: 012-734-098
Legal Description: Lot 15, Section 7, Township 14, New

Westminster District Plan 2492
Civic: 26575- 56th Avenue, Langley, BC
Area: 1.92 ha
Owner(s): Frances Lorraine Blackall

Property 7:
Lot Identifier: 012-734-101
Legal Description: Lot 16, Section 7, Township 14, New Westminster District Plan 2492
Civic: 26473- 56th Avenue, Langley, BC
Area: 1.93 ha
Owner(s): 0774606 BC Ltd., Inc. No. 0774606

Property 8:
Lot Identifier: 003-370-623
Legal Description: Lot 4 (Except Part Dedicated Road), Section 7, Township 14, New Westminster District Plan 2492
Civic: 26477- 56th Avenue, Langley, BC
Area: 1.78 ha
Owner(s): Kang Hyung Baik and Jung (Joseph) Hee Baik

Executive Committee: Gerry Zimmermann, Acting Chair and Okanagan Panel Chair
Ione Smith, South Coast Panel Chair
Linda Michaluk, Island Panel Chair
Janice Tapp, North Panel Chair
Richard Mumford, Interior Panel Chair

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (the "ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[2] Pursuant to s. 30(1) of the ALCA, the Applicants are applying to the Agricultural Land Commission (the "Commission") to exclude eight properties, totalling 14.58 ha, from the ALR for the purpose of industrial development (the "Proposal").

[3] The first issue the Executive Committee considered is whether the Properties are capable and suitable for agriculture.

[4] The second issue the Executive Committee considered is whether exclusion of the Properties would impact adjacent ALR properties.

[5] The third issue the Executive Committee considered is whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[6] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:

(a) to preserve the agricultural land reserve;
(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD

[7] The Proposal along with all other documentation before the Executive Committee from the Applicants, Agent, local government, third parties, and the Commission is collectively

referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[8] Commission representatives conducted a walk-around and meeting site visit on October 21, 2019 in accordance with the *ALC Policy Regarding Site Visits in Applications* (the "Site Visit"). The site visit report, prepared in accordance with the *ALC Policy Regarding Site Visits in Applications*, was certified by the Applicants' legal representative (John Shewfelt) on November 19, 2019 as accurately reflecting the observations and discussions of the Site Visit (the "Site Visit Report").

[9] On November 20, 2019, the Executive Committee conducted a meeting with the Agent, the Applicants' legal representative, and certain of the Applicants at the offices of the Commission (the "Applicant Meeting"). An applicant meeting report was prepared and was certified by John Shewfelt on December 11, 2019 as accurately reflecting the observations and discussions of the Applicant Meeting (the "Applicant Meeting Report"). The Applicant Meeting Report is titled 'New Reconsideration Meeting Report' in the application material.

BACKGROUND

[10] The request for exclusion of the Properties was originally refused by the Commission by Resolution #2623/2010. After subsequent events and proceedings, Madam Justice Burke of the Supreme Court of British Columbia issued an Order dated September 26, 2017 (the "Order"), which forms the basis for the proceeding presently before the Commission. Pursuant to the Order, certain members and staff of the Commission, including Chair Dyson, were not to, and did not participate in this proceeding.

EVIDENCE AND FINDINGS

[11] In considering the suitability of a parcel for agricultural use, the Commission often considers individual and cumulative impacts of any limitations on a property (if any), or limitations imposed on the property by surrounding land uses. With respect to the Properties under application, the Executive Committee found there to be cumulative impacts from

individual variables that it considered germane to its deliberation.

[12] This section sets out the findings of the Executive Committee, or where specified of the majority of the Executive Committee (Commissioners Michaluk, Tapp, Mumford, and Zimmermann).

Issue 1: Whether the Properties are capable and suitable for agriculture.

Agricultural Capability

[13] To assess agricultural capability on the Properties, the Executive Committee referred in part to agricultural capability ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings applicable to the Properties are Class 2, 3, and 4, more specifically approximately 20% (60% Class 3DT and 40% Class 3DW) and 80% (50% Class 3T, 30% Class 2T, and 20% Class 3DW).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

The limiting subclasses associated with this lot of land are D (undesirable soil structure), T (topographic limitations), and W (excess water).

[14] In addition, the Executive Committee received three professional Agrologist's reports and two Agrologist report reviews, prepared by:

- Regency Consultants Ltd (Bob Holtby), dated December 22, 2010 (the "Holtby Opinion");

- Whiskey Jack Land Management Corp, dated September 30, 2015 (the "Whiskey Jack Report");
- C&F Land Resource Consultants Ltd, dated December 14, 2018 commissioned by the Commission (the "C&F Report");
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Holtby Opinion; and
- C&F Land Resource Consultants Ltd, dated December 17, 2018 which provides a review of the Whiskey Jack Report.

[15] While the C&F Report indicates that 5.22 ha (35.8%) of the Properties have an improved agricultural capability rating of Class 3, and 1.44 ha (9.9%) have an improved rating of Class 4, it concludes that 7.92 ha of the Properties (54.3%) is unclassified anthropogenic filled sites, buildings, and curtilage. The Whiskey Jack Report also concludes that major sections of the Properties have imported fill material. According to the C&F Report, the fill material was generally low in organic matter, and included some foreign non-soil materials including bricks, concrete, and other non-soil materials; therefore, limiting the potential for soil bound agricultural use of filled areas. The C&F Report also indicates that the low-lying areas of the Properties have shallow topsoil over glacio-marine till subsoils which are difficult to drain even with the use of tile drainage systems.

[16] Based on the agricultural capability ratings and the C&F Report, the Executive Committee finds that the Properties have mixed prime and secondary agricultural capability and that the Properties are limited by excess water.

Lot Size

[17] The Properties range in size from 1.3 ha to 1.9 ha. With respect to the Properties, the Executive Committee finds that the size of the Properties alone is not an impediment to their use for agriculture. Small lots generally have value for uses such as small lot agriculture (soil bound or non-soil bound), and can be used for both subsistence and commercial agriculture provided that there are no extenuating factors that would impede the use of that land for agriculture now or in future.

Traffic

[18] The Properties are located on the north side of 56th Avenue between Highway 13 and 268th Street in the Township of Langley. 56th Avenue is a major east-west four-lane arterial road near an intersection with access to Highway 1. At the Site Visit, the Commission representatives observed the consistent volume of traffic along 56th Avenue and considered the impact the traffic may have on using the Properties for agriculture. The majority of the Executive Committee finds that the impact of traffic on 56th Avenue would pose an impediment to movement of farm machinery and vehicles, which limits the feasibility of the Properties to be used for agriculture generally.

Drainage

[19] The C&F Report indicates that, in 2007, the Township of Langley upgraded 56th Avenue and 268th Street to install concrete curbs, gutters, sidewalks, and buried storm sewers. At the time, the existing road ditches fronting the Properties were closed, and a connection to the municipal storm sewer was provided to each property fronting 56th Avenue.

[20] At the Site Visit, certain of the Applicants explained the drainage issues of the Properties which included natural presence of clay soils in some areas, and increase discharge of storm water from development (i.e. mushroom facility to the north) resulting in areas of standing water. Applicant Barry McCall also explained that he previously had animals (cattle and sheep) on his property but they were removed due to wet soil conditions that caused hoof rot. Some of the Applicants discussed measures undertaken to address the drainage issues including installation of tile drainage, surface drainage ditches, and placement of fill that were unsuccessful.

[21] Based on discussions with the Applicants present at the Site Visit and Applicant Meeting, the Executive Committee understands that fill has been placed on some of the Properties in order to address issues of inundation, as well as for some other non-farm reasons. The Executive Committee notes that some properties received over 1000 loads of fill. While the C&F Report concludes that the extensive placement of fill on the Properties has impeded normal farm practices including drainage, it further states that drainage would be difficult to

improve in these areas without using ditching, which could be hazardous to farm equipment. The Executive Committee does not accept degradation of land by fill placement as an acceptable rationale to exclude land from the ALR. However, the Executive Committee does acknowledge that the fill described in the C&F Report has diminished the agricultural capability of the Properties.

Summary

[22] While the Executive Committee finds that any one of the variables applicable to the Properties (i.e. agricultural capability, lot size, traffic, drainage) is not insurmountable on its own, in this case, the majority of the Executive Committee finds that when considered on the whole, the restrictions have a substantial cumulative impact on the Properties' capability and suitability for agriculture. The majority of the Executive Committee finds that the size of the Properties, in combination with the drainage limitations, and access challenges restricts the use of the Properties for soil bound or non-soil bound agriculture.

Issue 2: Whether exclusion of the Properties would impact adjacent ALR properties.

[23] The Executive Committee considered the potential impacts of exclusion and future industrial development of the Properties on adjacent ALR properties located to the north and west.

[24] Noting the drainage issues presented in this application, the Executive Committee is concerned with the drainage impacts on adjacent ALR lands. However, the majority of the Executive Committee finds that their concern regarding the drainage impacts on adjacent ALR lands can be addressed through the development of a drainage plan for the industrial development, similar to Resolution #377/2015 (the "Surrey Approval"), to ensure there are no adverse impacts related to drainage on adjacent ALR lands.

[25] Further, if the Properties are excluded for industrial purposes, industrial development that is undertaken would be immediately beside lands that remain in the ALR. The Executive Committee finds that a fence, constructed in accordance with Schedule D.6 of the *ALC Landscape Buffer Specifications,* 1998 (Schedule B), along the new ALR

boundary (north of the Properties), as shown in Schedule A (Decision Map), and vegetative buffering and setbacks (as discussed in the next subheading) will create important separation between adjacent agricultural and industrial uses.

Issue 3: Whether, if exclusion were granted, it should be subject to conditions, and, if so, what those should be.

[26] Exclusion of the Properties from the ALR could have certain impacts contrary to the purposes of the Commission set out in s.6 of the ALCA. However, the majority of the Executive Committee finds, in this case, the cumulative impacts affecting the Properties' capability and suitability for agriculture, on balance, outweighs the benefits of retaining the lands in the ALR, subject to certain conditions.

[27] The majority of the Executive Committee finds that certain conditions of exclusion of the Properties would be appropriate. The conditions are as follows:

a. **Properties dealt with together** – the majority of the Executive Committee requires that all of the Properties be removed from the ALR at the same time to create a continuous ALR boundary;
b. **Fence Construction** – Before exclusion of the Properties from the ALR, either:
    I. A chain link fence must be constructed along the new northern ALR boundary, as shown in Schedule A, in accordance with the specifications set out in *Schedule D.6 of the ALC Landscape Buffer Specifications,* 1998 (Schedule B) (the "Schedule B specifications") (the "Fence Construction"); or
    II. If the Fence Construction is deferred, financial security in the form of an Irrevocable Letter of Credit (ILOC) (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Fence Construction. The ILOC shall be returned once the Fence Construction is completed;
        i. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition B contained herein;

c. **Vegetative Buffer and Setbacks** – Before exclusion of the Properties from the ALR:

   I. a plan must be submitted to the Commission, that is acceptable to the Commission, that addresses vegetative buffering and setbacks on the Properties, as shown in Schedule A, to the extent necessary for buffering in accordance the BC Ministry of Agriculture's Guide to Edge Planning (Schedule C) for Level 2 Urban-side Non-Residential Setback & Buffer (page 22) (the "Vegetative Buffer and Setback Construction"); and

   II. either:

      i. a vegetative buffer and setbacks in accordance with the plan referred to in (c)(I) must be in place; or

      ii. if the Vegetative Buffer and Setback Construction is deferred, a financial security in the form of an ILOC (Schedule D) made payable to the Minister of Finance c/o the Agricultural Land Commission must be posted in the amount of a quote (also to be submitted to the Commission, at or before the time the security is posted) for the Vegetative Buffer and Setback Construction. The ILOC shall be returned once the Vegetative Buffer and Setback Construction is completed;

         a. For greater clarity, some or all of the ILOC will be forfeited upon failure to comply with the any or all aspects of condition C contained herein;

d. **Covenant** – Before exclusion of the Properties from the ALR, a covenant must be registered against the title of the Properties in favour of the Commission, for the purpose of ensuring the maintenance of the chain-link fence described in Condition B, and the maintenance of the vegetative buffer and setbacks in Condition C, in accordance with Conditions B and C; and

e. **Drainage** – Before exclusion of the Properties from the ALR, develop a plan, acceptable to the Township of Langley, that, upon development of the Properties, ensures there are no adverse impacts to drainage on adjacent ALR properties.

[28] The majority of the Executive Committee recommends working with Commission staff and the Township of Langley prior to finalizing the vegetative buffer and setback plan for the Commission's review and the drainage plan for the Township of Langley's review.

DECISION

[29] For the reasons given above, the majority of the Executive Committee approves the Proposal to exclude the eight properties (totalling 14.58 ha) from the ALR, subject to the conditions set out in paragraph 27 above.

[30] The Commission will advise the Registrar of Land Titles that the Properties have been excluded from the ALR when it has received confirmation that the conditions of approval have been met.

[31] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[32] This is a decision of the majority of the Executive Committee.

[33] A decision of the Executive Committee is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[34] Resolution #109/2020
Released on March 10, 2020

Gerry Zimmermann, Acting Chair and Okanagan Panel Chair

Linda Michaluk, Island Panel Chair

Janice Tapp, North Panel Chair

Richard Mumford, Interior Panel Chair

DISSENTING VOTE

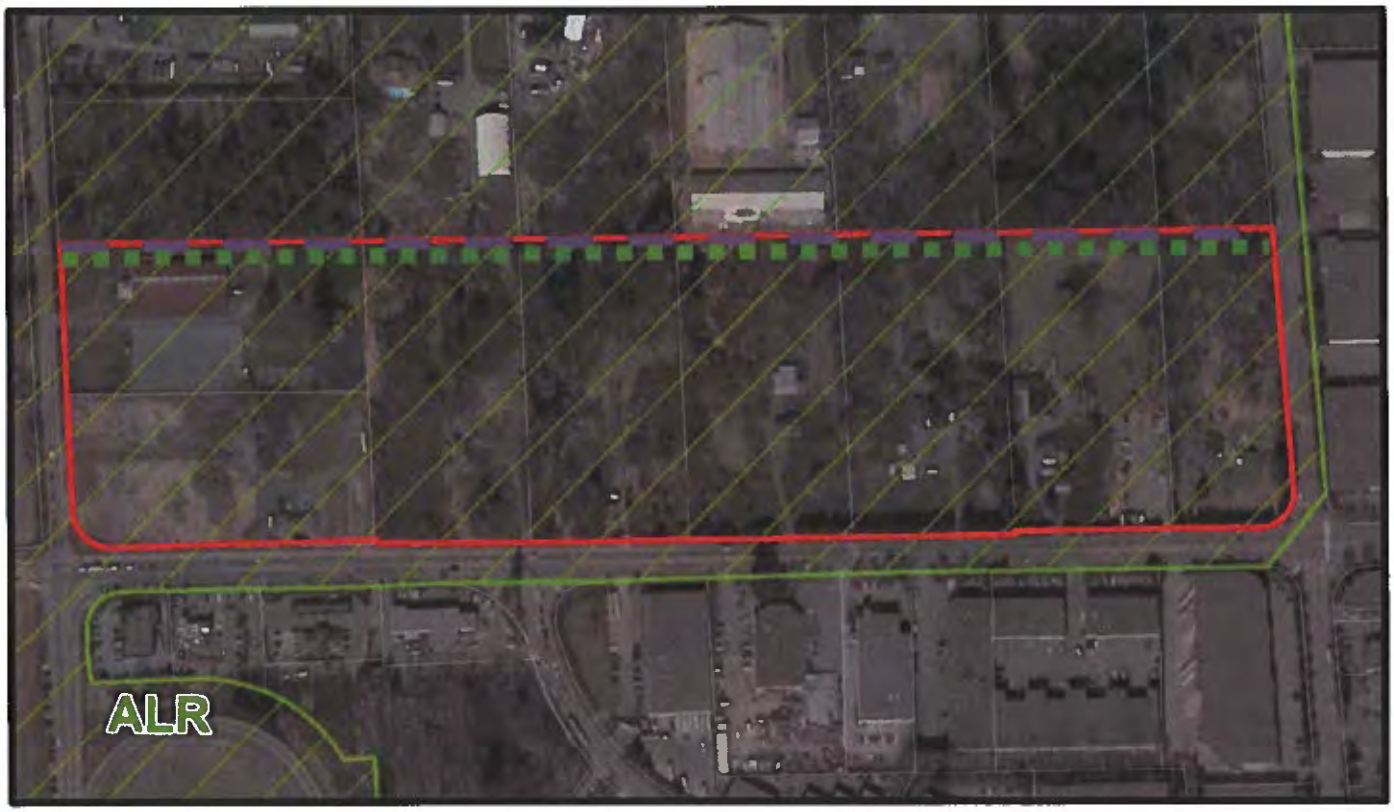
[35] The reasons for which I do not support exclusion of the Properties from the ALR, even with conditions are:

- Small ALR lots adjacent to busy arterial roads are not uncommon in the South Coast region;
- The limitations that the Applicants put forward, notably excessive moisture, are not unique to the Properties and are common throughout the South Coast region; and
- The placement of fill does not preclude the use of land for non-soil bound agriculture.

These are my reasons.

Ione Smith, South Coast Panel Chair

Schedule A: Agricultural Land Commission Decision Map
ALC File 51725 (McCall)
Conditionally Approved Exclusion
ALC Resolution #109/2020



The Properties & Conditionally Approved Exclusion (approximately 14.58 ha)

Chain-Link Fence (Condition B of Resolution #109/2020)

Vegetative Buffer and Setback (Condition C of Resolution #109/2020)

1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW 2021 NO. 5706

EXPLANATORY NOTE

Bylaw 2021 No. 5706 amends the Rural Plan by deleting the subject site (located in the 5600 Block of 264 Street) from the Rural Plan area, and amends the Gloucester Industrial Park Community Plan by extending the Plan Boundary to include the subject site, designating the site “Service and General Industrial” and including the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (GLOUCESTER INDUSTRIAL PARK) BYLAW 1988 NO. 2556
AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250
AMENDMENT (CONWEST) BYLAW 2021 NO. 5706

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 (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706”.
2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Agriculture” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Agriculture” to “Industrial” with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556” as amended is further amended with respect to the lands described as:

   Lot 4 Except Part Dedicated Road on Plan 86434;

   Lots 3, 13, 14, 15 And 16;

   Lot 12 Except: Part Dedicated Road on Plan 85782;

   Lot 11 Except: Part Dedicated Road on Plan 85670;

   All of Section 7 Township 14 NWD Plan 2492.

   a) by amending the Gloucester Industrial Park Development Concept map to include the lands in the Plan Boundary;
   b) designating the lands as “Service and General Industrial”; and
   c) designating the lands as a Development Permit Area.

4. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by revising Map 1 to include within the “Urban Boundary” and removing from the “Small Farms/Country Estates” designation the lands described as:

Lot 4 Except Part Dedicated Road on Plan 86434;

Lots 3, 13, 14, 15 And 16;

Lot 12 Except: Part Dedicated Road on Plan 85782;

Lot 11 Except: Part Dedicated Road on Plan 85670;

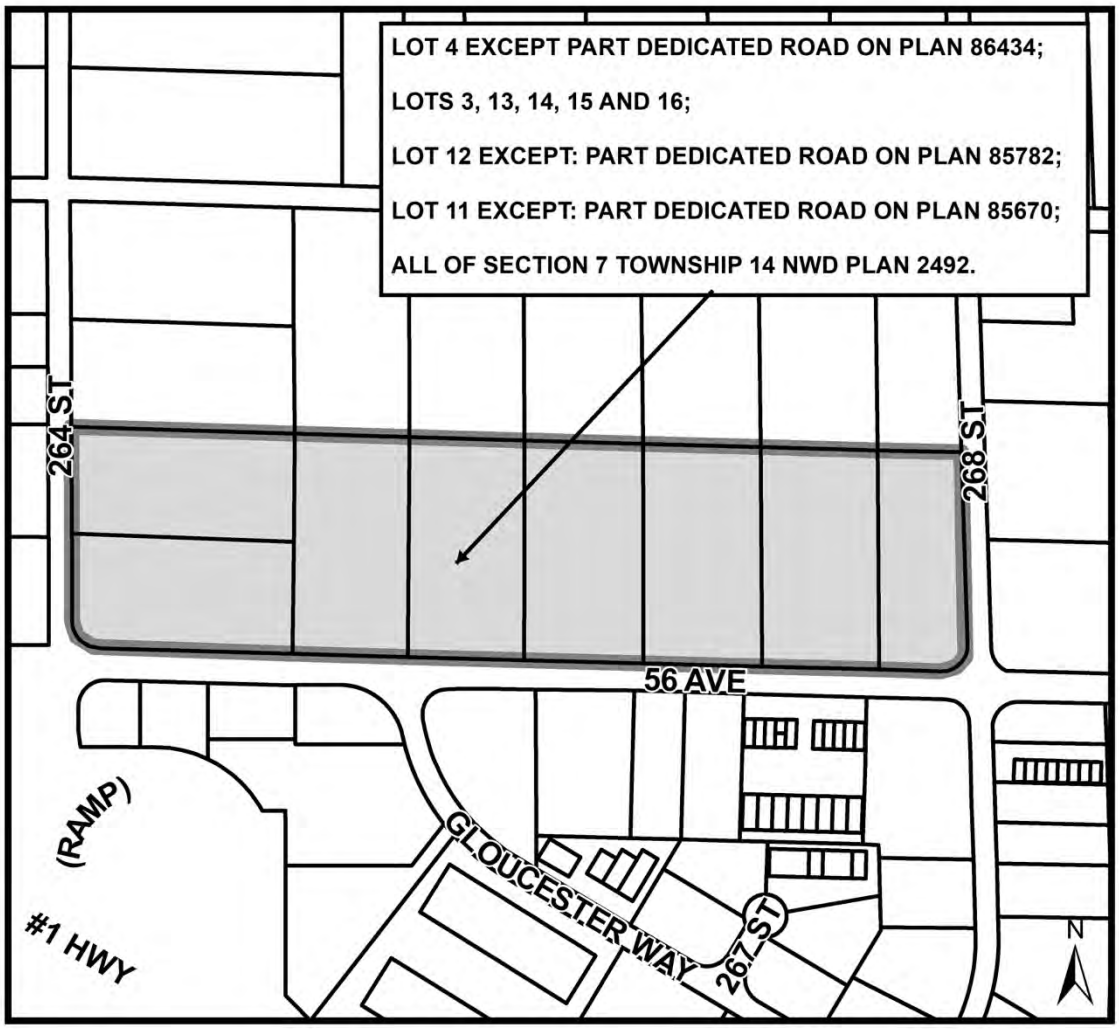
All of Section 7 Township 14 NWD Plan 2492.

as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5706



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

EXPLANATORY NOTE

Bylaw 2021 No. 5707 rezones properties located at 26695, 26601, 26575, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street from Rural Zone RU-1 to General Industrial Zone M-2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (CONWEST) BYLAW 2021 NO. 5707

Bylaw to amend the 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 (Conwest) Bylaw 2021 No. 5707”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

   Lot 4 Except Part Dedicated Road On Plan 86434; Section 7 Township 14 NWD Plan 2492

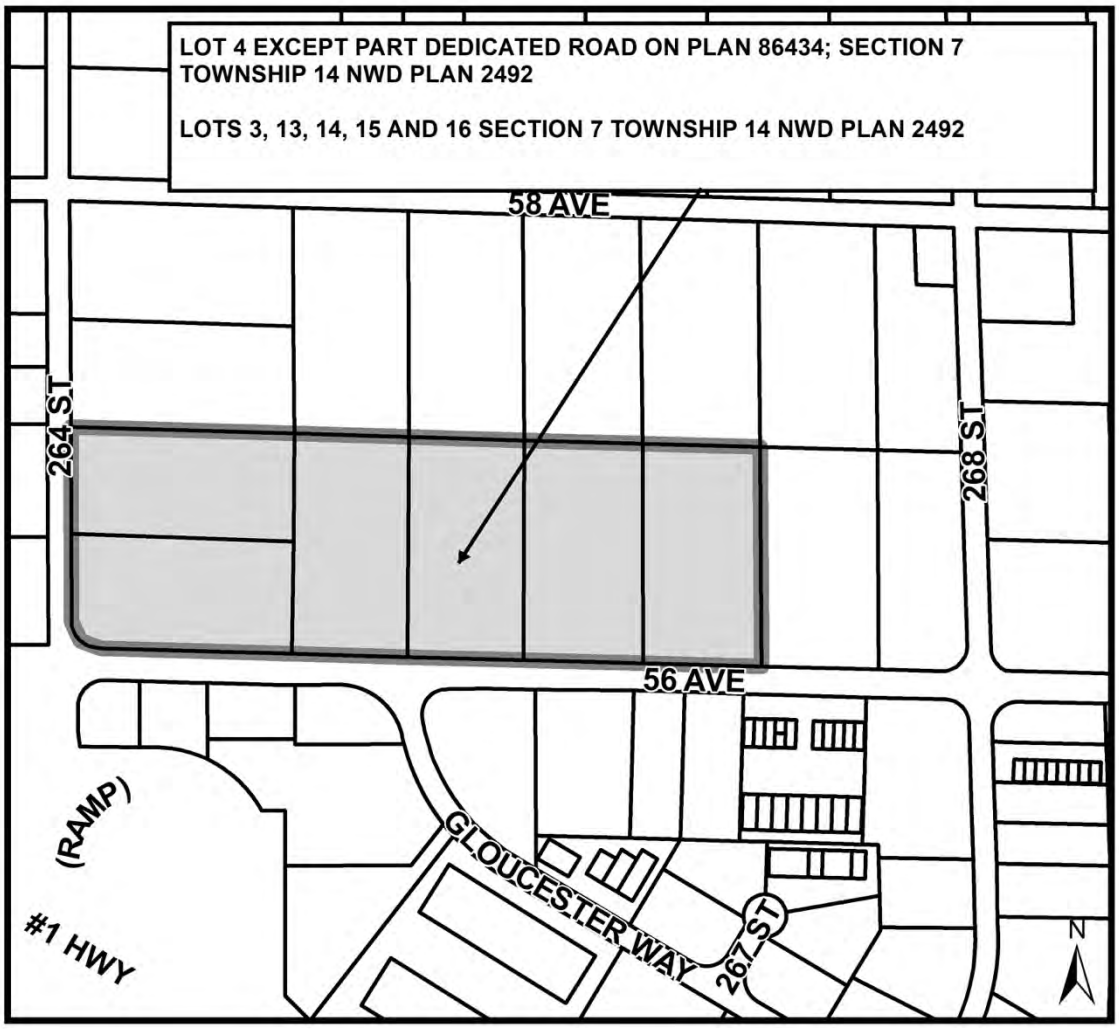
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to General Industrial Zone M-2.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
PUBLIC HEARING HELD the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5707



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382 AMENDMENT (CONWEST) BYLAW 2021 NO. 5708

EXPLANATORY NOTE

Bylaw 2021 No. 5708 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at: 26695, 26601, 26575, 26477 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382 AMENDMENT (CONWEST) BYLAW 2021 NO. 5708

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 “Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708”.

2. The “Subdivision and Development Servicing Bylaw 2019 No. 5382” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 - Urban” with respect to lands described as:

   Lot 4 Except Part Dedicated Road On Plan 86434; Section 7 Township 14 NWD Plan 2492

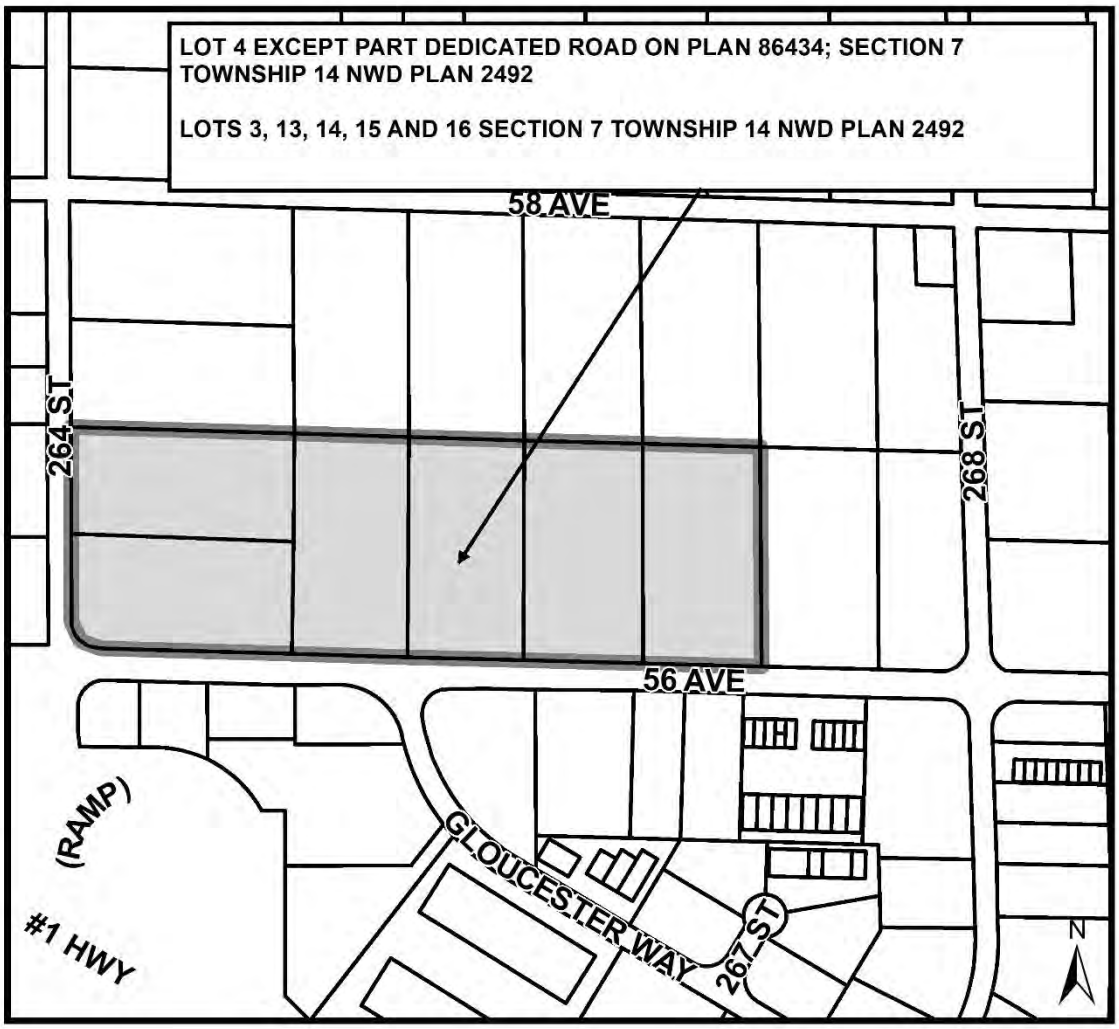
   Lots 3, 13, 14, 15 And 16 Section 7 Township 14 NWD Plan 2492

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5708



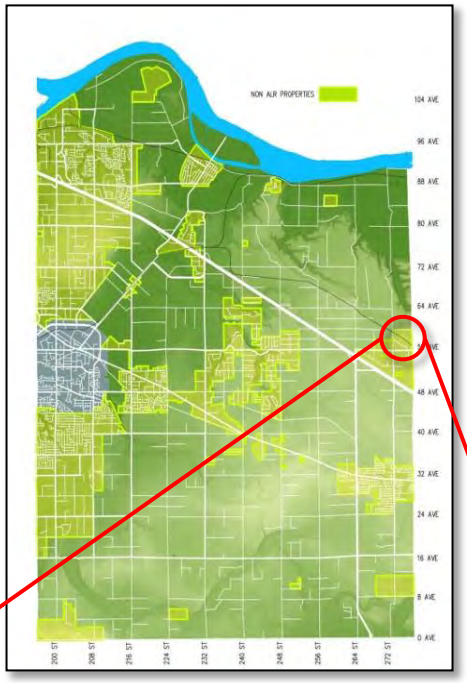
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 – REGULAR MEETING	**REPORT:**	21-53
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	14-08-0053
SUBJECT:	REZONING APPLICATION NO. 100636 (AGRITEKS INDUSTRIES LTD. / 6, 27250 – 58 CRESCENT)		

PROPOSAL:

Application to amend the Heavy Industrial Zone M-3 for a 0.5 ha (1.1 ac) property located at 6, 27250 – 58 Crescent to provide for analytical testing of cannabis as a permitted use within a 415 square metres (4,470 square feet) strata lot in an existing industrial building located on the property.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5704 and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed rezoning is compatible with the objectives of the Gloucester Industrial Park Community Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704 to amend Heavy Industrial Zone M-3 to accommodate federally licensed analytical cannabis testing uses on a site specific basis for property located within a 415 square metres (4,470 square feet) strata lot located at 6, 27250 – 58 Crescent; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5704.

EXECUTIVE SUMMARY:

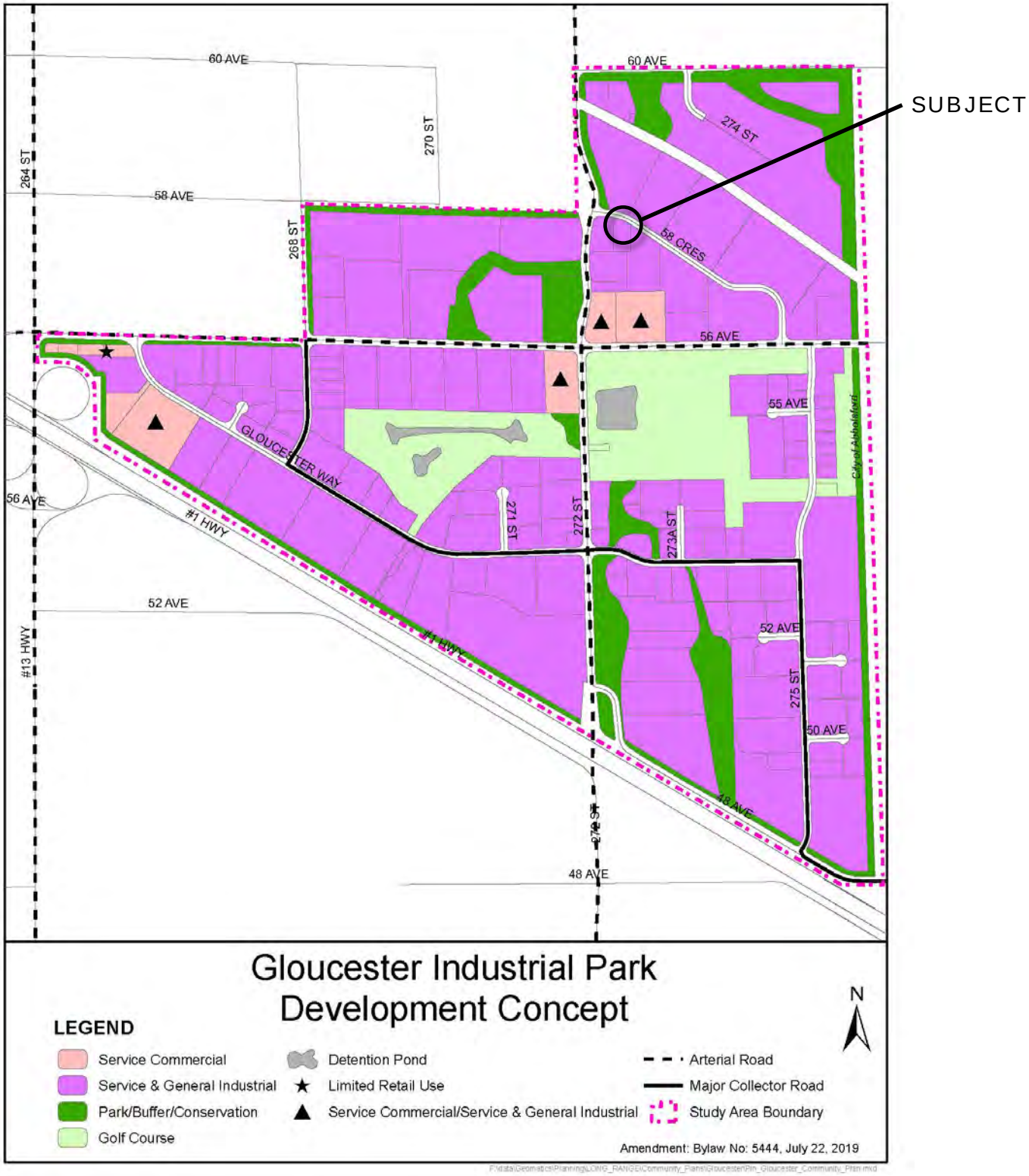
Northern Scientific Inc. (on behalf of Agriteks Industries Ltd.) has applied to amend the Heavy Industrial Zone M-3 on a site-specific basis for a property, located at 6, 27250 – 58 Crescent to accommodate federally licensed analytical cannabis testing uses. The rezoning is required to permit the use and allow the proposed business to operate on the subject site.

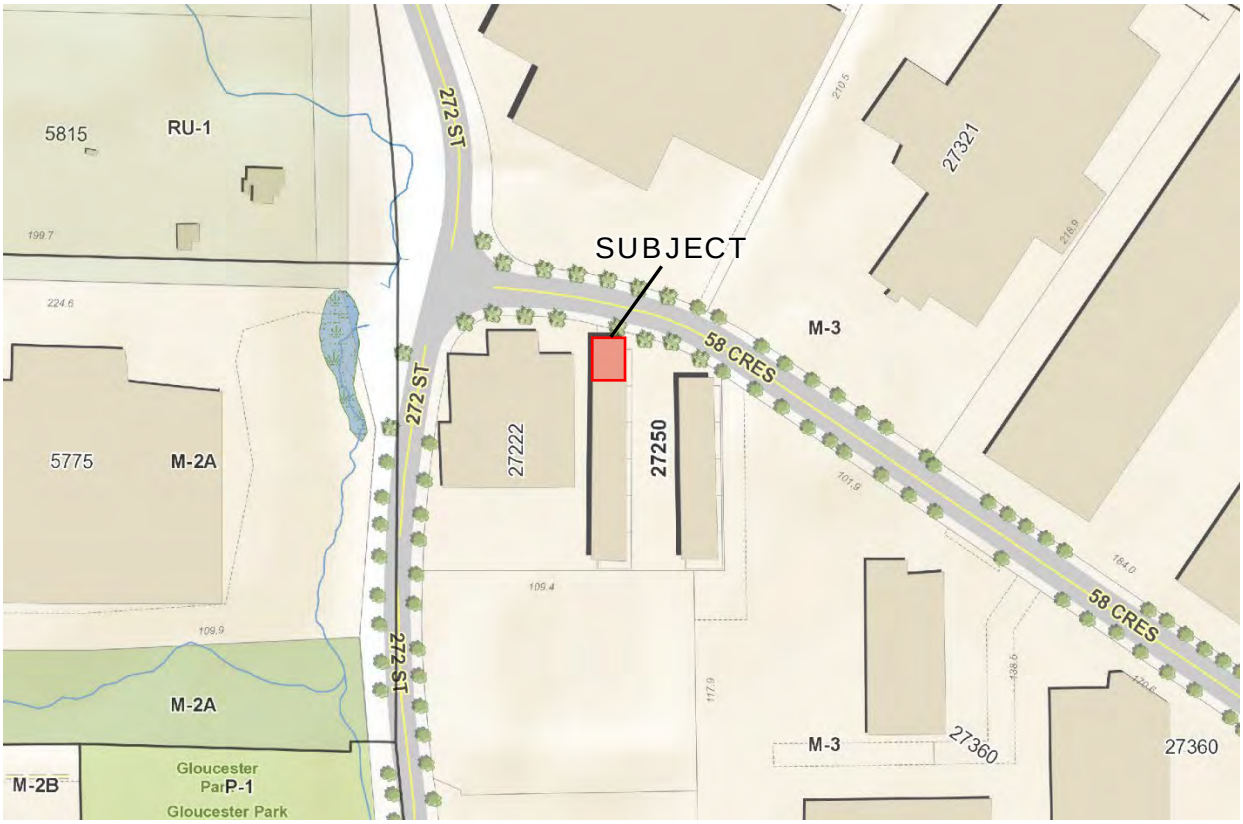
The proposal is compatible with surrounding land uses and the provisions of the Gloucester Industrial Park Community Plan.

The proposed use, subject to Council's approval, will include an odour abatement program in accordance with federal Cannabis Regulations 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.

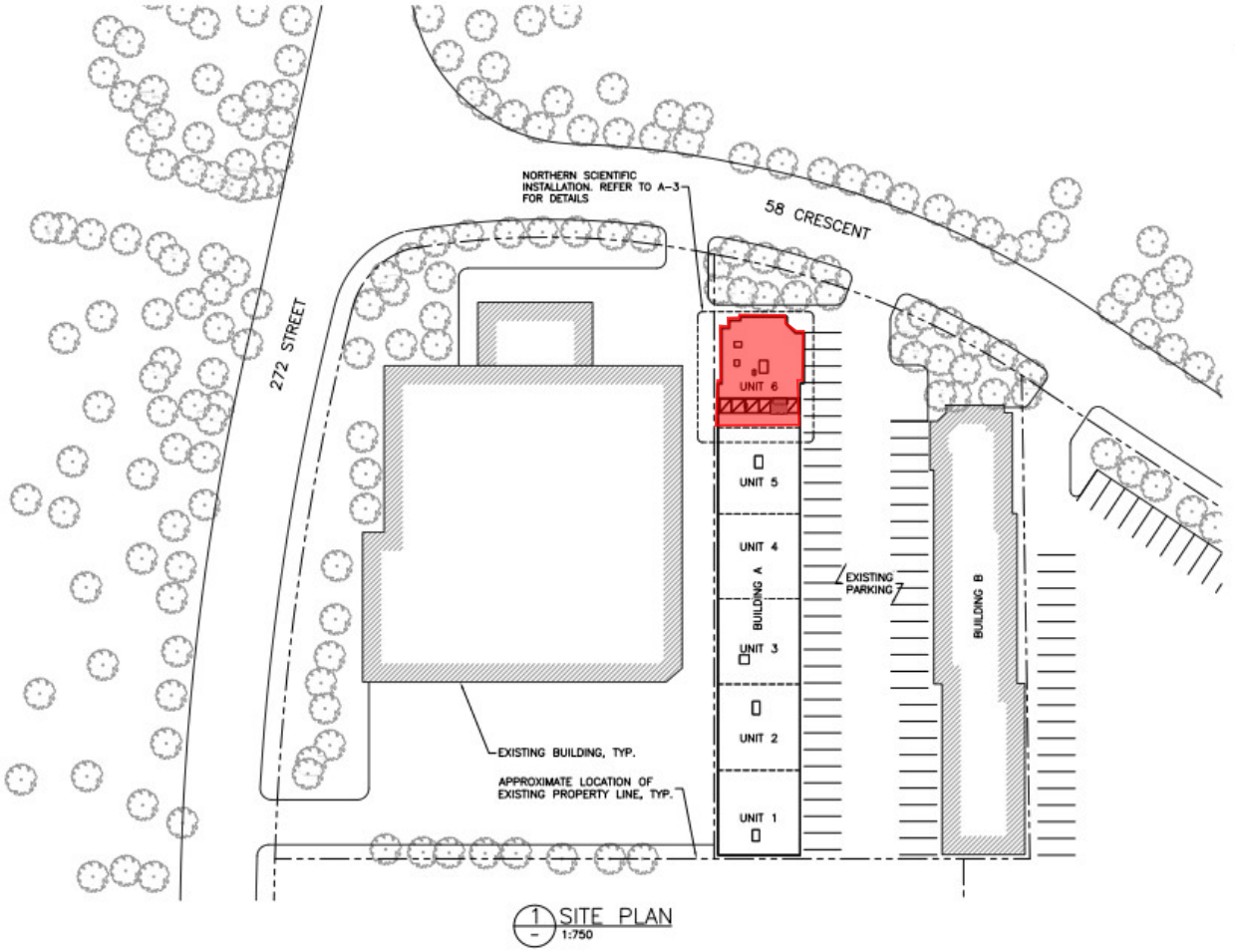
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5704.


SUBJECT
60 AVE
264 ST
270 ST
58 AVE
268 ST
274 ST
58 CRES
56 AVE
55 AVE
GLOUCESTER WAY
271 ST
272 ST
273A ST
56 AVE
#1 HWY
52 AVE
#13 HWY
275 ST
50 AVE
48 AVE
Gloucester Industrial Park
Development Concept
N
LEGEND
Service Commercial
Service & General Industrial
Park/Buffer/Conservation
Golf Course
Detention Pond
Limited Retail Use
Service Commercial/Service & General Industrial
Arterial Road
Major Collector Road
Study Area Boundary
Amendment: Bylaw No: 5444, July 22, 2019



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Applicant:	Northern Scientific 6, 27250 – 58 Crescent Langley, BC V4W 3W7
Owner:	Agriteks Industries Ltd. 11, 27250 – 58 Crescent Langley, BC V4W 3W7
Legal Description:	Strata Lot 6 Section 8 Township 14 New Westminster District Strata Plan BCS262
Location:	6, 27250 – 58 Crescent
Floor Area:	415 m^2 (4,470 ft^2)
Lot Area:	0.46 ha (1.1 ac)
Existing Zoning:	Heavy Industrial Zone M-3
Proposed Zoning:	No Change
Official Community Plan:	Industrial
Gloucester Industrial Park Community Plan:	Service and General Industrial

BACKGROUND / HISTORY:

The property currently accommodates two (2) existing multiple tenant industrial buildings consisting of 11 strata lots. The site's Heavy Industrial M-3 zoning permits a range of industrial uses, including service and general industrial activities. The proposed cannabis processing use is not permitted, as cannabis related uses are not accommodated within the site's M-3 zoning. Accordingly, the subject rezoning application has been submitted to accommodate the proposed use on a site-specific basis.

The applicant indicates Northern Scientific has applied for an analytical testing license and will specialize in qualitative regulatory analytical testing in the areas of pharmaceutical and recreational cannabis (see Attachment A).

DISCUSSION / ANALYSIS:

Northern Scientific has applied to amend the text of the Heavy Industrial M-3 Zone, to permit federally licensed cannabis processing uses on a site specific basis for property located at 6, 27250 – 58 Crescent (subject to issuance of federal licenses). The applicant proposes to conduct cannabis related uses that require issuance of separate federal licenses (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 the Provincial Cannabis Control and Licensing Act (Section 26.4(b)) prohibits issuance of non-medical retail licenses to federally licensed 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 federal Cannabis Regulations 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.

Five (5) 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 licensed and regulated provincially by the Liquor and Cannabis Regulation Branch. The Local Government, through its zoning powers, may 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 licenses, 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 have applied to Health Canada for a license for analytical testing. The proposed text amendment to the M-3 Zone will accommodate the proposed land use subject to issuance of respective federal cannabis licenses. The federal Cannabis Regulations SOR/2018-144 specifies the various activities permitted under each class of license (as detailed in Attachment B).

The proposed class of license is, in staff's opinion, compatible with the surrounding land uses and other permitted uses of the M-3 Zone.

Surrounding Uses:

North:	58 Crescent, beyond which are two (2) properties zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan;
South:	Two (2) properties zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan;
East:	A property zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan; and

West: A property zoned Heavy Industrial Zone M-3, designated Service and General Industrial in the Gloucester Industrial Park Community Plan.

Gloucester Industrial Park Community Plan:

The subject site is designated Service and General Industrial in the Gloucester Industrial Park Community Plan. Section 2.0 Land Use Concept outlines the following policy for development:

> *2.0 The type of industrial uses envisaged for the service and general industrial areas include warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office and business uses, private utilities, processing and manufacturing of goods.*

The proposed amendment to accommodate federally licensed cannabis processing uses on a site specific basis in the General Industrial M-3 Zone is, in staff's opinion, consistent with "technical uses" envisaged for the Service and General Industrial land use designation.

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

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.

Policy Considerations:

The proposed amendment to the Heavy Industrial Zone M-3 is consistent with the Gloucester Industrial Park Community Plan. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5704, and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant Rationale

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

ATTACHMENT A

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

Attention: Daniel Graham, Development Planning & Community Development

Dear Sir: LOI for a Zoning Bylaw Text Amendment to allow Cannabis Analytical Testing) at #6 - 27250, 58th Crescent Langley.

PROPOSAL: Application to amend Heavy Industrial Zone M-3 to permit cannabis testing on a strata unit located at #6-27250 58th Crescent Langley subject to the issuance of a valid analytical testing license.

RECOMMENDATION SUMMARY: That Council gives first and second reading to rezoning #6 - 27250, 58th Crescent Langley to allow the analytical testing of Cannabis.

RATIONALE: The proposed rezoning is compatible with the objectives of the Gloucester Industrial Park Community Plan. The township has previously approved text amendments to businesses with M2 zoning for the extraction and processing of Cannabis.

EXECUTIVE SUMMARY: Northern Scientific Inc. is applying to amend the zoning of a 4,470 sq. ft Strata unit located at # 6 - 27250, 58th Crescent Langley to add cannabis testing on a site specific basis to the list of uses permitted in the General Industrial M-3 Zone. The rezoning is required to allow the proposed business to operate on the subject site. The strata unit was constructed in 1993 and is proposed to be retrofitted to accommodate cannabis testing excluding cultivation and retail sales. The proposal is compatible with surrounding land uses and the provisions of the Gloucester Industrial Park Community Plan.

PROJECT OVERVIEW

Northern Scientific is applying for a Zoning Bylaw text amendment to the M-3 zone to permit a Cannabis analytical testing facility at # 6 - 27250, 58th Crescent Langley. The purpose of this letter is to provide a comprehensive overview of intentions, interests, impacts and technical considerations for the proposed building. The subject property is a 4,470 sq. ft Strata unit that fronts on 58th Crescent. The property is currently zoned M-3 (Heavy Industrial) in the Gloucester Community Plan.

Civic Address: # 6 - 27250, 58th Crescent Langley BC V4W 3W7

- PID: 025-602-918
- Legal Description: BCS262 LT 6 LD 36 SEC 8 TWP 14, New Westminster Land District
- Lot Area: 1.14 Acres
- Registered Owner: AGRITEKS INDUSTRIES LTD.
- Owner's Address: #11 – 27250 58th CRESCENT LANGLEY, BC V4W 3W7
- Zoning: M-3 (Heavy Industrial)
- NP: Service & General Industrial (Gloucester Industrial Park)

The unit was occupied by a single user, Real Estate Investment Network, until recent purchase by AGRITEKS INDUSTRIES LTD. in April 2020. The building and landscaping are proposed to be maintained as per the original development permit. The proposed cannabis testing is considered 'processing' by the Township of Langley Zoning Bylaw, and therefore a text amendment to the M-3 zone has been triggered.

THE APPLICANT

Northern Scientific Inc. (Northern) is a Canadian company registered with the province of British Columbia. Northern has applied for an analytical testing license and specialize in qualitative regulatory analytical testing in the areas of pharmaceutical and recreational cannabis. With the procurement of an analytical testing license, Northern Scientific will be entrusted by the Canadian government and several regulatory bodies to serve as the gatekeepers to the emerging industry as we are the buffer between producers and consumers. We are responsible for ensuring that manufacturers are producing safe and consistent products for the Canadian and global markets.

THE OPERATION

Northern Scientific Inc. has designed its lab to operate to pharmaceutical GMP and ISO standards. The lab will occupy 900 sq. ft of the 4470 sq. ft unit.

State-of-the-art instrumentation for complete cannabis release testing, potency, pesticides, metals, solvents, microbial contaminants, terpenes, loss on drying.

Product specific methods (flower, oils, resins, etc.); in-licensed technology to ensure accuracy and efficiency of results and reporting.

Automated data capture & reporting; plan to automate generation requisitions and reporting of results to clients with real-time monitoring.

POLICY AND PLAN COMPLIANCE

Zoning Bylaw Compliance

The subject site is zoned M-3. It is our understanding that cannabis testing has been classified by the Township's legal representation, Norton Rose Fulbright, as 'processing' and therefore the proposed use is non-compliant with the M3 zone (October 9, 2018). This application seeks amendment to the M3 zone to permit the analytical testing of Cannabis.

Neighbourhood Plan Compliance

Gloucester Industrial Park Community Plan permits service and general industrial areas include warehousing, wholesaling and distribution, light manufacturing, technical and educational uses, office, business uses, private utilities, processing and manufacturing of goods. The cannabis analytical testing of Northern Scientific can be categorized as technical uses. The proposed uses are fully compliant with the Gloucester Industrial Park Community Plan.

TRANSPORTATION DEMANDS

The subject site is well situated in the Township of Langley transportation network, just north of Highway 1 and the 264th Street Off-Ramp. Cannabis analytical testing is unlikely to impact traffic along 275th Street and will be comparable to the traffic that was produced by the previous tenant the Real Estate Investment Network.

Minimum traffic generated from employees is anticipated; and employees will remain onsite during working hours. There will be 24-hour staff presence onsite for either two shift operations or a continuous security presence. Laboratory and office use necessitate approximately 5 parking spaces. The site has enough parking spaces required with 5 spaces. Deliveries are anticipated 2-3 times per week.

AIR, WATER & SEWERAGE

Although no odours are expected because there is no cultivation of cannabis by Northern Scientific at the site, an odour abatement program will be implemented in accordance with the Canadian Cannabis Regulations requirements. The site renovation design will include a filtered HVAC system with an activated charcoal filtration system to filter exhaust 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 analytical testing operations on the subject site. No interaction between rainwater runoff and testing operations will occur, which will maintain the water quality of any water infiltrating into the groundwater system or discharging from the site into existing drainage systems. Only domestic water will enter Township of Langley's wastewater system from the facility. The existing site has an extensive trade waste drainage system that will allow Northern Scientific to ensure no drainage from analytical testing enters the sewage system without being able to be assessed.

SURVEILLANCE

As part of the Health Canada licensing requirements, Northern Scientific has developed a comprehensive organizational security plan and master security plan based on a Threat and Risk Assessment (TRA) conducted. This TRA used Observation Theory, combined Target Theory and Rings of Protection Theory when developing the study which relied upon Crime Prevention through Environmental Design (CPTED) concepts to tailor a comprehensive security solution for the site. An extensive security system including, bollard barricades, folding security gates, layered measures, 24/7/365 monitored video surveillance, and fob access systems are just some of the measures to be put in place. The security assessments are being reviewed by the Federal Government and are available to the Township of Langley Fire Department and RCMP.

BENEFIT TO THE TOWNSHIP OF LANGLEY

Northern Scientific is confident it will provide the Township of Langley with social and economic benefits. Northern Scientific has the business, financial and operational expertise to grow a business and bring increased revenue to the Township of Langley.

Northern Scientific is actively engaged with Licensed producers in the Lower Mainland to establish testing services for their local cannabis products. As Northern Scientific operations grow, the Company anticipates that the required workforce will grow from five to 10-15 employees within the first two years which may require Northern Scientific to lease or purchase additional space in the township of Langley.

It is the intention of Northern Scientific to offer full-time and part-time positions to the local market furthering the benefits to the local community. Northern Scientific is making a long-term commitment to building a sustainable business in the Township.

PROJECT TIMING & NEXT STEPS

Northern Scientific has submitted a license application for an Analytical Testing License from Health Canada. It is anticipated that the license will be issued in six months. We look forward to working with the Township and request municipal approval to occur concurrently with the issuance of our federal license.

Licence for Analytical Testing

Authorized activities

22 (1) Subject to the other provisions of these Regulations, a holder of a licence for analytical testing is authorized, for the purpose of testing, to conduct those of the following activities that are authorized by the licence:

- **(a)** to possess cannabis; and
- **(b)** to obtain cannabis by altering its chemical or physical properties by any means.

Offer

(2) A holder of a licence for analytical testing that is authorized to conduct the activity referred to in paragraph (1)(b) is also authorized to offer to conduct that activity.

Use of organic solvent

(3) A holder of a licence for analytical testing that is authorized to conduct the activity referred to in paragraph (1)(b) is also authorized to alter or offer to alter the chemical or physical properties of cannabis by the use of an organic solvent when conducting that activity.

Distribution

(4) A holder of a licence for analytical testing is also authorized, for the purpose of testing, to distribute cannabis to another holder of a licence for analytical testing or the individuals referred to in section 4.

SOR/2019-206, s. 11

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AGRITEKS INDUSTRIES LTD.) BYLAW 2021 NO. 5704

EXPLANATORY NOTE

Bylaw 2021 No. 5704 amends the zoning of a property located at 6, 27250 – 58 Crescent to accommodate federally licensed cannabis processing uses on a site specific basis for a 415 square metres (4,470 square feet) strata lot in an existing industrial building located on the property.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AGRITEKS INDUSTRIES LTD.) BYLAW 2021 NO. 5704

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 (Agriteks Industries Ltd.) Bylaw 2021 No. 5704

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

   (1) By amending "Section 703 – Heavy Industrial Zone M-3" by adding as section 703.1(10) after Section 703.1(9) the following:

   "*cannabis processing* on Strata Lot 6 Section 8 Township 14 New Westminster District Strata Plan BCS262, subject to:

   a) issuance of valid and subsisting licenses for analytical testing of cannabis on Strata Lot 6 Section 8 Township 14 New Westminster District Strata Plan BCS262; and
   b) compliance with all applicable requirements of any authority having jurisdiction"

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
NOTICE WAS ADVERTISED the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MAY 10, 2021 - REGULAR MEETING	**REPORT:**	21-50
FROM:	ENGINEERING DIVISION	**FILE:**	5360-01
SUBJECT:	SOLID WASTE MANAGEMENT BYLAW UPDATE		

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467; and

That Council give first, second and third reading to Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705.

EXECUTIVE SUMMARY:

Township of Langley's Solid Waste Management Bylaw 2016 No. 5200 (the Bylaw) was adopted by Council in May 2016 and was subsequently implemented in October of the same year to coincide with the launch of the Township's new semi-automated cart based waste collection program.

Since adoption of the Bylaw, the Township entered into an agreement with Recycle BC, a not-for-profit organization responsible for recycling of packaging and paper products in the province, through which financial responsibility for the collection and processing of residential packaging and printed paper was transferred from the Township to Recycle BC. This agreement requires updates to the Bylaw, from time to time, to reflect the latest collection methodology and associated regulations; as an example, the collection of separated glass.

The proposed amendments to the Bylaw, incorporated as part of Bylaw 2021 No. 5467, include all necessary amendments to reflect the Township's current Solid Waste Management Program, including updated definitions and provisions related to separation of recycling items into new streams necessitated by amendments to regional (Metro Vancouver) regulations.

Further housekeeping amendments are proposed, intended to provide clarity with updated information on route schedules based on collection type, transition guidelines from private collection to municipal, fees for service, mapping updates as necessary, number and types of carts permitted per household, and the maximum weight allowances.

Proposed amendments to the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705 are being presented for concurrent consideration to enable effective enforcement of the Bylaw.

PURPOSE:

To obtain first, through third readings of Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467 and Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705.

BACKGROUND/HISTORY:

On October 1, 2016, Solid Waste Management Bylaw 2016 No. 5200 (the Bylaw) was introduced to coincide with the launch of the Township's new semi-automated cart based waste collection program.

In July of 2018, the Township of Langley entered into an agreement with Recycle BC for the Township to act as a collector of residential packaging and printed paper and transfer financial responsibility for collection and processing of this material to Recycle BC.

Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No 5467 includes amendments to reflect the municipality's current Solid Waste Management Program with respect to the changes in services due to joining Recycle BC, as well as general housekeeping updates.

To coincide with proposed Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No 5467, Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705 is also being presented for consideration.

DISCUSSION/ANALYSIS:

The Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467 provides updated definitions and incorporates language related to separation of recycling items into new streams because of changes to Metro Vancouver regulations. Further housekeeping amendments are proposed and are intended to provide clarity through updates to identification of route schedules based on collection type, transition guidelines from private collection to municipal, the initial date of service related to fees, the ability to update the collection map by removing it from the bylaw, the number and types of carts permitted, and the maximum cart gross weight allowances.

The Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5705 includes updated fine amounts and offences in relation to Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467.

The following is a list of the key changes and associated fines:

1. Possession of a Garbage Cart or Organics Cart that was not assigned to the Owner of an Eligible Property. Fine $250.

2. Failure of Owner in a Solid Waste Collection Area to arrange for removal or disposal of Garbage, Organics, Recyclable Material or Large Items by an applicable Collection Service or by private collection. Fine increased from $50 to $500.

3. Removal of a cover from a receptacle, or disturbance of Garbage, Organics, or Recyclable Material set out for collection by a person other than the Owner, the Municipality, the Collector, or the Engineer's designate. Fine $250.

4. Failure of an Owner to comply with any provision within the Bylaw. Fine $250.

5. Failure to separate Garbage, Organics, Recyclable Material and Large Items prior to removal and disposal. Fine increased from $50 to $250.

6. Failure of an Owner to return cart due to demolition. Fine $110.

Financial Implications:

Except for the changes in fines in the Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended, there are no financial implications expected from the Township of Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467.

Respectfully submitted,

Ryan Schmidt
MANAGER, SUSTAINABILITY
for
ENGINEERING DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW 2021 NO. 5467

EXPLANATORY NOTE

Bylaw 2021 No. 5467 provides updated definitions and incorporates language related to separation of recycling items into new streams because of changes to Metro Vancouver regulations. Further housekeeping amendments are intended to provide clarity through updates to identification of route schedules based on collection type, transition guidelines from private collection to municipal, the initial date of service related to fees, the ability to update the collection map by removing it from the bylaw, the number and types of carts permitted, and maximum cart gross weight allowances.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW 2021 NO. 5467

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 "Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467".

2. The "Solid Waste Management Bylaw 2016 No. 5200" as amended is further amended:

   (1) By amending 'Section 1.2 Definitions' as follows:

   a. by replacing the definition of APARTMENT with the words 'means a residential building that is not a Townhouse or Duplex Dwelling, containing two or more separated dwelling units, each of which is intended as residential accommodation for one family. This excludes any commercial-use space in the building.'

   b. by deleting the definition of BLUE BAG in its entirety

   c. in the definition of COLLECTION FEE, part (a)
      i. by adding the words 'comprised of a base Eligible Property collection fee plus an annual fee for Municipal Garbage Collection Service,' after the words 'Eligible Property'; and
      ii. by changing the section reference from Schedule 'B' to 'A'

   d. in the definition of ELIGIBLE PROPERTY,
      i. by deleting clauses (a) and (b) and replacing them with the words '(a) any residential property within the Solid Waste Collection Area, or any property where the Owner of that property has entered into an agreement with the Municipality'; and
      ii. renumbering existing clause (c) to (b)

   e. by updating the section reference in the definition of LARGE ITEMS from Schedule 'F' to 'D'

   f. by updating the section reference in the definition of MIXED CONTAINER ITEMS from Schedule 'E' to 'C'

   g. by updating the section reference in the definition of MIXED PAPER from '1.2' to '1.3' and from Schedule 'E' to 'C'

h. by adding the words ‘legally permitted’ after the words ‘MULTI FAMILY DWELLING means a’

i. by deleting the definition of NEWSPAPER in its entirety

j. by updating the section reference for ORGANICS from Schedule ‘D’ to ‘B’

k. by replacing the definition of PROHIBITED MATERIAL with ‘means those materials referenced in Greater Vancouver Sewerage and Drainage District Tipping Fee and Solid Waste Disposal Regulation Bylaw No. 306, 2017, as amended or replaced from time to time’

l. by updating the section reference for RECYCLABLE MATERIAL from Schedule ‘E’ to ‘C’

m. by replacing the definition of RECYCING RECEPTACLE with the words:
   (a) a Blue Box, a Grey Box, or a Yellow Bag; and
   (b) a cart provided by the Municipality to properties with Centralized Collection to hold Containers, Mixed Paper, or Glass’

n. by amending the definition of SINGLE FAMILY DWELLING by;
   i. adding the words ‘legally permitted’ after the words ‘SINGLE FAMILY DWELLING means a’; and
   ii. adding the words ‘or coach home’ to the end of the last sentence

o. by amending the definition of SOLID WASTE COLLECTION AREA by:
   i. deleting the words ‘on the map shown in Schedule A “Solid Waste Collection Areas” attached to this Bylaw; and
   ii. following the words ‘RECYCLING & ORGANICS’ adding the words ‘and included as a separate layer on the Township of Langley mapping system ‘Geosource’ which may be updated or replaced from time to time at the discretion of the Engineer’,

p. by amending the TOWNHOUSE definition by adding the sentence ‘This includes fourplexes.’ to the end of the definition.

q. by adding to Section 1.2 the following definitions, inserted alphabetically:
   ‘GLASS ITEMS means those items listed in paragraph 1.2 of Schedule C ‘Recyclable Material’ attached to this Bylaw.’
   ‘GREY BOX means a receptacle supplied by the Municipality to contain Glass Items for collection under the Municipal Recycling Collection Service.’
   ‘MOBILE HOME means a manufactured dwelling unit without wheels intended as a residential accommodation for one family.’
   ‘MOBILE HOME PARK means a land parcel containing five or more mobile homes.’
   ‘REQUEST means a change to the size or number of Garbage Carts or Organics Carts at an Eligible Property to be completed by the Collector on a single day.’

(2) By deleting clause 1.3.2 in its entirety.

(3) By amending Section 2.0 GENERAL as follows:

a. by replacing Section 2.1.1 a. with the following words:
   a. by an applicable Collection Service, where:
      i. Single Family Dwellings, Duplexes, Mobile Homes, and Multi Family Dwellings receive curbside collection by default; and
      ii. Apartments receive centralized collection by default unless otherwise indicated by the Engineer

b. by amending clause 2.1.2 by:
   i. adding the words, 'including industrial, commercial, and institutional property Owners,' after the words 'every Owner in the Municipality'; and
   ii. adding at the end of clause, after the words 'in accordance with this Bylaw' the words 'unless exempted from this provision by the Engineer.'

c. by adding the words, 'including industrial, commercial, and institutional property Owners,' in clause 2.1.3 after the words 'in a Solid Waste Collection Area'

d. by adding the words, 'including industrial, commercial, and institutional property Owners,' in clause 2.1.4 after the words 'Every Owner in the Municipality'

e. by adding to Section 2.1 new clauses as follows:
   2.1.6 No person shall remove a cover from a receptacle, or remove or disturb any Garbage, Organics, and/or Recyclable material other than the Owner, the Municipality, the Collector, or a person designated by the Engineer.'
   2.1.7 Every Owner in the municipality where new construction of an Apartment or Multi-Family Dwelling with centralized service is proposed is required to:
      a. ensure new building design accommodates adequate space and locations for storage and pick up of garbage, organics, and recycling according to Metro Vancouver's *Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments*, and;
      b. provide separated areas for residential and commercial waste unless otherwise authorized by the Engineer
   2.1.8 During the demolition of a Single Family Dwelling, the Owner shall make reasonable attempts to recycle or re-use materials from the demolished structure.

f. by renumbering subsequent clauses in Section 2.1 to follow 2.1.8

g. by adding, after renumbered section 2.1.9 the following:
   2.1.10 Every Owner in the Municipality shall comply with the provisions of this Bylaw.

h. by amending clause 2.4.1 by:
   i. replacing the word ‘Engineer’ with the word ‘Municipality’; and
   ii. deleting the words ‘for any reason’ after the words ‘agreement under this Section’.

(4) By amending Section 3.0 MUNICIPAL GARBAGE COLLECTION SERVICE as follows:

a. by replacing the words in their entirety in clause 3.2.1 with the following words:

   3.2.1 Collection of Garbage from Eligible Properties under the Municipal Garbage Collection Service shall be:
      a. for curbside collection, an every-other-week service performed on days other than Saturdays, Sundays or holidays, as approved by the Engineer, subject to weather, road access and other matters that cause an interruption in the service; or
      b. for properties receiving centralized collection, a weekly service on a day and schedule approved by the Engineer, unless storage space restrictions require more frequent collection as agreed between the Engineer and the Collector.

b. by replacing the words in clause 3.3.1 with the following words:
   3.3.1 The Municipality shall make one standard sized Garbage Cart, as described in Schedule E ‘Cart Sizes’, available to each Eligible Property, except if:
      a. the Owner of an Eligible Property has requested an alternate size before delivery, or;
      b. the Eligible Property has Centralized Collection, in which event the Municipality shall make available a number of Garbage Carts as the Engineer may, in their absolute discretion, decide.

c. by replacing clause 3.3.3 a. with the following words:
      a. maintain the Garbage Cart in a clean and sanitary condition, without modification and free of paint or graffiti, or pay:
         i. the Cart Administration Fee described in Schedule A to have the cart cleaned, or;
         ii. if the Engineer deems the Garbage Cart is no longer able to be used for the Municipal Garbage Collection Service due to contamination, or for any other reason, pay the Damaged Cart Replacement Fee described in Schedule A.

d. by replacing clause 3.3.3 e. ii. with the following words:
      ii. if the Municipality determines that the damage, loss or theft was due to the acts, errors or omissions of the Owner, including for certainty if the Owner has failed to comply with Section 6.1.1 h., pay the Damaged Cart Replacement Fee, as set out in Schedule A;

e. by inserting a new clause 3.3.3 f. with the following words:
   f. leave all Garbage Carts on the premises upon sale of an Eligible Property; and

f. by renumbering existing clause 3.3.3 f. to 3.3.3 g.

g. by adding a new clause 3.3.4 as follows:
   3.3.4 If an Eligible Property refuses to accept the Garbage Cart or participate in the Municipal Garbage Collection Service without an exemption as per Sections 11.1.1 or 11.1.2, the Base Eligible Property Fee and Collection Service Fee for the standard cart size will be applied.

h. By adding a new clause 3.3.5 as follows:
   3.3.5 No property shall be in possession of a Garbage Cart that has not been made available to the property by the Municipality in accordance with the terms of this Bylaw.

i. by updating the section reference in clause 3.5.1 from '0' to '3.0'

j. by updating the section reference in clause 3.5.2 from 'Part 2 of Schedule B' to 'Schedule A'

k. by updating the section reference in clause 3.5.3 a. from Section 'a' to '3.4.2 a'

l. by replacing the Table in clause 3.7.1 a. iii. with the following:

Size of Garbage Cart	Maximum gross tare weight
120 litres	59 kg (130 lbs)
240 litres	109 kg (240 lbs)
360 litres	152 kg (335 lbs)

; or

(5) By amending Section 4.0 MUNICIPAL ORGANICS COLLECTION SERVICE as follows:

a. by replacing clause 4.2.1 with the following:
   4.2.1 Collection of Organics from Eligible Properties under the Municipal Organics Collection service shall be:
      a. a weekly service performed on days other than Saturdays, Sundays, or statutory holidays, subject to weather, road access, and other matters that cause an interruption in the service; or,
      b. for properties receiving Centralized Collection, a weekly service on a day and schedule approved by the Engineer, unless receptacle storage space restrictions require more frequent collection, as agreed between the Engineer and the Collector.

b. by replacing clause 4.3.1 with the following:

4.3.1 The Municipality shall make one standard sized Organics Cart, as described in Schedule E “Cart Sizes”, available to each Eligible Property, except if:

a. the Owner of an Eligible Property has requested an alternate size before delivery; or
b. the Eligible Property has Centralized Collection, in which event the Municipality shall make available a number of Organics Carts as the Engineer may, in his or her absolute discretion, decide.

c. by replacing clause 4.3.3 a. with the following:

a. maintain the Organics Cart in a clean and sanitary condition, without modification and free of paint or graffiti or pay:
i. the Cart Administration Fee described in Schedule A to have the cart cleaned, or;
ii. if the Engineer deems the Organics Cart is unable to be used for the Municipal Organics Collection Service due to contamination, or for any other reason, the Damaged Cart Replacement Fee described in Schedule A.

d. by replacing clause 4.3.3 d. with the following:

e. if the Organics Cart is damaged, lost or stolen:
i. cooperate with the Municipality’s investigation of the damage, loss or theft; and
ii. if the Municipality determines that the damage, loss or theft was due to the acts, errors or omissions of the Owner, including for certainty if the Owner has failed to comply with Section 6.1.1h, pay the Damage Cart Replacement Fee as set out in Part 2 of Schedule A “Collection Fees”;

e. by inserting a new clause 4.3.3 e. with the following:

f. leave all Organics Carts on the premises upon sale of an Eligible Property; and

f. by renumber existing clause 4.3.3 e. to 4.3.3 f.

g. by adding a new clause 4.3.4 as follows:

4.3.4 No property shall be in possession of an Organics Cart that has not been made available to the property by the Municipality in accordance with the terms of this Bylaw.

h. by amending clause 4.4.2 a. ii.:

i. by adding a new (F) as follows:
(F) is a can free of wheels or locking devices, and
ii. by renumbering existing clause (F) ‘has a volume of 80 litres’ to (G)

i. by amending clause 4.5.1 by adding the words ‘residential type materials and quantities, and’ after the words ‘provided that the Organics are’

j. by replacing the Table in clause 4.7.1 a. iii. with the following:

Size of Organics Cart	Maximum gross tare weight	
80 litres	36.3 kg (80 lbs)	
120 litres	59 kg (130 lbs)	
240 litres	109 kg (240 lbs)	; or

(6) By amending Section 5.0 MUNICIPAL RECYCLING COLLECTION SERVICE as follows:

a. by deleting the words 'that is not located within a Solid Waste Collection Area' from the end of clause 5.1.1 a. ii.

b. by replacing clause 5.2.1 with the following:
5.2.1 Collection of Recyclable Material under the Municipal Recycling Collection service shall be:
   a. a weekly service performed on days other than Saturdays, Sundays ,or statutory holidays, subject to weather, road access and other matters that cause an interruption in the service; or
   b. for properties receiving Centralized Collection, a weekly service on a day and schedule specified by the Collector, unless receptacle storage space restrictions require more frequent collection, as agreed between the Engineer and the Collector.

c. by amending clause 5.4.2 as follows:

   i. by adding the words 'made available to the Owner under this Bylaw' after the words 'Recycling Receptacles', and
   ii. by adding the word 'in' before the words 'bundles as follows'

d. by deleting the list in clause 5.4.2 a. and replacing with the following:
   i. for Mixed Container Items, a Blue Box;
   ii. for Glass Items, a Grey Box;
   iii. for Mixed Paper:
      (A) a Yellow Bag; or
      (B) If the volume of corrugated cardboard is such that it cannot be contained in a Yellow Bag, then in bundles of not more than 78cm in length by 78cm in width by 15cm thick, provided that the corrugated cardboard is flattened, stacked, and securely tied; and;

e. by deleting clause 5.4.2 b. and replacing with the following:
for collection of Recyclable Material under the Municipal Recycling Collection Service from a Centralized Collection location or from a property in the Municipality that is not accessible by the Municipal Recycling Collection Service vehicle:
   i. for Mixed Container Items, a cart supplied by the Municipality for the purpose of collecting Mixed Container Items for collection under the Municipal Recycling Collection Service;
   ii. for Glass Items, a cart supplied by the Municipality for the purpose of collecting Glass Items for collection under the Municipal Recycling Collection Service;

iii. for Mixed Paper, a cart supplied by the Municipality for the purpose of collecting Mixed Paper for collection under the Municipal Recycling Collection Service.

f. by updating the section reference in Section 5.4.3 from Section '5.4.2b.i through Section 5.4.2b.iii' to '5.4.2'.

g. by adding the words 'residential type materials and quantities, and are' after the words 'Recyclable Materials are' in clause 5.5.1.

h. by adding the words 'or Grey Box' after the words 'Blue Box' in clause 5.7.1 a. iii.

i. by replacing the table in 5.7.1 a. iv. with the following:

Size of Cart	Maximum gross tare weight	
120 litres	59 kg (130 lbs)	
360 litres	152 kg (335 lbs)	or;

(7) By amending Section 6.0 GENERAL PROVISIONS FOR COLLECTION SERVICES as follows:

a. by amending the reference in Section 6.3.2 a. i. from 'Part 2 of Schedule B "Collection Fees" to "Schedule A"

b. by replacing the Section 6.3.2 a. ii. with the following:
ii. with respect to each Cart, the cart administration fee set out in Schedule A.; and

c. by replacing clause 6.4.1 in its entirety with the following:
6.4.1 Upon application to the Engineer by an Owner other than a tenant, the number of Garbage Carts available to an Owner may be changed as follows:
   a. the Municipality shall make up to two additional Garbage Carts available to an Owner of an Eligible Property that has no Centralized Collection, and the Owner shall pay:
      i. with respect to each Garbage Cart, the additional annual fee for the Municipal Garbage Collection Service, as set out in Schedule A ; and
      ii. with respect to each additional Garbage Cart, pay the cart administration fee as set out in Schedule A
      The first additional annual fee for the Municipal Garbage Collection Service shall be the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year, commencing on the date of cart delivery.
   b. an Owner may return additional Garbage Carts made available by the Engineer pursuant to Section 6.4.1, and the Owner shall, with respect to each Garbage Cart returned, pay the cart administration fee, as set out in Schedule A. If the Engineer, in his or her discretion, allows the application, and:

i. if at the time of the application the additional annual fee for the Municipal Garbage Collection Service has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made until the date the additional cart is removed; and

ii. if at the time of the application the additional annual fee for the Municipal Garbage Collection Service has already been paid by the Owner, then the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the tax folio of the Eligible Property.

d. by replacing clause 6.4.2 in its entirety and replacing with the following:

6.4.2 Upon application to the Engineer by an Owner, the number of Organics Carts available to an Owner may be changed as follows:

a. the Municipality shall make one additional Organics Cart available to an Owner of an Eligible Property that has no Centralized Collection for use by the occupant(s) of a licensed secondary suite or coach house, and the Owner shall pay the cart administration fee, as set out Schedule A, payable on the date of application; and

b. The Municipality shall make additional Organics Carts available to an Owner of an Eligible Property with more than one legally permitted Single Family Dwelling, up to a total number of Organics Carts equivalent to the number of legally permitted Single Family Dwellings present at the Eligible Property. With respect to each Cart, the Owner shall pay the cart administration fee as set out in Schedule A, payable on the date of application; and,

c. an Owner may return an additional Organics Cart made available by the Engineer pursuant to Section 6.4.2a. and 6.4.2 b., at no cost.

e. by adding a new Section 6.5 as follows:

6.5 Cart Removal During Demolition and Construction

6.5.1 Upon issuance of a Demolition Permit for a residential structure on an Eligible Property, the Owner shall:

a. return all Garbage Carts and Organics Carts associated with the structure being demolished; and,

b. pay the Cart Administration fee as set out in Schedule A.

6.5.2 The annual fee for the Municipal Garbage Collection Service listed in Schedule A will be adjusted to reflect the removal of the Garbage Cart during demolition and construction as follows:

a. if at the time of the cart removal the annual fee that corresponds for the Municipal Garbage Collection Service has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the annual fee for the Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made, until the date the additional cart is removed; and
b. if at the time of the application the additional annual fee for the Municipal Garbage Collection Service has already been paid by the Owner, then the pro rata portion of the additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the tax folio of the Eligible Property.

f. by adding a new Section 6.6 as follows:
6.6 Waiving of Administration Fees

6.6.1 The Engineer, at their discretion, may waive the cart administration fee set out in Schedule A if:
a. an Owner received cart sizes or numbers that do not correspond to the initial request; or
b. the Engineer determines an exchange must be completed to ensure efficient operation of the Collection Services.

(8) By amending Section 7.0 MUNICIPAL LARGE ITEM COLLECTION SERVICE as follows:

a. by amending clause 7.2.1 by:
i. replacing the word ‘Engineer’ with the word ‘Collector’; and
ii. adding the words ‘, as listed in Schedule D’, after the words ‘four Large Items’

b. by adding a new clause 7.2.2 as follows:
7.2.2 An Owner of an Eligible Property may submit a request to the Collector for the collection of up to a maximum of two mattresses or box springs, or combination thereof, per calendar year as part of their annual four Large Item entitlement set out in Section 7.2.1.

c. by renumbering subsequent clauses in section 7.2 to follow sequential order.

d. by amending newly renumbered clause 7.2.3 as follows:
i. by replacing the words ‘is in a building with more than four dwelling units and’ with the words ‘receives Centralized Collection’;
ii. by adding the words ‘or legal designate ‘ after the word “Owner’’; and
iii. by adding the words ‘and mark the item for pick up with a decal provided by the Municipality, identifying the item for collection.’ after the words ‘through such entity’.

e. by amending clause 7.3.2 as follows:
   i. by adding the words ‘or legal designate (strata manager/property manager)’ after the words ‘Owner’; and
   ii. by replacing the word ‘Engineering’ with the word ‘Collector’.

(9) By amending Section 8.0 COLLECTION FEE as follows:

a. by deleting all clauses in Section 8.1 in their entirety and replacing them with the following:

8.1.1 Every Owner of an Eligible Property shall pay one annual base collection fee, as set out in Schedule A, per tax folio. The first annual base collection fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage and Organics Cart(s) are delivered. The annual base collection fee set out in Schedule A applies to all Eligible Properties except:
   a. an Owner exempt from the Collection Services pursuant to Section 11.1.1; or 11.2.1; or
   b. an Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of collection services.

8.1.2 Every Owner of an Eligible Property shall pay an annual Garbage Cart Fee that corresponds to the size and number of Garbage Carts at the Eligible Property, as set out in Schedule A. The first annual Garbage Cart fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage Cart is delivered. The annual Garbage Cart fee applies to all properties in possession of a Garbage Cart, except if:
   a. an Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of Collection Services.

8.1.3 Subject to Section 8.1.1 and Section 8.1.2, the Collection Fee shall be payable annually with the billing statement for property taxes with the same due date and penalty provisions as property taxes, and effective for the calendar year.

8.1.4 With respect to each Owner that enters into an agreement with the Engineer pursuant to Section 2.4.1, the Collection Fee shall be payable as per the agreement.

(10) By amending Section 9.0 PARTICIPATION IN COLLECTION SERVICES as follows:

a. by updating clause 9.1.1 as follows:
   i. by revising the section reference from ‘Section 9.2.1 or Section 11.1.1’ to ‘Section 11.1.1 or Section 11.2.1.

b. by updating clause 9.1.2 by deleting the words ‘under Section ii’, and the words ‘unless exempted pursuant to Section 9.2.1’.

c. by deleting Section 9.2 in its entirety

(11) By amending Section 11.0 TRANSITION as follows:

a. by updating the section reference in 11.1 by replacing Section ‘9.2.1’ to ‘2.1.1’.

b. by deleting Section 11.2 in its entirety and replacing with the following:
11.2 Transition for Vacant Eligible Property

11.2.1. An Owner of an Eligible Property that has no improvements, or activities being undertaken on the property, that creates Garbage, Organics, Recyclable Material or Large Items that require removal and disposal under this Bylaw is granted an exemption from the Municipal Garbage Collection Service, the Municipal Recycling Collection Service, the Municipal Organics Collection Service, the Municipal Large Item Collection Service, and any associated Collection Fees pursuant to Section 2.1.1, effective until the date that the property is developed, or is subject to Section 2.1.1, at the discretion of the Engineer.

.

(12) By amending Section 12.0 MISCELLANEOUS as follows:

a. by adding the words ‘or replaced’ after the words ‘as amended’ in clause 12.3.1b.

b. by adding a new clause 12.4 as follows:
12.4 Program Assessment and Development

The Engineer may, at any time and from time to time, at their own discretion, and for the purposes of assessing existing Municipal Garbage Collection Service, Municipal Organics Collection Service, and the Municipal Recycling Collection Service programs, or for the purpose of research in the development of a new program, conduct small scale pilot projects or studies which may include the use of different containers, alternate collection process, material audits, or the separate removal of materials set out for collection.

(13) By deleting Schedule A – Solid Waste Collection Areas and Schedule B1 – Collection Fees.

(14) By replacing and renaming Schedule B2 as follows and updating all references within the bylaw:

'THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200
SCHEDULE A – COLLECTION FEES

Part 1 – Base Collection Fees

The base Eligible Property fee shall be payable by the Owner of all Eligible Properties . The rate shall be calculated based on the type of service provided to the Eligible Property, and collected with the annual property tax notice and shall be subject to the same terms, conditions and penalties as are applicable to the collection of the annual property taxes. (See Section 8.1)

Eligible Property Fees	**Amount**
Base Eligible Property Fee (curbside collection)	$170
Base Eligible Property Fee (centralized collection – all services)	$125
Base Eligible Property Fee (centralized collection – organics only)	$45

Part 2 – Cart Size and Rates

Annual Collection Fees	**Amount**
Annual Fee for Municipal Garbage Collection Service:	
• 120L Garbage Cart Fee	$80
• 240L Garbage Cart Fee	$160
Annual Fee for Municipal Organics Collection Service	Included in Base Eligible Property Fee
Annual Fee for Municipal Large Item Collection Service	Included in Base Eligible Property Fee
Other Charges	**Amount**
• Extra Garbage Sticker	$3 (plus GST)
Cart Administration Fee Per Cart (Non-refundable)	$50
Damaged Cart Replacement Fee	$110

(15) By deleting Schedule C – Prohibited Material in its entirety

(16) By renaming 'Schedule D – Organics Material', 'Schedule B – Organics Material' and updating all references within the bylaw.

(17) By renaming ‘Schedule E – Recyclable Material’, ‘Schedule C – Recyclable Material’ and updating all references within the bylaw.

(18) By replacing the text in renamed Schedule C – Recyclable Material with the following:

1. For the purpose of this Bylaw, Recyclable Material shall include household quantities of the following materials, or any other such list as amended or replaced by RecycleBC from time to time:

1.1 Mixed Container Items including:
- Aluminum and tin cans
- Empty aerosol cans (non-paint)
- Spiral wound containers (paper and metal)
- Any kind of foil plates
- Beverage containers
- Paper cups (no sleeves)
- Microwavable bowls and cups
- Frozen desert boxes

1.2 Glass containers, including:
- Bottles
- Jars

1.3 Mixed Paper, including:
- Newsprint
- Boxboard
- Cardboard
- Envelopes
- Glossy flyers, brochures, and catalogues
- Magazines
- Office / school paper and folders (no metal)
- Paper bags
- Molded boxboard
- Phone books
- Tissue paper
- Sleeves (from paper cups)
- Shredded paper (contained in a paper bag or boxboard type box)’

(19) By renaming ‘Schedule F – Large Item Pick Up Material, ‘Schedule D – Large Item Pick Up Material’ and updating all references within the bylaw**.**

(20) By replacing the text in renamed Schedule D – Large Item Pick Up Material with the following:

1. For the purpose of this Bylaw, Large Items do not include renovation or construction type items previously attached to a structure, items that have been misrepresented, or any product within a “product category” as defined under the *Recycling Regulation*, B.C. Reg. 449/2004, as amended or replaced from time to time. but does include:

1.1 Furniture, including:

- Sofas
- Chairs
- Desks
- Tables
- Recliners
- Bed frames
- Dressers
- Car seats
- Bookshelves

1.2 Large appliances, including:

- Washers
- Dryers
- Refrigerators
- Dishwashers
- Freezers
- Stoves
- Barbecues

1.3 Large metal goods, including:

- Lawnmowers (does not include ride-on lawnmowers)
- Metal bed frames
- Patio swings
- Hot water tanks
- Wheelbarrows
- Exercise bikes
- Patio chair

1.4 Furnishings, including:

- Mattresses
- Box springs
- Area rugs (maximum size 1.52m by 2.44m/5 ft by 8 ft)

(21) By renaming ‘Schedule G – Cart Sizes, ‘Schedule E – Cart Sizes’ and updating all references within the bylaw.

(22) By adding the words ‘# of carts per formula based on number of units’ after the Garbage Cart and Organics Cart sizes in the 2nd and 3rd columns of the row titled “Multiple Family Dwelling or Apartment with Centralized Collection’ table of the newly renamed Schedule E.

(23) Updating the Table of Contents to reflect the changes made through adoption of Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2019 No. 5456.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW 2021 NO. 5705

EXPLANATORY NOTE

Bylaw 2021 No. 5705 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating fine amounts and offences in relation to the Solid Waste Management Bylaw 2016 No. 5200, Amendment Bylaw 2021 No. 5467.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW 2021 NO. 5705

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 "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705".

2. The "Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703" as amended, is further amended by replacing the table under Township of Langley Solid Waste Management Bylaw 2016 No. 5200 in Schedule 'A' with the following:

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to separate Garbage, Organics, Recyclable Material and Large Items prior to removal and disposal	2.1.2	$250.00
• Failure of Owner in a Solid Waste Collection Area to arrange for removal or disposal of Garbage, Organics, Recyclable Material or Large Items by an applicable Collection Service or by private collection	2.1.3	$500.00
• Removal of a cover, by a person other than the Owner, Municipality, Collector, or a person designated by the Engineer, from a receptacle or disturb Garbage, Organics, or Recyclable Material set out for collection	2.1.6	$250.00
• Failure of an Owner to comply with any provision of Township of Langley Solid Waste Management Bylaw 2016, No. 5200, as amended	2.1.10	$250.00
• Possess a Garbage Cart or Organics Cart that was not made available to the Owner of an Eligible Property	3.3.5, 4.3.4	$250.00

• Deposit Organics, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Garbage Collection Service	3.6.1.a.vi	$50.00
• Contaminate a receptacle used for collection under the Municipal Garbage Collection Service or the Municipal Organics Collection Service, or contaminate a Recycling Receptacle	3.6.1.b, 4.6.1.b and 5.6.1.b	$50.00
• Deposit Garbage, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Organics Collection Service	4.6.1.a	$50.00
• Deposit Garbage, Organics or Prohibited Material in a Recycling Receptacle	5.6.1.a.ii	$50.00
• Failure to place receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection adjacent to the Eligible Property from which it came	6.1.1.a	$50.00
• Placement of receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection that interferes with public vehicular, bicycle or pedestrian traffic	6.1.1.f	$50.00
• Failure to remove receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection from collection location before the end of the Collection Day	6.1.1.h	$50.00
• Failure of an Owner to return cart due to demolition	6.5	$110.00
• Placement for collection under the Municipal Large Item Collection	7.3.1.b	$250.00

Service of refrigerators, iceboxes, or other containers with locking devices still attached		
• Failure to remove Large Item from the collection location before the end of the Collection Day	7.4.1.g	$50.00
• Failure to manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard	10.1.1.a	$50.00
• Failure to store all Solid Waste Receptacles and Large Items out of public view, except when set out for collection	10.1.1.b	$200.00
• Habitual or repeated failure to (a) manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard; or (b) store all Solid Waste Receptacles and Large Items out of public view, except when set out for collection	10.1.2	$500.00
• Discard any Garbage, Organics, Recyclable Material, Large Items or Prohibited Material in a public place or highway, including in a receptacle, if	10.2.1	$500.00

any, provided by the Municipality at the public place which is designated for the collection of litter from the general public

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ALVAIR DEVELOPMENT LTD.) BYLAW 2021 NO. 5701

EXPLANATORY NOTE

Bylaw 2021 No. 5701 rezones properties located at 7146 - 206 Street and 7175 - 207 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(B) to accommodate an eleven (11) lot residential subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ALVAIR DEVELOPMENT LTD.) BYLAW 2021 NO. 5701

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 (Alvair Development Ltd.) Bylaw 2021 No. 5701”.

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

   Lot 23 Section 14 Township 8 New Westminster District Plan 37825

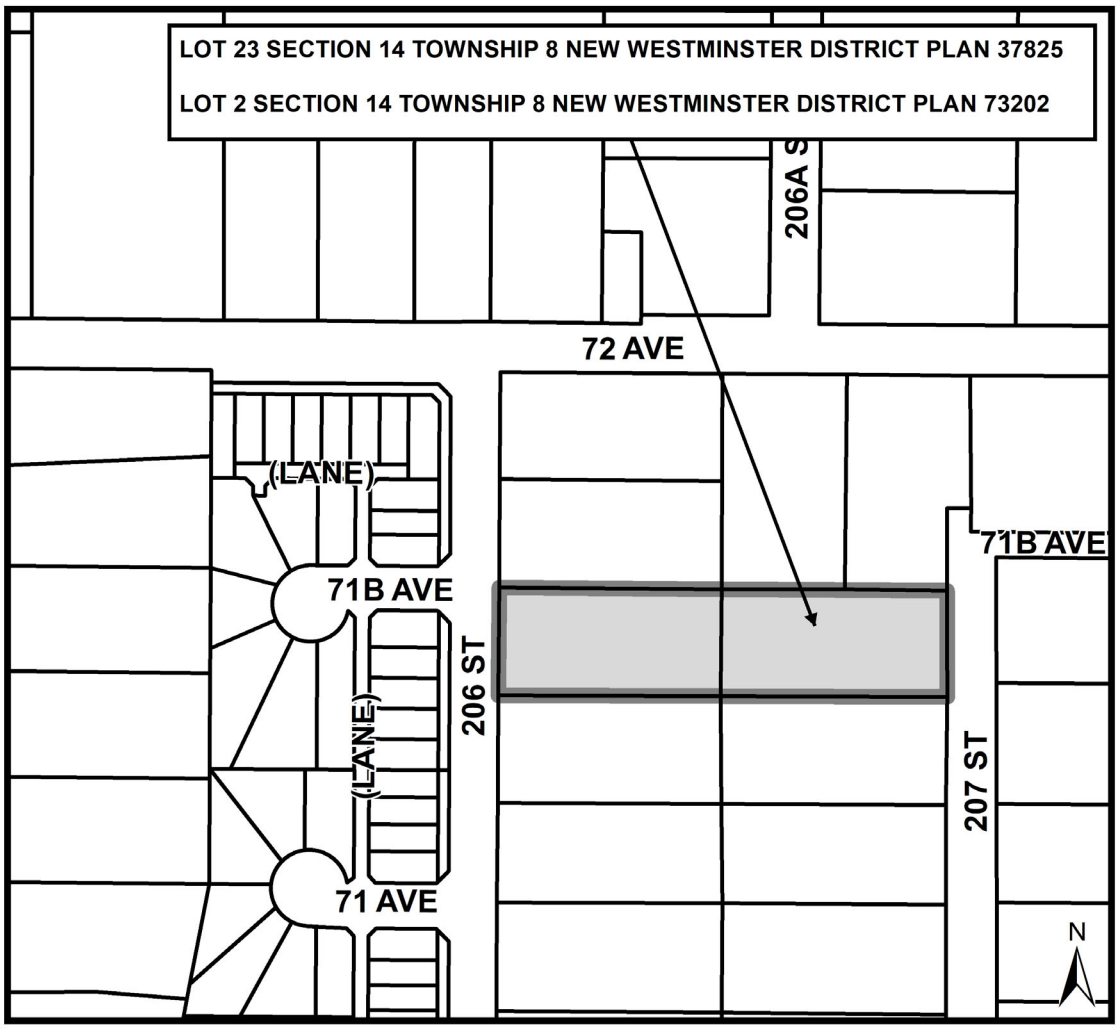
   Lot 2 Section 14 Township 8 New Westminster District Plan 73202

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(B).

READ A FIRST TIME the	26	day of	April	, 2021
READ A SECOND TIME the	26	day of	April	, 2021
NOTICE WAS ADVERTISED the	29	day of	April	, 2021
and the	06	day of	May	, 2021
READ A THIRD TIME the		day of		, 2021
ADOPTED the		day of		, 2021

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5701



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	APRIL 26, 2021 - REGULAR MEETING	**REPORT:**	21-43
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-14-0227
SUBJECT:	REZONING APPLICATION NO. 100652 (ALVAIR DEVELOPMENT LTD. / 7146 – 206 STREET AND 7175 – 207 STREET)		

PROPOSAL:

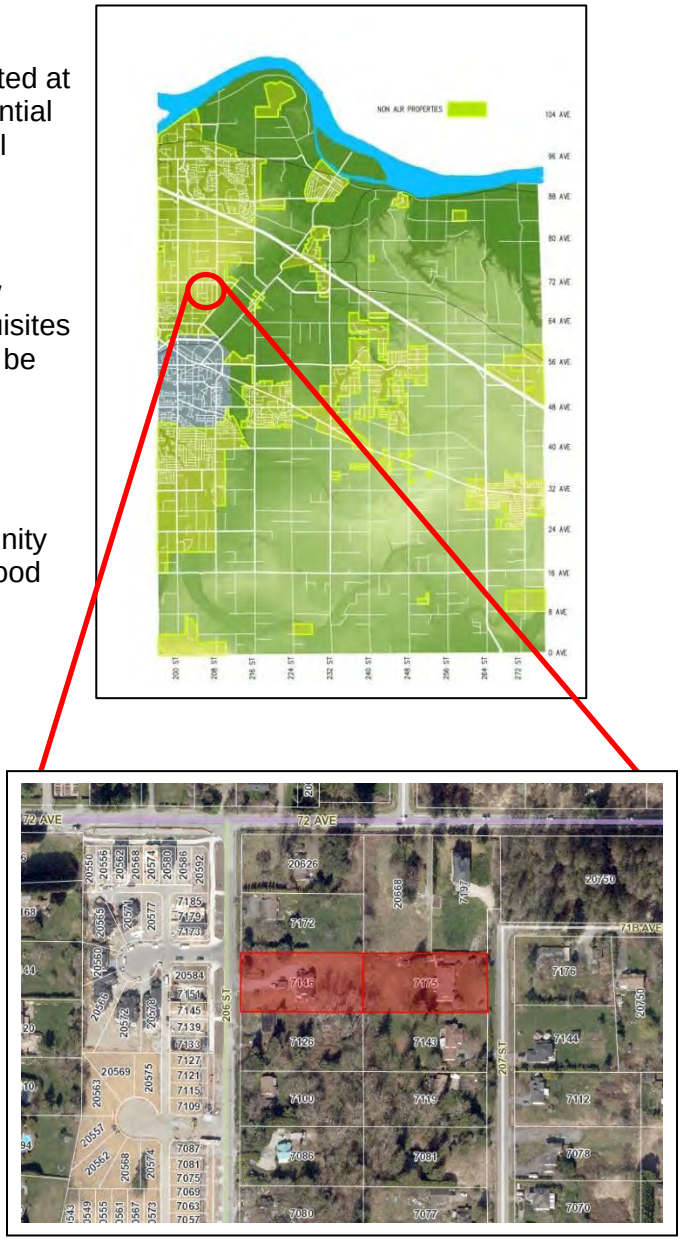
Application to rezone 0.79 ha (1.96 ac) of land located at 7146 – 206 Street and 7175 – 207 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5701 subject to seven (7) development prerequisites being completed prior to final reading and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposal complies with the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Alvair Development Ltd.) Bylaw 2021 No. 5701 rezoning 0.79 ha (1.96 ac) of land located at 7146 – 206 Street and 7175 – 207 Street, to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
4. 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);
5. Registration of an exterior design control agreement ensuring that building design and site development standards are of high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan;
6. Compliance with the Community Amenity Contributions Policy;
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

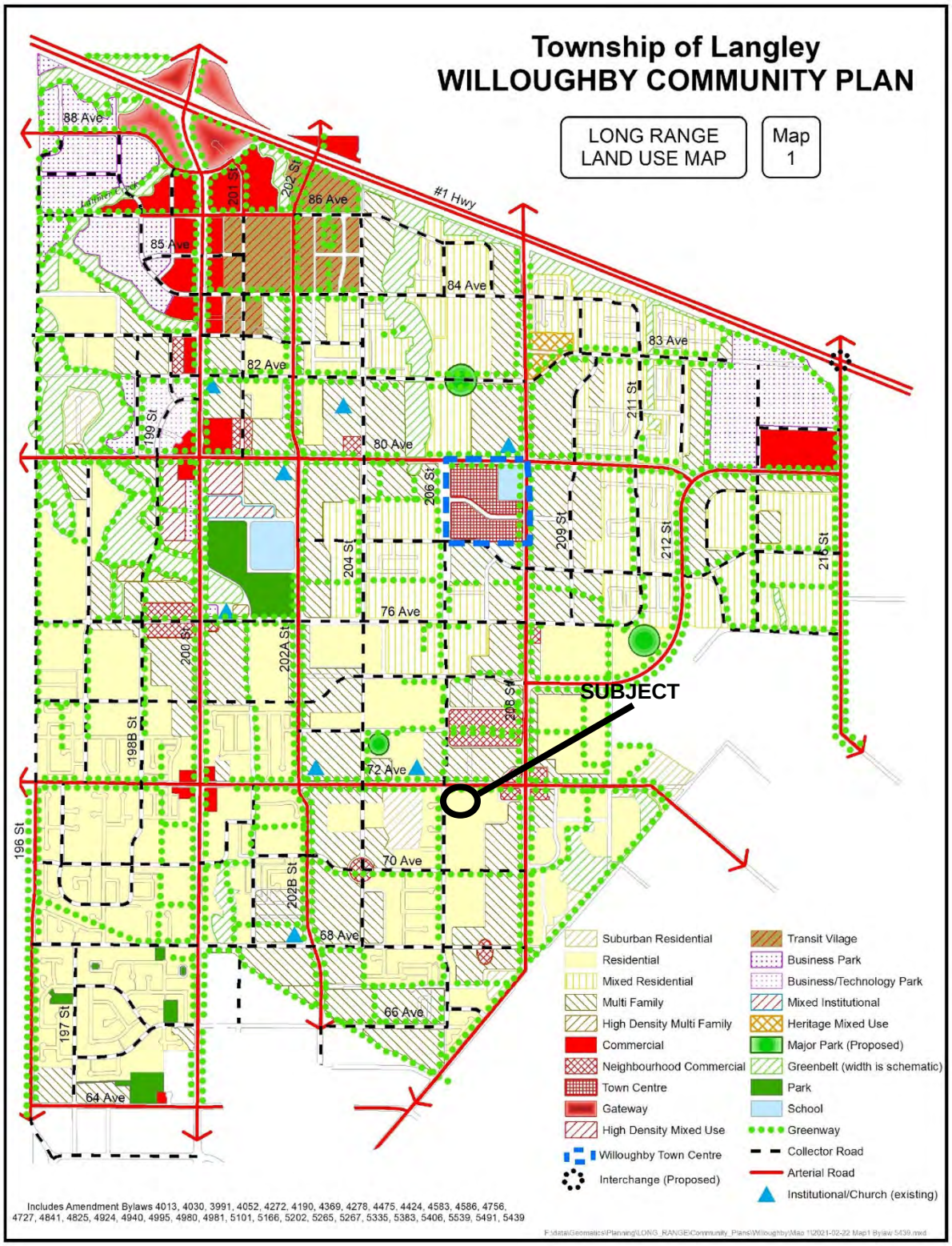
That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5701.

EXECUTIVE SUMMARY:

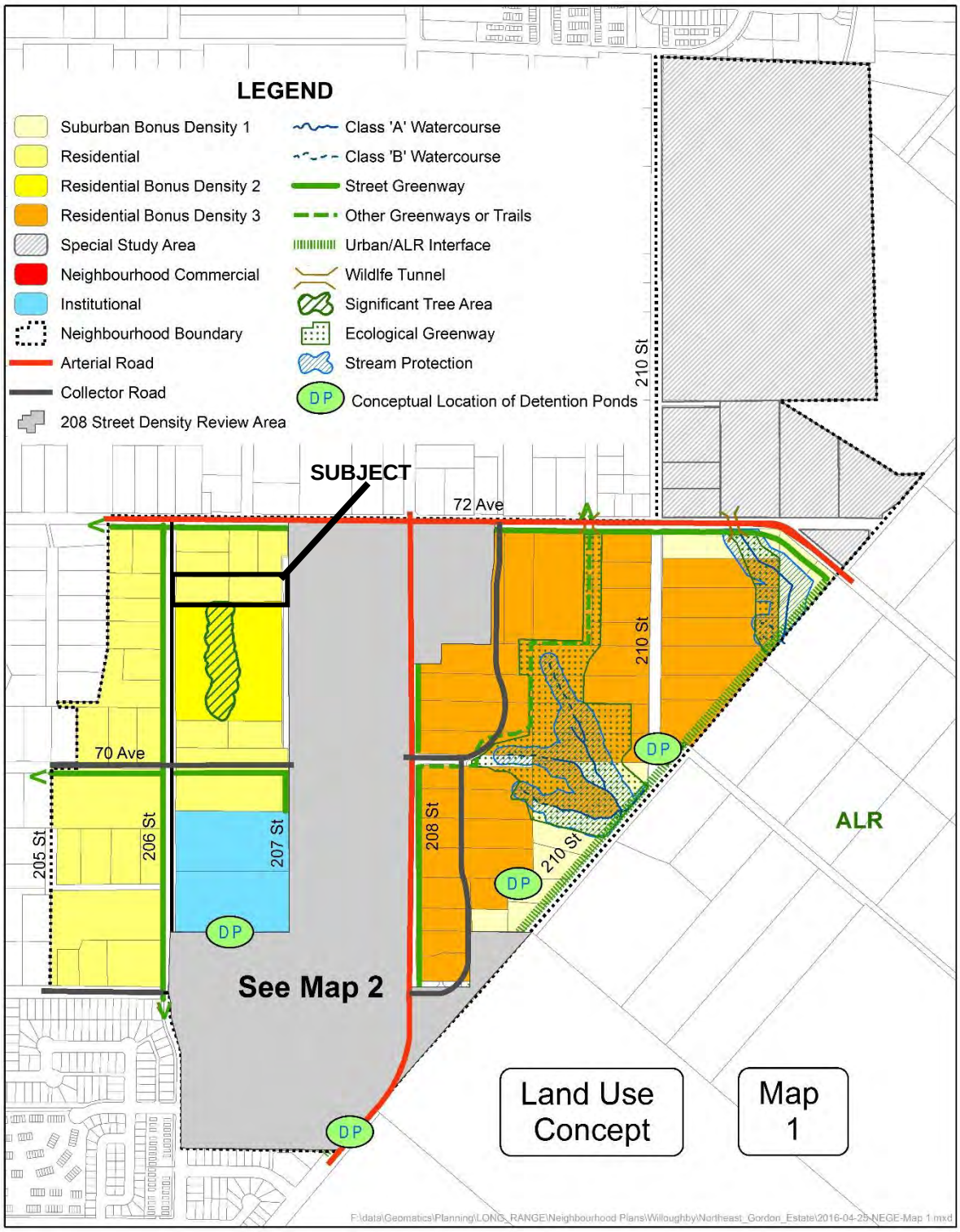
Alvair Development Ltd has applied to rezone 0.79 (1.96 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots. The development application complies with the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan. Final reading of Bylaw No. 5701 is contingent upon completion of the seven (7) development prerequisites outlined in this report.

PURPOSE:

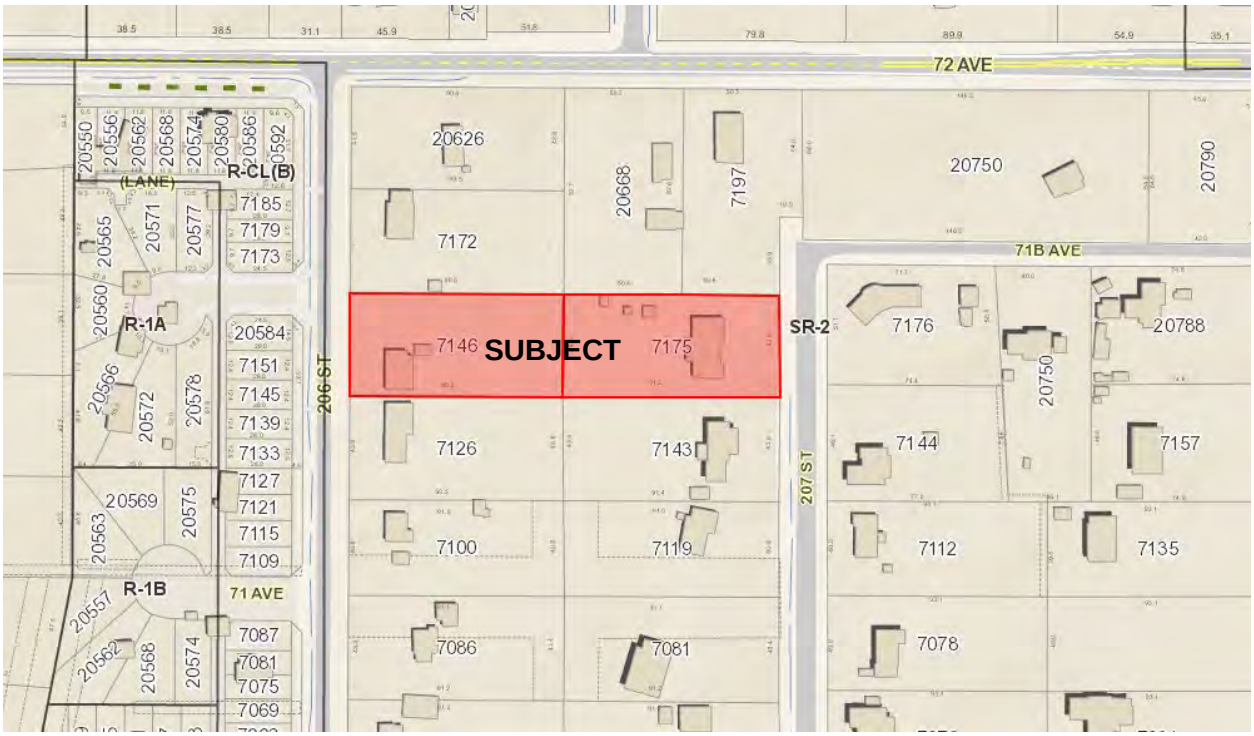
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5701 in the Northeast Gordon Estate neighbourhood of Willoughby.



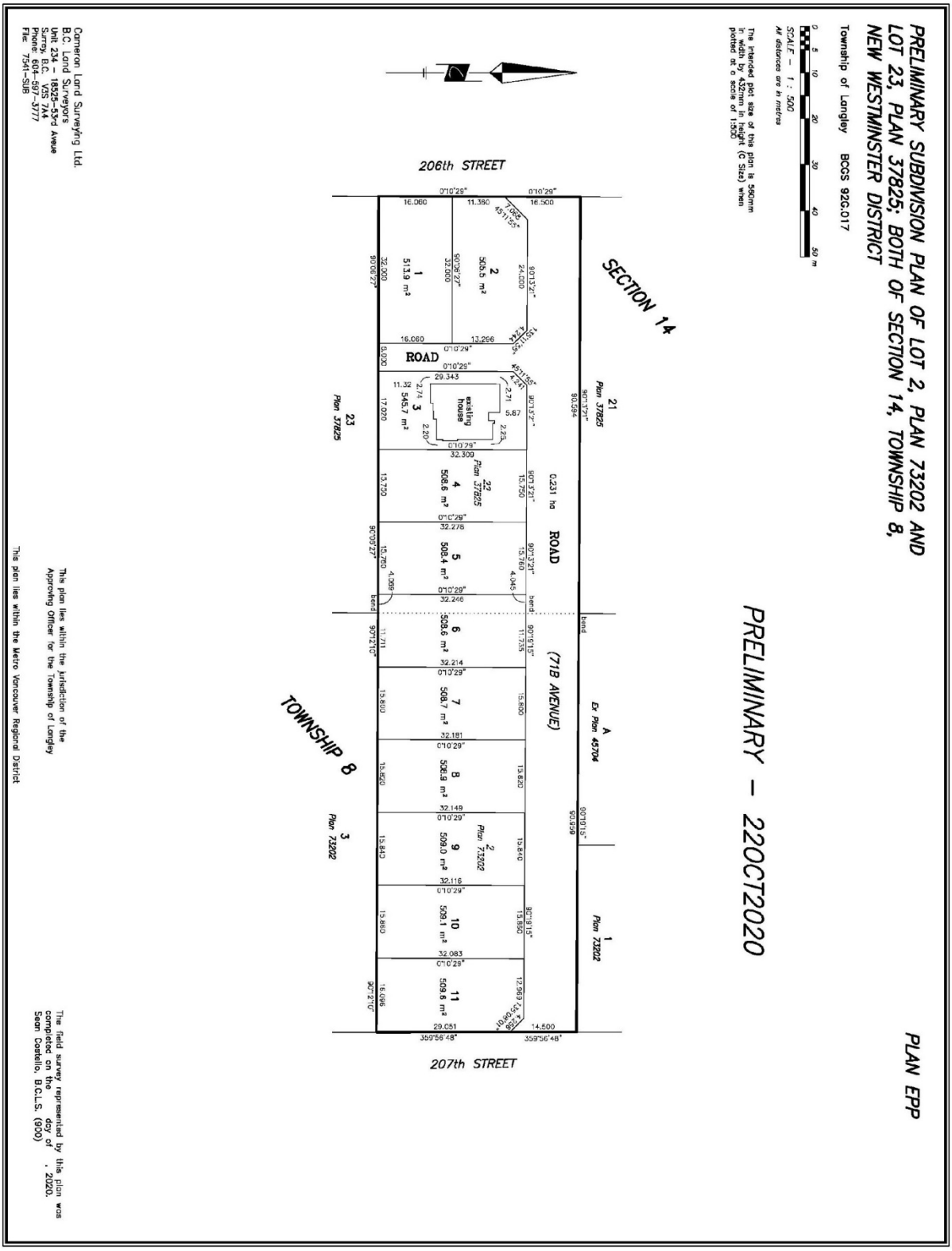
WILLOUGHBY COMMUNITY PLAN



NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN



ZONING BYLAW NO. 2500



Preliminary Subdivision Plan – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1079166 BC Ltd. 618, 12830 – 96 Avenue Surrey, BC V3V 0C2 1152542 BC Ltd. 14270 – 33 Avenue Surrey, BC V4P 3L9
Applicant / Agent:	Alvair Development Ltd. 14270 – 33 Avenue Surrey, BC V4P 3L9
Legal Description:	Lot 23 Section 14 Township 8 New Westminster District Plan 37825 Lot 2 Section 14 Township 8 New Westminster District Plan 73202
Location:	7146 - 206 Street 7175 - 207 Street
Area:	0.79 ha (1.96 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(B)
Willoughby Community Plan:	Residential
Northeast Gordon Estate Neighbourhood Plan:	Residential (15 units per hectare / 6 units per acre)

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2 and is designated Residential (15 units per hectare / 6 units per acre) in the Northeast Gordon Estate Neighbourhood Plan. The applicant has indicated that an existing single family dwelling will remain on proposed lot 3.

Council previously considered a similar application and granted third reading to Rezoning Bylaw No. 5264 on May 8, 2017 proposing to rezone a portion of the subject site (7146 – 206 Street) to Residential Compact Lot Zone R-CL(B) to accommodate subdivision of five (5) residential lots. Rather than complete the prior application, the applicant has foregone the former development application in order to pursue the subject application that includes an additional property (7175 – 207 Street), which allows for a more efficient lot layout and an overall yield of 11 lots.

DISCUSSION/ANALYSIS:

Alvair Development Ltd. has applied to rezone 0.79 ha (1.96 ac) of land in the Northeast Gordon Estate neighbourhood to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of 11 single family lots.

Adjacent Uses:

North:	Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential in the Northeast Gordon Neighbourhood Plan;
South:	Suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential and Residential Bonus Density 2 in the Northeast Gordon Neighbourhood Plan;
East:	207 Street, beyond which are suburban residential lots zoned Suburban Residential Zone SR-2 and designated Residential 1 in the Northeast Gordon Neighbourhood Plan;
West:	206 Street, beyond which are residential lots zoned Residential Compact Lot Zone R-CL(B) and designated Residential in the Northeast Gordon Neighbourhood Plan (ToL Project: 08-14-0194).

Northeast Gordon Estate Neighbourhood Plan:

The Northeast Gordon Estate Neighbourhood Plan designates the site Residential, which permits a maximum density of 15 units per hectare (6 units per acre). The proposal satisfies the density requirements of the Northeast Gordon Estate Neighbourhood Plan and results in an overall density of 13.9 units per hectare (5.6 units per acre).

Zoning Amendment:

Rezoning Bylaw No. 5701 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(B).

Subdivision:

The preliminary subdivision plan submitted in support of the rezoning application proposes 11 single family lots. Two (2) lots (with vehicle access from a rear lane) front onto 206 Street and nine (9) lots will face a new road (71A Avenue) that will connect 206 Street to 207 Street.

An exterior design control agreement is a prerequisite to final reading of Bylaw No. 5701. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing 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 applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development are $6,808 per new single family lot for a total of $74,888.

Public Information Meeting:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. Staff note that due to the COVID-19 pandemic and consistent with the Public Heath Officer's orders, Council has temporarily suspended the requirement for a Public Information Meeting.

Tree Protection/Replacement:

The arborist report submitted by the applicant indicate 12 significant trees exist on the subject site with three (3) being proposed for retention.

In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 50 replacement trees are required, with 50 proposed. In addition, approximately 12 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 65 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 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) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate 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 of Langley Official Community Plan, 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 provided comments (Attachment A) and anticipates that the overall development will generate approximately five (5) new students for Willoughby Elementary (located approximately 2 km north of the site), one (1) new student for Peter Ewart Middle School (located approximately 3 km north of the site) and three (3) new students for RE Mountain Secondary School (located approximately 1.8 km northwest of the site). A new elementary school (Donna Gabriel Robins Elementary School) is located 1.3 km northwest of the subject site, opening in September 2021.

Parks:

R.C. Garnett Park, which is equipped with playing fields and playground equipment, is located in the 7100 block of 202B Street (approximately 950 m to the west of the subject site). The Northeast Gordon Neighbourhood Plan identifies a future school and neighbourhood park site (which has been secured by the Township) located in the 6800 block of 206 Street, approximately 400 m to the south of the subject site.

A 0.8 ha (1.9 ac) passive park site is in the process of being secured through development of a site approximately 80 m (262 ft) south of the subject site through TOL Project: 08-14-0201.

Transit:

Transit is currently available on 208 Street (route 595), approximately 400 m (1,312 ft) east of the subject proposal and on 202B Street (route 372) approximately 695 m (2,280 ft) to the west of the subject site.

Policy Considerations:

The proposed development is located in an area designated for residential purposes in both the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan. The proposed development complies with the land use and density provisions of these plans, which allow residential uses at a density of 15 units per hectare / 6 units per acre, as well as with the Township's Zoning Bylaw and the Subdivision and Development Servicing Bylaw. Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5701 (subject to the seven (7) development prerequisites) and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A School District Comments

ATTACHMENT A

15 December, 2020

Daniel Graham
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-14-0227 1 Keam/1079166 BC Ltd

CIVIC: 7146 206 Street and 7175 207 Street

LEGAL: Lot 2 Plan 73202 and Lot 23 Plan 37825; both of Section 14 Township 8 NWD

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

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	**11**	**5**	**1**	**3**

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

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

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

Board and Information Services
Tel. 604 432-6250 Email: BIS-Secretariat@metrovancouver.org

May 4, 2021

File: CR-12-01
Ref: RD 2021 Apr 30

Wendy Bauer, Municipal Clerk
Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1
VIA EMAIL: wbauer@tol.bc.ca

Dear Ms. Bauer:

Consent to Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 – Amends Bylaw 1164, 2012

At its April 30, 2021 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) gave three readings to *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021*; directed staff to seek consent of at least 2/3 of the participants to amend the service by adding the City of Richmond, and following that, forward the Bylaw to the Inspector of Municipalities for approval.

Section 346 of the *Local Government Act* applies to municipal participating area approval and therefore a council may give participating area approval by consenting on behalf of the electors to the adoption of the Bylaw.

I respectfully ask that this matter be included on Council agenda. A sample resolution is set out below for your convenience:

> "The Council of Township of Langley consents to the approval of the adoption of *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021* on behalf of the electors; and directs staff to notify the Metro Vancouver Regional District Board of its consent."

Please provide a response in the form of a Council resolution to my attention by Thursday, June 3, 2021.

45280217

If you have any questions with respect to the proposed bylaw amendment, please contact me by email at Chris.Plagnol@metrovancouver.org or by phone at 604-432-6338.

Sincerely,



Chris Plagnol
Corporate Officer

CP/sn

cc: Neal Carley, General Manager, Parks and Environment
Mike Redpath, Director, Regional Parks, Parks and Environment

Encl:
1. Report dated March 11, 2021, titled "Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 – Amends Bylaw 1164, 2012" *(Doc# 44200400)*
2. Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 *(Doc# 44208333)*

45280217

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

To: Regional Parks Committee

From: David Leavers, Division Manager, Visitor & Operations Services, Regional Parks

Date: March 11, 2021 Meeting Date: April 7, 2021

Subject: **Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 – Amends Bylaw 1164, 2012**

RECOMMENDATION

That the MVRD Board:

a) give first, second and third reading to *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021;*
b) direct staff to seek consent of at least 2/3 of the participating member municipalities to amend the service by adding the City of Richmond to the Metro Vancouver Nuisance Mosquito Control Program, and following that, forward the *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021* to the Inspector of Municipalities for approval.

EXECUTIVE SUMMARY

The MVRD provides the service of preventing and abating the nuisance caused by mosquitoes to participating member jurisdictions. The MVRD Mosquito Control Service Bylaw provides the authority to do so. Since 2012, when the bylaw was last amended, the Metro Vancouver Mosquito Control Program has served five member municipalities: City of Coquitlam, City of Maple Ridge, City of Pitt Meadows, Township of Langley and the City of Surrey.

On March 8, 2021, the City of Richmond terminated its service agreement with Vancouver Coastal Health for a number of services, including mosquito control (Attachment 2). As a result, the City of Richmond is without a service provider and has requested that Metro Vancouver provide mosquito control services under the terms of the Metro Vancouver Nuisance Mosquito Control Program. A bylaw amendment is required to add the City of Richmond as a "Participating Area" under the bylaw.

Staff will fulfill all legal obligations required to amend this service including seeking consent of at least 2/3 of the participating member municipalities to amend the service and seeking the approval of the Inspector of Municipalities before presenting to the Board for consideration of final adoption and entering into a service agreement with the City of Richmond as a new Participating Area.

PURPOSE

To consider an amendment to the MVRD Mosquito Control Bylaw to add the City of Richmond as a Participating Area in the Metro Vancouver Nuisance Mosquito Control Program.

BACKGROUND

In 2005, the GVRD established the service of mosquito control administration and coordination by an establishment bylaw. Since that time, Metro Vancouver has overseen the administration of contracted mosquito control services for those member municipalities wishing to be part of the

program. Since the bylaw was last amended in 2012, the program has served five member municipalities: City of Coquitlam, City of Maple Ridge, City of Pitt Meadows, Township of Langley and the City of Surrey as the Participating Areas.

The current contract for mosquito control services is with Morrow BioScience Ltd and contract administration is undertaken by Regional Parks staff. The services provided by the contractor are summarized on the information sheet, Metro Vancouver Nuisance Mosquito Control Program (Attachment 3).

PROPOSED AMENDMENT

Participating Areas

The City of Richmond is without a mosquito control contractor and has expressed interest in becoming a Participating Area as part of the Metro Vancouver Nuisance Control Program. Under the terms of participation, the City of Richmond would receive the services of Metro Vancouver's contracted service provider to:

- monitor river levels, temperature, rainfall and snow pack levels
- monitor numbers of larval mosquitoes in water bodies
- apply natural occurring bacterial larvicide to water bodies
- monitor numbers of adult mosquitoes to gauge effectiveness of treatment
- provide public education and perform community outreach

Metro Vancouver's contractor has capacity to add the City of Richmond to the program without causing any reduction of service to the five existing Participating Areas. All costs of the program are borne by the Participating Areas.

As this is an amendment of an establishing bylaw, there are consent provisions to consider under the *Local Government Act*, including seeking the consent of at least 2/3 of participating member municipalities to amend the service and seeking the approval of the Inspector of Municipalities.

The Amending Bylaw is before the Board for first, second and third reading. Once third reading is given, the Amending Bylaw will be circulated to participating members to obtain their consent to the adoption of the Bylaw to include Richmond as a prospective participating area to the service. At least two-thirds consent of participants is required before the Amending Bylaw can be considered for adoption by the Board. Once consent is obtained, the Amending Bylaw will be forwarded to the Inspector of Municipalities for approval. If approved by the Inspector, the Amending Bylaw will be presented to the Board for consideration of final adoption. With the Board's final approval, Metro Vancouver will be able to enter into a service agreement with the City of Richmond as a new Participating Area.

ALTERNATIVES

1) That the MVRD Board:
   a) give first, second and third reading to *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021;*
   b) direct staff to seek consent of at least 2/3 of the participating member municipalities to amend the service by adding the City of Richmond to the Metro Vancouver Nuisance Mosquito Control Program, and following that, forward the *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021* to the Inspector of Municipalities for approval.

2) That the MVRD Board receive for information the report dated March 11, 2021, titled "Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 – Amends Bylaw 1164, 2012" and provide alternate direction to staff.

FINANCIAL IMPLICATIONS

There are no financial implications to Metro Vancouver. The Participating Areas must pay the entire cost incurred by the District to provide the mosquito control services in each year that the services are provided. Such costs will be apportioned by the District among the Participating Areas, according to the usage of the mosquito control services by each Participating Area.

CONCLUSION

With the recommended bylaw amendment, the City of Richmond will join the Metro Vancouver Nuisance Mosquito Control Program as a Participating Area. Metro Vancouver would enter into an agreement for service with the City of Richmond that mirrors the agreements in place for the five member municipalities. Once this service agreement is in place, the City of Richmond will commence to receive the services of Metro Vancouver's contractor as outlined in the report.

Attachments *(44529678)*

1. *Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021 – Amends Bylaw 1164, 2012*
2. City of Richmond Regular Council Meeting Minutes dated March 8, 2021
3. Metro Vancouver Nuisance Mosquito Control Program

44200400

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1320, 2021
A Bylaw to Amend Greater Vancouver Regional District Mosquito Control Service Bylaw No. 1164, 2012

WHEREAS:

A. Metro Vancouver Regional District's Board of Directors (the "Board") adopted the "Greater Vancouver Regional Mosquito Control Service Bylaw No. 1164, 2012" on March 30, 2012 (the "Mosquito Control Service Bylaw");

B. The City of Richmond has advised that it wishes to participate in Metro Vancouver Regional District's service for preventing and abating the nuisance caused by mosquitoes; and

C. The Metro Vancouver Regional District wishes to amend GVRD Mosquito Control Service Bylaw No. 1164, 2012.

NOW, THEREFORE, the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021". This bylaw may be cited as "Mosquito Control Service Amending Bylaw No. 1320, 2021".

Amendment of Bylaw

2. The Mosquito Control Service Bylaw is amended as follows:

    a) Section 3 is amended by inserting ", City of Richmond" after "City of Surrey".

Read a first time this _____ day of _____, _____.

Read a second time this _____ day of _____, _____.

Read a third time this _____ day of _____, _____.

Passed and finally adopted this _____ day of _____, _____.

_____
Sav Dhaliwal, Chair

_____
Chris Plagnol, Corporate Officer

City of Richmond

Minutes

Regular Council

Monday, March 8, 2021

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

Corporate Officer – Claudia Jesson

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R21/5-1-1 1. It was moved and seconded
That:

(1) the minutes of the Regular Council meeting held on February 22, 2021, be adopted as circulated;

(2) the Metro Vancouver 'Board in Brief' dated February 26, 2021, be received for information.

City of Richmond

Minutes

Regular Council
Monday, March 8, 2021

The question on the motion was not called as discussion took place on the Metro Vancouver Board in Brief, specifically on (i) the George Massey Crossing Task Force, (ii) the burns bog ecological conservation area and learning from the recovery process, (iii) the micro plastics study and reducing production of micro plastics in Richmond, (iv) the impacts of water services on industrial lands and how Richmond can provide support, and (v) data on the Wipe It, Green Bin It campaign.

The question on the motion was then called and it was **CARRIED**.

Mayor Brodie noted that there were no members of the public permitted in the Council Chambers as a result of the December 4, 2020 Public Health Orders or pre-registered to participate by phone and therefore motions to resolve into Committee of the Whole to hear delegations from the floor on Agenda items and to rise and report (Items No. 2, 3, and 4) were not necessary.

CONSENT AGENDA

R21/5-2 5. It was moved and seconded
That Items No. 6 through No. 14 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

(1) the Parks, Recreation and Cultural Services Committee meeting held on February 23, 2021;

(2) the General Purposes Committee meeting held on March 1, 2021;

(3) the Finance Committee meeting held on March 1, 2021;

(4) the Planning Committee meeting held on March 2, 2021;

be received for information.

ADOPTED ON CONSENT

City of Richmond

Minutes

Regular Council
Monday, March 8, 2021

7. **2021 COMMUNITY MURAL PROGRAM PROJECTS**
(File Ref. No. 11-7000-09-20-255) (REDMS No. 6602983 v. 2; 6605716 v.3; 6211233; 6603651)

That the 2021 Community Mural Program projects as presented in the staff report titled "2021 Community Mural Program Projects" dated January 18, 2021, from the Director, Arts, Culture and Heritage Services, be approved and included in the Consolidated 5 Year Financial Plan (2021-2025).

ADOPTED ON CONSENT

8. **STEVESTON COMMUNITY PARK PLAYGROUND RENEWAL NEXT STEPS**
(File Ref. No. 06-2345-20-STEV2) (REDMS No. 6581954 v. 6)

That the Steveston Community Park Playground Renewal Project proceed to detailed design and costing, as detailed in the staff report titled "Steveston Community Park Playground Renewal Next Steps," dated January 20, 2021, from the Director, Parks Services, and that capital requests for implementation be submitted during the annual capital budget process.

ADOPTED ON CONSENT

9. **YOUTH STRATEGY GUIDING PRINCIPLES**
(File Ref. No. 07-3425-02) (REDMS No. 6611953 v. 2)

That the Guiding Principles detailed in the staff report titled "Youth Strategy Guiding Principles," dated January 21, 2021, from the Director, Community Social Development, be endorsed; and be used to inform the strategic directions and actions of the draft Youth Strategy.

ADOPTED ON CONSENT

City of Richmond

Minutes

Regular Council
Monday, March 8, 2021

10. **SENIORS STRATEGY GUIDING PRINCIPLES**
(File Ref. No. 07-3400-01) (REDMS No. 6577387 v. 10)

That the Guiding Principles detailed in the staff report titled "Seniors Strategy Guiding Principles," dated January 28, 2021, from the Director, Community Social Development, be endorsed and used to inform the strategic directions and actions of the draft Seniors Strategy.

ADOPTED ON CONSENT

11. **VANCOUVER COASTAL HEALTH – TERMINATION OF SERVICE AGREEMENT**
(File Ref. No. 10-6125-04-01; 01-0151-01; 12-8060-20-010240/10241; 03-1000-18-003) (REDMS No. 6615355 v. 2; 6599992; 6599874)

(1) That, as outlined in the staff report titled "Vancouver Coastal Health – Termination of Service Agreement" dated February 12, 2021 from the Director, Sustainability and District Energy and Acting Director, Public Works Operations:

(a) the service transition to the City for management and enforcement services currently provided by Vancouver Coastal Health (as defined in Public Health Protection Bylaw No. 6989 and Noise Regulation Bylaw No. 8856), be endorsed; and

(b) staff monitor the impacts of the service transition as it relates to service levels and the capacity of existing resources to absorb these activities and address any shortfalls as part of 2022 operating budget deliberations;

(2) That Public Health Protection Bylaw No. 6989, Amendment Bylaw No. 10240 be introduced and given first, second and third readings; and

(3) That Noise Regulation Bylaw No. 8856, Amendment Bylaw No. 10241 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

City of Richmond

Minutes

Regular Council
Monday, March 8, 2021

12. **EXTENDING NON-ACCEPTANCE OF CASH TRANSACTIONS AT CITY HALL**
(File Ref. No. 09-5125-13-01; 03-1240-01) (REDMS No. 6615329)

That Council extends non-acceptance of cash transactions at City Hall until March 31, 2022

ADOPTED ON CONSENT

13. **APPLICATION BY SPEERA VENTURES INCORPORATED FOR REZONING AT 10620 WILLIAMS ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "COMPACT SINGLE DETACHED (RC2)" ZONE**
(File Ref. No. 12-08060-20-010244; RZ 20-891369) (REDMS No. 6612247 v. 3; 6614602)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10244, for the rezoning of 10620 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

ADOPTED ON CONSENT

14. **MARKET RENTAL HOUSING AGREEMENT BYLAW 10242 TO SECURE MARKET RENTAL HOUSING UNITS AT 5500 NO. 3 ROAD**
(File Ref. No. RZ 19-858804; 12-8060-20-010242) (REDMS No. 6610269 v. 1A; 6610734; 6602111)

That Market Rental Housing Agreement (5500 No. 3 Road) Bylaw 10242 to permit the City to enter into a Market Rental Housing Agreement substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Market Rental Housing Units required by Rezoning Application (RZ 19-858804), be introduced and given first, second and third readings.

ADOPTED ON CONSENT

City of Richmond

Minutes

Regular Council
Monday, March 8, 2021

ADJOURNMENT

R21/5-3 It was moved and seconded
That the meeting adjourn (7:48 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, March 8, 2021.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

METRO VANCOUVER NUISANCE MOSQUITO CONTROL PROGRAM

Morrow BioScience Ltd. has been contracted by Metro Vancouver to undertake nuisance mosquito control in areas of the Township of Langley, City of Surrey, City of Pitt Meadows, the District of Maple Ridge and the City of Coquitlam. The program includes:

- Monitoring river levels, temperature, rainfall and snow pack levels
- Monitoring numbers of larval mosquitoes in water bodies
- Applying naturally occurring bacterial larvicide to water bodies
- Monitoring numbers of adult mosquitoes to gauge effectiveness of treatment
- Public education and community outreach

Larval Mosquito Monitoring

Potential larval mosquito development sites are visited at least once every seven days from May through June to determine if any pesticide application is required. This process includes counting samples of larval mosquitoes in water bodies to determine when and how severe the hatch of adult mosquitoes will be and to best time larvicide applications to be most effective.

Controlling Mosquito Numbers with Larvicide

During larval mosquito monitoring, if the number of mosquito larvae counted in a sample exceeds predetermined threshold levels, a naturally occurring larvicide, Bti, is immediately applied to the water by hand or by helicopter over large areas. Bti is non-toxic, persists in the environment for only a few days and specifically targets mosquito larvae. Mosquito larvae ingest the bacteria with their food and die within a few hours. This is the most effective method to control numbers of adult mosquitoes.

Monitoring Effectiveness

To make sure the program is operating effectively, locations where larvicide have been applied are revisited and treated as required. Adult mosquito traps are also used to monitor effectiveness and provide species information.

Public Education and Community Outreach

Morrow BioScience Ltd. (MBL) operates a Mosquito Hotline: 604-432-6228. Residents of Coquitlam, Langley, Surrey, Maple Ridge and Pitt Meadows can call this hotline number to report mosquito related concerns and get more information about mosquitoes and the Metro Vancouver Nuisance Mosquito Control Program. The phone line is available 24 hours a day and all inquiries are responded to within 24 hours of receiving messages. MBL also attends community education events in the participating municipalities to talk about the program and answer questions.

Protect Yourself

Mosquitoes are most active between dusk and dawn. If you are outside in the evening or early morning, minimize your exposure to bites by:

- Wearing long sleeved shirts and long pants.
- Wearing light-coloured clothing. Mosquitoes are attracted to dark, intense colours.
- Wearing clothing made of tightly woven materials that will keep mosquitoes away from the skin. The use of mesh “bug jackets” or “bug hats” is also recommended during extreme conditions.
- Using mosquito netting to protect infants when in an unscreened structure or when sleeping outdoors.
- Considering an insect repellent containing DEET or other approved ingredients.

For more information, call the Mosquito Hotline: 604-432-6228

METRO VANCOUVER REGIONAL DISTRICT
BYLAW NO. 1320, 2021
A Bylaw to Amend Greater Vancouver Regional District Mosquito Control Service Bylaw No. 1164, 2012

WHEREAS:

A. Metro Vancouver Regional District's Board of Directors (the "Board") adopted the "Greater Vancouver Regional Mosquito Control Service Bylaw No. 1164, 2012" on March 30, 2012 (the "Mosquito Control Service Bylaw");

B. The City of Richmond has advised that it wishes to participate in Metro Vancouver Regional District's service for preventing and abating the nuisance caused by mosquitoes; and

C. The Metro Vancouver Regional District wishes to amend GVRD Mosquito Control Service Bylaw No. 1164, 2012.

NOW, THEREFORE, the Board of the Metro Vancouver Regional District enacts as follows:

Citation

1. The official citation of this bylaw is "Metro Vancouver Regional District Mosquito Control Service Amending Bylaw No. 1320, 2021". This bylaw may be cited as "Mosquito Control Service Amending Bylaw No. 1320, 2021".

Amendment of Bylaw

2. The Mosquito Control Service Bylaw is amended as follows:

   a) Section 3 is amended by inserting ", City of Richmond" after "City of Surrey".

Read a first time this 30 day of APRIL, 2021.

Read a second time this 30 day of APRIL, 2021.

Read a third time this 30 day of APRIL, 2021.

Passed and finally adopted this _____ day of _____, _____.

Sav Dhaliwal, Chair

Chris Plagnol, Corporate Officer

From: Barb Murray <bearsmatter@gmail.com>
Sent: Monday, May 03, 2021 8:52 PM
Subject: [EXTERNAL] Resolution: Moratorium on Wolf Hunting in B.C.

Dear Mayor and Council,

I am sending you the Resolution regarding the need for a moratorium on recreational hunting of wolves across the province that is currently going thru the municipalities' resolution process.

I have included background materials for the resolution in the link below as well as links to two recent published articles on Wolf killing, one from a wolf conservationist in BC and one from the USA on Idaho's Bill that would allow 90% of their wolves.

My request is for you to read this information carefully. Please consider who we are in British Columbia and what we stand for? Are we going to continue to spend millions of dollars killing wolves from helicopters, allow neck snares and leg-hold traps, bullets and arrows to kill wolves unabated!? What percentage of wolves will be enough for the government, hunters, trophy hunters and trappers? Please ask Minister Conroy, Minister Heyman and Premier Horgan to halt the slaughter of wolves in B.C. until more consultation and science by the 'non-consumptive' users and independent biologists is brought to bear on this highly controversial issue,

Sincerely yours,
Barbara Murray

3362 Rockhampton Road
Nanoose Bay, B.C. V9P 9H5
250-468-7718
Bearsmatter@shaw.ca

AVICC Resolution
Review of Wolf Hunting Practices in British Columbia

District of Oak Bay

AVICC Resolution

District of Oak Bay

Whereas the public and wildlife conservation organizations are concerned about provincial regulations for recreational wolf hunting practices, and believe that these practices should be re-examined for scientific and ethical reasons;

And whereas very little scientific evidence exists about the size of the wolf population or the sustainability of impacts of unrestricted harvesting levels on the bio-diversity related to habitats and wildlife ecology, especially at the regional level:

Therefore be it resolved that AVICC and UBCM request the Province to implement a moratorium on recreational wolf hunting, pending the completion of a scientific, data-driven and evidence-based study that includes consultation with Indigenous communities, to re-examine the efficacy of unrestricted wolf harvesting practices and their impacts on bio-diversity, wildlife ecology and sustainability of the resident wolf population.

Background & References:
https://drive.google.com/file/d/1ElvNoG3B8D4pl_44L4tl0es-Jzpi6TwB/view

April 15, 2021 'Killing wolves is not OK' Letter to Editor Golden Star by Sadie Parr, Former Executive Director of Wolf Awareness
(2015-2020) in regards to wolves hunted, trapped and culled by shooters out of helicopters in B.C.
No – it is not okay to kill wolves. The harm we are inflicting upon wolves is just plain wrong and must end.

For the past 15 years or so, I have focused my life on learning as much as I can about wolves. I've worked with captive wolves and researched wild wolves. I've read about wolves in books, government reports and peer-reviewed science papers.
I've had countless conversations with other people about their first-hand experiences with wolves. I've collected and analyzed wolf poop, I've backtracked their steps, I've captured their images on remote cameras, and I've treasured their howls.

I have been privileged to get a glimpse into the complicated and emotional lives of some wolves, as individuals and also as families trying to survive. These experiences have shaped my views, and more importantly, my values.

B.C. has become a place ripe with carnivore carnage, with wolves as refugees on their own land. The province has completed its seventh consecutive year of aerial-gunning, ostensibly under the guise of caribou conservation.

This past winter, government contrac- tors shot down 237 wolves; chased them with helicopters and let loose bullets that expand on impact. Read more at: https://bearmatters.com/killing-wolves-is-not-ok/

April 27, 2021 BOISE, Idaho (AP) — The Idaho House on Tuesday approved legislation allowing the state to hire private contractors and expand methods to kill wolves roaming Idaho — a measure that could cut the wolf population by 90%.

Lawmakers voted 58-11 to send the agriculture industry-backed bill to Republican Gov. Brad Little. The fast-tracked bill that allows the use of night-vision equipment to kill wolves as well as hunting from snowmobiles and all-terrain vehicles, among other measures, passed the Senate last week. Read more at : https://www.google.ca/amp/s/www.seattletimes.com/business/bill-to-kill-up-to-90-of-idaho-wolves-heads-to-governor/%3famp=1

Barb Murray,
Bears Matter Consulting,
Nanoose Bay, BC V9P 9H5
Facebook/twitter/Instagram
@bearsmatter
BearsMatter@shaw.ca
250-468-7718hm

Suzanne Little

From: Melissa Cook
Sent: Monday, April 26, 2021 6:12 PM
To: ccpofbc@gmail.com
Cc: legservicesinfo
Subject: DL - May is Childcare month
Attachments: 01-021 Proclamations.pdf

Good evening Pamela,

Thank you for your email requesting May be proclaimed as childcare month or May 21 be proclaimed as child care appreciation day.

The Township of Langley does not proclaim proclamations, however, your proclamation request will be listed in the correspondence section of the agenda under Proclamations-Announcements with the explanation “In an effort to make the community aware, the following proclamation has been requested.” No other action will be taken by the Township.

Your correspondence will be added to the May 10 Regular Council agenda and we wish you much success for your cause.

Respectfully,

Township of Langley
Est. 1873

Melissa Cook | Executive Assistant
Township of Langley Mayor & Council
Corporate Administration Division
20338 - 65 Avenue, Langley BC V2Y 3J1
Phone: 604.533.6000
Web | Facebook | Twitter | YouTube

expect excellence

Please consider the environment before printing this email

From: Child Care Professiona... (via Google Docs) <ccpofbc@gmail.com>
Sent: Monday, April 26, 2021 5:24 PM
To: Jack Froese <jfroese@tol.ca>
Subject: [EXTERNAL] May is Childcare month

ccpofbc@gmail.com has attached the following document:

Langley Township



May is child care month. Annually, government officials from municipalities across BC make proclamations that May is Child Care month and/or May 21 is child care appreciation day.

These proclamations are appreciated by our sector and bring attention to the need for high-quality early childhood education. However, the Child Care Professionals of BC has recognized that BC governments have missed this opportunity to specifically recognize that Early Childhood Educators are essential to ensuring the child care offered in BC is of the highest-quality.

The essential, yet chronically undervalued child care sector, has sacrificed and struggled to serve children and families since the start of the COVID pandemic. In 2021, we would like Langley Township to go beyond "thanks and recognition" for child care in BC, and instead celebrate those who are responsible for providing this essential service.

It is heartening that Langley Township's Mayor and Council supports the children and families in Langley Township through recognizing what research has long-stated: High–quality early childhood education depends on high–quality Early Childhood Educators who ensure that children, supported by families, have the early experiences they need for a strong foundation.

We have included a suggested proclamation for your reference. The Child Care Professionals of BC would hope that this year we can have a province-wide effort recognizing the importance of Early Childhood Educators in delivering BC child care.

Thank you for your efforts to recognize the child care professionals in your community that have worked tirelessly throughout the pandemic. Child care is truly essential to BC's economy and any post-pandemic recovery efforts. More importantly, high-quality child care results in a broad range of benefits that accrue to individuals and society at large; positively influencing child development outcomes and preparing children to succeed in school, earn higher wages, and live healthier lives.

Sincerely,

Pamela Wallberg, CCP of BC

** on behalf of our members who live and work in your constituency

PROPOSED PROCLAMATION TEXT:

May is child care month.

WHEREAS high quality child care is a vital community service that supports healthy families and a healthy economy; and when our society invests in and celebrates Early Childhood Educators, we also invest in and support the children and families in our communities;

And *WHEREAS* young children need skilled, educated, competent, consistent, and fairly-compensated early childhood educators;

And *WHEREAS* many child care providers have, at great personal and professional cost, managed to keep their doors open during the pandemic in order to support children, families and, as a consequence, the economy:

***THEREFORE* Be It Resolved** we hereby proclaim that May 2021 shall be known as "Child Care Month" and May 21, 2021, shall be known as "Child Care Provider Appreciation Day" in Langley Township.

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Google™

Suzanne Little

From: Melissa Cook
Sent: Tuesday, April 27, 2021 10:11 AM
To: doris mah
Cc: legservicesinfo
Subject: RE: [EXTERNAL] Day of Action Against Anti-Asian Racism Proclamation
Attachments: 01-021 Proclamations.pdf

Good morning Doris,

Thank you for your email to Township of Langley Mayor Jack Froese requesting May 10 be proclaimed as the Day of Action Against Anti-Asian Racism.

The Township of Langley does not proclaim proclamations; however, your proclamation request will be listed in the correspondence section of the agenda under Proclamations-Announcements with the explanation "In an effort to make the community aware, the following proclamation has been requested." No other action will be taken by the Township.

Your correspondence will be added to the May 10 Regular Council agenda and we wish you much success for your cause.

Respectfully,

Township of Langley
Est. 1873

Melissa Cook | Executive Assistant
Township of Langley Mayor & Council
Corporate Administration Division
20338 - 65 Avenue, Langley BC V2Y 3J1
Phone: 604.533.6000
Web | Facebook | Twitter | YouTube

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Please consider the environment before printing this email

From: doris mah FOIPPA s.22(1)
Sent: Monday, April 26, 2021 7:59 PM
Subject: [EXTERNAL] Day of Action Against Anti-Asian Racism Proclamation

Dear Mayor and Council,

I am writing today to ask your council to consider proclaiming May 10, 2021, as the **"Day of Action Against Anti-Asian Racism"** - a nationwide movement that was initiated by a group of grassroots activists in Burnaby, BC.

***Stand With Asians Coalition* (SWAC)** is a community of people in Canada who are concerned about the surge of anti-Asian racism in our cities. Vancouver has seen a staggering increase of over 700%, Burnaby - 350% increase, and Ottawa - 600% increase in 2020. A recent federally-funded study reported 1150 cases of racist attacks in Canada last year. Forty percent were reported in Ontario and forty-four percent were reported in B.C. Sixty percent of the cases were reported by women.

Stand With Asians Coalition brings allies together to raise awareness and to combat anti-Asian racism. We must condemn all forms of hate in public spaces as it creates unsafe conditions for members of the Asian, Black, Indigenous, People of Colour, and Racialized Communities.

May is Asian Heritage Month in Canada. The City of Burnaby is the first city in Canada that has officially made a proclamation, declaring May 10, 2021, as the **"Day of Action Against Anti-Asian Racism"**. Many cities on the west coast, such as Vancouver, Surrey, Port Moody, Port Coquitlam, Richmond, the District of Missions and on the east coast, Toronto and Ottawa, are also in the process of considering a similar proclamation. SWAC is organizing a **National Day of Action Against Anti-Asian Racism E Rally** on Zoom on May 10 at 5 PM PT/ 8 PM ET. Sign up here.

I am writing to request that your council consider making a similar proclamation to support this initiative. Please see attached a copy of the City of Burnaby's proclamation. After the release of your proclamation, we ask that you kindly inform our SWAC organizer, Doris Mah, at FOIPPA s.22(1) or FOIPPA s.22(1) Thank you for your consideration of this matter.

Doris Mah (she/her)
Burnaby resident
SWAC Organizer

I acknowledge that I live and work on the ancestral and unceded homelands of the hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh speaking peoples, as well as all Coast Salish peoples.

Township of Langley
Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

Tuesday, April 20, 2021 at 7:00pm
via Zoom

MINUTES

Present:
C. Grey, Community Co-Chair
B. Whitmarsh, Council Co-Chair
P. Arnason, Council Co-Chair (Alternate)
K. Richter, Councillor
E. Woodward, Councillor

C. Bishop, J. Evanochko, M. Muller, A. Neufeld, H. Sakurai, T. Smith, A. Stewart, J. Turner

Staff:
T. Buckner, Manager, Parks Operations
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

Guests:
A. Needoba, Principal and Senior Urban Forester, Diamond Head Consulting
C. Lefrancois, Urban Planner, Diamond Head Consulting

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – April 20, 2021

Moved by C. Grey,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee approve the agenda and receive the agenda items of the April 20, 2021 meeting, as amended.
CARRIED

Clerk's Note: Item E.2 was added to the agenda.

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – March 16, 2021

Moved by T. Smith,
Seconded by C. Grey,
That the Tree Protection Advisory Committee adopt the minutes of the March 16, 2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

1. Memo from the Engineering Division to Mayor and Council Re: Tree Removal at 20291 - 3 Avenue and 3347 - 271A Street

The committee received the memo from staff regarding tree removal at 20291 - 3 Avenue and 3347 - 271A Street.

2. Sawmill Trail Ecosystem

The committee received the letter from L. Pahlke regarding development near Sawmill Trail and the effects on the ecosystem.

F. WORK PROGRAM

1. Revised Committee Work Program

A. Jensen reviewed the Work Program and schedule.

2. Revised Strategy Process

A. Jensen reviewed the timeline for the rest of the strategy process.

3. Proposed Walking Tour in Willoughby

J. Chu presented the idea of having a walking tour to explore green infrastructure elements such as street greenways, pocket parks and wildlife corridors. Willoughby and Brookswood-Fernridge were suggested communities to tour.

Action: Staff to look at potential dates for both communities and also invite Council to participate.

4. Tree Permit Case Studies

E. Fong presented an overview of the process that staff undertook for the tree permit application at 3347 - 271A Street. He noted that the responsibilities of the Urban Forestry Group are to:

- Manage Urban Forestry assets
- Manage landscape and horticulture areas in parks and grounds maintenance at Township facilities
- Manage Trail maintenance
- Administer the Tree Protection Bylaw

F. WORK PROGRAM

Current staff resources include:

- Superintendent, Trees, Trails, Horticulture and Natural Areas
- Acting Supervisor/Arborist
- Arborist
- Trades 1 – Urban Forestry
- Operations Maintenance Works (2)

He noted that the City of Richmond, which the Township has based its Tree Protection Bylaw on, has three full-time staff dedicated to administering their Tree Protection Bylaw. Council has approved in the 2021 budget to have an Arborist and a Support Clerk to help administer the Tree Protection Bylaw.

The Permit Application process involves:

- Application received,
- Clerical review,
- Arborist review,
- Approver review, and
- Permit issued/denied.

After the review process for 3347 - 271A Street, the following observations were noted:

- All conditions of Sections 5 and 8 of the Bylaw were met as required prior to permit issuance.
- A total of 40 permit sized trees were approved for removal and approximately 100 undersized trees did not require a tree cutting permit.
- One tree was given exemption under 6.2 and another was dead and given exemption under 9.3.
- A total of $3,800 in trees were collected and 36 replacement trees are required.
- The process required a multi-disciplinary approach, requiring the in-house expertise of an arborist, environmental coordinator, and other qualified environmental professionals (QEPs).

Discussion ensued and the following comments were provided:

- There is no real mechanism to deny removal of trees with the current bylaw.
- Application can be denied if the address is in a tree retention area.
- Staff follow the bylaw as it is written.
- What needs to be added to the bylaw to allow denial? Staff suggest wording similar to Section 4.4 of City of Surrey’s tree bylaw.

Action: An interim report and possible revisions to the bylaw to be placed on the next agenda for discussion.

Action: Review of the application process for 20291 - 3 Avenue to be deferred to the next meeting.

F. WORK PROGRAM

5. Community Forest Management Strategy

C. Lefrancois and A. Needoba provided an overview of the three proposed vision statements for the Community Forest Management Strategy. The three statements include the following components:

1. What components of the community forest are particularly valued by the community?
2. What has the community achieved once the strategy is implemented?
3. How is the forest cared for or considered by the community?

The three themes that are considered with each component include:

- Natural Heritage (significant trees and forest stands)
- Biodiversity (ecological functions and environmental quality)
- Green Infrastructure (integration of nature into the built environment)

The following comments were provided from the committee:

- What grade level is this written at? Need to be mindful of the average citizen of Langley.
- There is no reference to people enjoying the green spaces.
- Another theme to consider: Social and heritage experience of trees and landscapes.
- Does the public know what a significant tree is?
- Integrate the built environment into nature, instead of the other way around.
- Has the citizenry gotten involved in an advocacy role?
- There is no reference to the benefits of a forest in regards to climate change and carbon storage.
- Indigenous people and rural heritage – lacking an acknowledgement of the indigenous condition of the Township prior to colonial development – re-establishment of medicine and food plants and other visions.
- Human health and well-being needs to be referred to.
- Additional theme: “Invest in our future by preserving our green assets”

Action: Diamond Head to provide draft vision statements electronically to TPAC for input.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: May 18, 2021
Location: via Zoom
Time: 7:00 pm

J. TERMINATE

Moved by C. Grey,
Seconded by A. Stewart,
That the meeting terminate at 9:05pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, April 21, 2021 at 8:30pm
Via Zoom

MINUTES

Present:
E. Brett, Community Co-Chair
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

L. George, M. Gill, S. Hedao, S. Martin, and G. Wong

Staff:
P. Ward, Strategic/Social Planner
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – April 21, 2021

Moved by M. Gill,
Seconded by L. George,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the April 21, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – March 17, 2021

Moved by S. Martin,
Seconded by G. Wong,
That the Seniors Advisory Committee adopt the Minutes of the March 17, 2021 meeting.
CARRIED

2. Dementia-friendly Task Force Notes – March 17, 2021

Moved by G. Wong,
Seconded by S. Martin,
That the Seniors Advisory Committee receive the Notes of the March 17, 2021 meeting (Attachment A).
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson reported that Council has been working on identifying their strategic priorities and improving the budget process.

Councillor Arnason commented that the vaccination clinic at Langley Events Centre is very well organized. She further noted that Metro Vancouver is working on a Clean Air Plan.

E. CORRESPONDENCE

F. WORK PROGRAM

1. COVID-19 recovery

Consistent with project #6 on the 2021 Work Plan, the Committee discussed COVID-19 recovery initiatives related to older adults. P. Ward noted that some respondents to the Age- and Dementia-friendly Action Plan survey (in progress) have indicated they may still feel unsafe after the pandemic and are not feeling as healthy as they did before the pandemic.

The following comments and suggestions were provided:

- All levels of government are helping the groups that are most negatively affected.
- People will feel safer and life will return to normal once people have been vaccinated.
- Faith-based and community groups will help get people back out doing things.
- Walking groups and outdoor concerts would be good suggestions to get people out again.
- If SAC has an idea of how to make people feel more comfortable doing activities post COVID-19, a motion could be forwarded to Council.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Seniors' Week

P. Ward noted that the suggestions provided by the committee for Seniors' Week at the last meeting were forwarded to the Parks and Recreation Division and Langley Seniors in Action for information and consideration. The Parks and Recreation Division is exploring seniors' swims to celebrate Seniors' Week.

I. NEXT MEETING

Date: May 19, 2021
Location: via Zoom
Time: 8:30 pm

J. TERMINATE

Moved by S. Hedao,
Seconded by S. Martin,
That the meeting terminate at 8:55pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

TOWNSHIP OF LANGLEY
AGE- AND DEMENTIA-FRIENDLY ACTION PLAN

DEMENTIA-FRIENDLY TASK FORCE MEETING #3 MEETING NOTES

Wednesday, March 17, 2021 from 7:00pm to 8:30pm via Zoom

In Attendance:
D. Arenson, Councillor Arnason, S. Aziz, E. Brett, K. Brown, C. Eaton, L. Gates, L. George, S. Hedao, S. Martin, C. Munnalall, R. Oren, and G. Wong

Facilitators:
M. Larson, Consultant; R. Nelson, Senior Planner; A. Penner, Community and Policy Planner

Summary Notes:

1. Welcome and introductions

M. Larson welcomed everyone and introductions took place.

2. Dementia Friends Virtual Forum Debrief

M. Larson asked for feedback regarding the Dementia Friends Virtual Forum that took place on February 23. The following comments were provided:

- It was great to hear the information and get a better understanding of how to help those in the community with dementia.
- A great overview of the purpose of the Township's action plan.
- The content was an excellent primer for the community, and for some reinforcement of information already known.
- The Forum contributed to the goal of deeper community understanding of dementia-friendly communities.
- It was good to have the Mayor and members of Council in attendance to show Council's support of becoming a dementia-friendly community.

3. Community focus groups

M. Larson noted that the project team intends to conduct focus groups, likely virtual, as part of the broader community engagement program. M. Larson asked for suggestions on community groups and organizations that might be willing to partner with the Township to deliver focus groups (i.e. invite the project team to attend regularly scheduled events to facilitate the discussion).

The following suggestions were provided:

- Support groups
- Faith groups
- Interest groups
- Social committees in older adult communities
- Langley Seniors in Action
- Council of Senior Citizens' Organizations (COSCO) of BC
- Long-term care facilities
- Community associations
- Caregiver support groups

M. Larson asked if any Task Force members might be willing to facilitate a discussion with seniors or caregivers in their networks, with the support of the project team. Several Task Force members indicated willingness to facilitate such discussions.

4. Vision brainstorming

M. Larson facilitated a brainstorming session as a way to start the process of developing a vision statement for the Age- and Dementia-friendly Action Plan. The brainstorming session commenced with M. Larson presenting the vision statement from the Township's 2014 Age-friendly Strategy, as well as examples from strategies completed by other municipalities in Metro Vancouver.

After brainstorming qualities and features that would make the Township more age- and dementia-friendly, each Task Force member was asked to provide one feature or quality that is essential, one that is important, and one that might be considered positive, but less essential or important, for the Township to be more age- and dementia-friendly.

The following features and qualities were suggested as essential and important for the Township to be more age- and dementia-friendly:

- Supported
- Informed and aware
- Dignity
- Compassion
- A culture of support
- Inclusive
- Respectful
- Acknowledgement
- Accessibility
- Empowerment
- Support for the continuum of aging in the right place
- Visibility and recognition

- Respectful
- Inter-generational approach
- Independence
- Recognition
- Address stigma, fear, helplessness
- Safety

5. Next steps

The next steps for the project include ongoing promotion of the community survey and delivery of community focus groups.

Next Meeting

April 21, 2021

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, April 28, 2021 at 7:00pm
Via Zoom

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor B. Whitmarsh, Council Co-Chair
Councillor M. Kunst

C. Allison, C. Clark, I. Han, and A. Smith

Staff:
V. Gafka, Senior Manager, Economic Investment and Development
M. Gunn, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - April 28, 2021

Moved by C. Clark,
Seconded by A. Smith,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the April 28, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. **Agricultural Advisory and Economic Enhancement Committee - March 24, 2021**

Moved by A. Smith,
Seconded by C. Allison,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the March 24, 2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

1. Metro Vancouver's Proposed New Climate Action and Air Quality Management Plan

R. Nelson commented that Metro Vancouver is holding a public forum on May 20 from 2:00pm to 3:30pm to present highlights of the Plan and to receive feedback from the public. They are also seeking comments and feedback on the proposed actions and suggestions for implementation. The Plan is available for review and a feedback form is available on the Metro Vancouver website.

F. WORK PROGRAM

1. Future of Farming Task Force

The committee spent time in their task force groups to further discuss moving their ideas forward to help reduce the barriers for farmers. The groups provided the following information:

New Farmer Attraction:

- The group reviewed several other municipalities and received two presentations from the Ministry of Agriculture.
- Many of their concerns are not unique to Langley and overlap with the Bylaws and Policies group.
- It is important to have a way for the farmers to find information from the different levels of government easily.
- A central location to retrieve all information would be ideal.
- It would be helpful if the three community groups (LEPS, LSAF, Langley Farmers' Institute) could work together to help relay information to farmers, as well as the Township of Langley website.

Review of Bylaws and Policies:

- There are five levels of government to decipher information from.
- Information needs to be easy to find and understand and should be provided in different languages as English is not always the first language of farmers.

Communication Strategy:

M. Gunn provided a presentation highlighting the pros and cons of the Township website in regards to farming and agriculture information, as well as other municipalities.

The pros of the Township website include:

- AVS projects completed
- Links to past reports
- Some links to outside organizations

F. WORK PROGRAM

The cons include:

- Agriculture noted in three sections (AVS, Sustainability, About TOL)
- No link from the main page
- No FAQs
- No links to bylaws and policies

Some pros from other websites include:

- Great graphics
- Easy access to initial information
- Lots of information
- Easy access from main page
- Connecting consumers and producers link
- Information available in multiple languages

Online Food Hub examples were presented:

- Egg Finder
- BC Farmers' Market Online
- Food Hub in Surrey (Plenty and Grace)

The City of Surrey provides a link to the "BC Fraser Valley Farm Start-Up Guide", a resource to help farmers start a farm or lease farmland from the ground up.

V. Gafka reported on the Township's "Code-a-thon" challenge that was held in February 2021 where amongst entrants, two students from Coquitlam suggested an app called "Simply Produce" to help connect farm food producers with retailers, restaurants etc to buy their unsold fresh inventory (which may be blemished / damaged) to avoid discarding food and to minimize farm revenue loss. She commented that the Township IT department could create something similar as we host open data on our website. It was further suggested to have a sector specific newsletter sent out from the Economic Development department, as well as something similar to "Invest.tol" on the Township website for farmers.

It was suggested to have AAEEC members go through the process a new farmer would go through of navigating our website as well as other levels of government when starting a new venture. Some suggested case studies include:

- Having a secondary residence;
- Applying to have a processing plant on the property;
- Applying for a farm business or farm kitchen; and
- Agri-tourism (bed and breakfast)

Action: J. Caldarella and A. Smith to connect with the Farmers Institute to come up with case studies for AAEEC members to work through.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. AAEEC Terms of Reference

R. Nelson reported that Council approved amending the Terms of Reference to add a representative from the Langley Farmers' Institute. Staff will send an invitation to the Institute for them to appoint a member for the remainder of 2021.

I. NEXT MEETING

Date: Wednesday, May 26, 2021
Location: via Zoom
Time: 7:00 pm

J. TERMINATE

Moved by C. Clark,
That the meeting terminate at 8:41pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	APRIL 26, 2021 - REGULAR MEETING	**REPORT:**	21-42
FROM:	ENGINEERING DIVISION	**FILE:**	SO1434
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 62184 (LLOYD / 7710 – 232 STREET)		

RECOMMENDATION:

That Council consider the non-farm use application for property at 7710 – 232 Street, submitted by the owner, to allow retention of soil deposited for a proposed new storage building and select one of the following two options:

a. Refer the application to the provincial Agricultural Land Commission (ALC) for consideration based on the agricultural merits of the application; or
b. Not refer the application to the ALC and direct staff to enforce removal of the material previously deposited.

EXECUTIVE SUMMARY:

In 2016, complaints were received regarding material being deposited at the subject property without a permit. Following an investigation and series of communications, the owner elected to submit a non-farm use application pursuant to provisions of the ALC Act for retention of the soil previously deposited, in consideration of proposed use of the property. Accordingly, on January 19, 2021 the owner submitted a non-farm use application requesting retention of material previously deposited in 2016 in support of proposed uses on the property including the following:

- Construction of a 4,000 ft^2 storage building;
- Winter storage of bee-hives; and
- Leased space for a landscape stock and proposed Christmas tree operations.

For clarity, the subject non-farm use application would allow for retention of the approximately 740 m^3 of material deposited in 2016, which subject to Council and ALC approval, can be regulated through a permit issued pursuant to the Soil Deposit and Removal Bylaw. Should Council elect to not refer the non-farm use application to the ALC or should the application be rejected by the ALC, the owner would be required to remove the material from the property.

The non-farm use application includes a request for construction of a 4,000 ft^2 structure. Subject to Council and ALC approval, staff would issue the required permit for retention of the 740 m^3 of soil deposited, following submission of the required application and related fees.

PURPOSE:

The purpose of this report is to provide Council with information and seek Council direction with respect to a non-farm use application to the ALC for retention of material previously deposited.

BACKGROUND/HISTORY:

In 2016, complaints were received by the Township regarding gravel (defined as "Soil" in the Bylaw) being deposited on the property without a permit. A brief timeline for the property is as follows:

- May 2016 - A letter (Attachment A) was sent from the Township to the owner confirming that soil was deposited without a permit and requesting the owner to contact the Township to address the non-compliance.
- June 2016 – owner advised they would be hiring a qualified environmental professional to help address the non-compliance issues.
- July 2016 – ALC and Township met with the owner to outline concerns at the property regarding deposit of the Soil and other property use concerns.
- September 2016 – Owner submitted a farm plan proposal to the ALC for the property.
- September 2017 – ALC issued a letter (Attachment B) requiring the owner to cease a non-farm use activity (scrap metal, machine storage and truck parking) at the property.
- November 2020 – The Township and ALC met with owner at the property to discuss a concern the owner had with drainage on the property.
- November 2020 – The Township issued a letter (Attachment C) to the owner with a requirement to submit a non-farm use application to the ALC to address the soil deposited on the property without a permit. The owner's drainage concern was determined by Township staff to be a private matter between neighbours, which was confirmed to the owner.

DISCUSSION/ANALYSIS:

On January 19, 2021, the owner submitted a non-farm use application under section 20(3) of the ALC Act. The application requests retention of soil previously deposited in 2016 for support of activities on the site including:

- Construction of a 4,000 ft^2 shelter/storage building to lease to another company for storage, shipping, and receiving of growing medium;
- Winter storage of bee-hives; and
- Leased space for a landscape stock/Christmas tree operation.

The non-farm use application notes that soil was also deposited at the property back in 2004. Attached to the non-farm use application was a report (Attachment D) prepared by Active Earth Engineering (the Report), which noted, among other things, that the amount of soil deposited in 2004 was approximately 5,600m^3 (as indicated on page 7 of the Report). A review of the Township's records indicate that this was not an approved deposit. However, given the timeframe involved and subject to Council direction, staff do not intend to require a permit for this material nor collect volume fees.

The soil deposited in 2015/2016 requires a permit and was confirmed to be approximately 740m^3 (106 single axle truck loads), as noted in the Report (page 7). Deposits in excess of 600m^3 are subject to the Soil Deposit and Removal Policy 05-008, including:

- Notification requirements to surrounding property owners (within 1km);
- Notice on the Township's website;
- Notice in local newspapers; and
- Petitions mailed to surrounding property owners, with a 67% support rate of surrounding owners used as guidance for the Township's support of the deposit.

The Soil Deposit and Removal Policy does not contemplate situations where material is already on site and has been deposited without a permit. Unless otherwise directed by Council, staff do not intend to require any public notices or petitions to be mailed to surrounding property owners in this case, due to the anticipated confusion that would cause for residents receiving a ballot for soil already deposited on the Property.

The Owner's non-farm use application includes a request for construction of a 4,000 ft^2 structure. The proposed structure would require a building permit from the Township and has not been applied for at this time.

Staff are recommending bylaw/policy amendments to discourage soil deposit and fill removal without a permit and seeking compliance after the deposition is complete. Staff will be presenting Council with a report and proposed amendments to the regulatory structure (bylaw and policy) for Council's consideration, to further discourage non-compliance unless otherwise directed by Council. Owners operating in this manner are benefitting as follows:

- If the unauthorized soil was not brought to the Township's attention, they would be bypassing the requirement to pay the non-refundable application and volume fee, the refundable security deposit, as well as bypassing the public notification and petition process and associated costs if the unauthorized deposit is over 600 m^3;
- If brought to the Township's attention, they would still be bypassing the requirement to pay the refundable security deposit as well as bypassing the public notification and petition process and associated costs if the unauthorized deposit is over 600 m^3; and
- Bypassing the Council and policy requirement for public notification, input, and determining level of support for the application.

Options for consideration to discourage such non-compliance could include:

- Increased non-refundable volume fees where deposits are done without a permit (currently \$1/m^3 and non-refundable);
- Increased issuance of bylaw offence notices, shifting away from the existing Township approach to first educate the owner and obtaining voluntary compliance; and
- The bylaw provides for double application fee amount where applications are received following a stop work order. This could be expanded to include any situation where an owner is seeking to obtain compliance for material unlawfully deposited at a property.

Respectfully submitted,

Richard Welfing
MANAGER, ENGINEERING SERVICES
for
ENGINEERING DIVISION

ATTACHMENT A	Letter from TOL to Owner dated May 31, 2016
ATTACHMENT B	Letter from ALC to Owner dated September 25, 2017
ATTACHMENT C	Letter from TOL to Owner dated November 20, 2020
ATTACHMENT D	Report from Active Earth Engineering dated June 2020

Township of Langley

Est. 1873

May 31, 2016

Folder No.: SO001571

LLOYD MICHAEL D
LLOYD JOANNE M
7710 232 ST
LANGLEY BC V1M 3S1

Delivered by Courier

Attention: Michael & Joanne Lloyd

Dear Mr. & Mrs. Lloyd:

Re: Alleged Unauthorized Deposition of Soil (ie. gravel) on the Property Located at 7710 232 St (the "Lands")

It has been noted that you have placed or have allowed to be placed, soil (ie. gravel) on the above mentioned Lands legally known as **LT B, SEC 21, TWP 11, NWD, PL NWP1064.**

The Township requires that you contact me within **thirty (30) days** of the date shown on this letter in order to discuss the steps required in order to bring the Lands back into compliance with the current Soil Deposit & Removal Bylaw. Should I not be contacted within the identified period above, the Township will undertake enforcement action.

Please contact me at 604.532.7313 upon receipt of this letter.

Regards,

Mike Morin
SOIL BYLAW OFFICER

copy: Township of Langley - Bylaw Enforcement – Attention: Treena Martin (via email)
Agricultural Land Commission – Attention: Sharon Henderson (via email)
Owner – Attention: David Lloyd, 251 Schoolhouse St, Coquitlam, BC, V3K 4Y1

Agricultural Land Commission
133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

ATTACHMENT B

September 25, 2017

ALC C&E File 50540

SENT BY REGISTERED AND REGULAR MAIL

Michael Lloyd
Joanne Lloyd
7710 232 Street
Langley BC, V1M 3S1

David Lloyd
251 Schoolhouse Street
Coquitlam, BC V3K 4Y1

Dear Property Owner(s):

Unauthorized Placement of Fill and Commercial Activity in the Agricultural Land Reserve

CIVIC ADDRESS: 7710 232 Street, Langley BC
LEGAL: Lot B, Plan NWP1064, District Lot 318, Section 21, Township 11, Group 2, New Westminster Land District, Except Plan, NWP38363, & EXC PL NWP57853
PID: 010-822-534
(the "Property")

This letter serves as a follow up to the letter dated July 21, 2016 with regards to the unauthorized placement of fill and the requirement to submit an agricultural capability assessment report prepared by a Professional Agrologist. This report was required to include recommendations of the Property to restore it to the agricultural capability as it was prior to the fill being deposited on the land.

I am aware that an Agricultural Site Assessment and Reclamation Plan were prepared by Bruce McTavish of McTavish Resource & Management Consultants Ltd., dated September 6, 2016. This plan listed 2 options which were either to convert the site to intensive horticulture use or restore the graveled area to the original agricultural capability.

Further, The ALC also received an Draft Only copy of an Agricultural Business Plan dated February 14, 2017 that was also prepared by Bruce McTavish of McTavish Resource & Management Consultants Ltd., This draft states "The owner has decided to use the land for a container nursery that will produce Christmas trees for farm gate sales to the public, container Christmas trees for wholesale and general container nursery stock for wholesale. Be advised, that an original copy of this report was not received.

Please be advised, that follow up site inspections of the property were conducted on July 04, 2017 by Township of Langley ("ToL") staff and photos were provided that showed approximately 15 rows of cedar saplings in containers. A further inspection of the property was conducted on September 12, 2017 by ALC & ToL staff which showed that approximately half of the cedars were no longer alive and that they had been removed from the area that you had identified for nursery production.

Furthermore, these Property inspections confirmed that you are operating a commercial scrap metal, machine storage and truck parking business on the property. As confirmed in the Agricultural Business Plan, section 2.0 Zoning and present land use, states that the Property is currently being used to grow Christmas trees as well as for machine storage and truck parking. A detailed map was provided.

As a reminder, the Property is within the Agricultural Land Reserve ("ALR") and therefore is subject to the *Agricultural Land Commission Act* (the "*Act*") and BC Regulation 171/2002 Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the "Regulation") and

Pursuant to s. 20(1) of the Act:

> *20(1) "A person must not use agricultural land for a non-farm use unless permitted by this Act";*
>
> *2) "For the purposes of subsection (1), except as provided in the regulations, the removal of soil and placement of fill are non-farm uses".*

Based on the above information, I determine that under the Act you must:

1. cease the aforementioned non-farm use activity immediately; and
2. not continue if and until permitted under application decision; and
3. submit a non-farm use application

In order to move forward in an effort to bring the Property into compliance with the Act, please submit the non-farm use application with respect to the Property no later than **October 27, 2017**. The application can be retrieved and subsequently submitted through the ALC's Application Portal via the ALC's website at: http://www.alc.gov.bc.ca/alc/content/applications-and-decisions

If you choose to submit an application, please advise me of the Application ID once your application has been submitted.

A lack of response to this letter may result in further action(s) which may include, but is/are not limited to; the recommendation of a monetary penalty and/or an order to rehabilitate the Property to a suitable agricultural standard.

Please contact me if you require further information. I can be reached at 604-209-9311 or Paula.Blanchard@gov.bc.ca. I look forward to hearing from you to resolve this matter in a timely fashion.

This letter does not relieve the owner of occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

Sincerely,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Paula Blanchard
Compliance and Enforcement Officer

cc: ToL – Josh Isaak, Soil Coordinator (Sent by Electronic Mail)
ToL – Manny Natt, Senior Bylaw Officer (Sent by Electronic Mail)
ALC – Katarina Glavas, Senior Agrologist (Sent by Electronic Mail)

Township of Langley

Est. 1873

November 20, 2020 File No. SO001434

Michael and Joanne Lloyd
7710 – 232 Street
Langley BC V1M 3R9

Dear Michael and Joanne,

Re: The Corporation of the Township of Langley (the "Township") – Michael and Joanne Lloyd (the "Owners") – 7710 232 Street, Langley BC (the "Lands") Darren and Karen Johnson (the "Johnsons") – 7684 232 Street, Langley BC (the "Johnson Lands") – Regulation of Unlawful Soil and Fill Deposits

We write further to the allegations of unlawful soil and fill deposits at the Lands, as well as the alleged flooding issues at the Lands and the Johnson Lands.

As you may be aware, since in or about 2015, the Township has responded to multiple instances where you unlawfully deposited soil and fill at the Lands. In most of these cases, the Township was able to obtain your compliance with the Township's lawful requirements, including its Soil Deposit and Removal Bylaw (the "Soil Bylaw"). However, there remains an unauthorized deposit of gravel and other material that was unlawfully deposited at the Lands in or about 2016, without a valid permit from the Township (the "Unauthorized Material"). The Unauthorized Material was also being used to support unauthorized non-farm uses of the Lands, including for the storage of metals and other materials.

We understand that in or about 2017, the Agricultural Land Commission (the "ALC") issued a contravention notice to you and required you to submit a non-farm use application to the ALC. While you initially retained an environmental consultant, Bruce McTavish, to assist with a non-farm use application, we understand that no such application was ever submitted to the ALC.

More recently, the Township has conducted further site inspections of the Lands, including on November 17, 2020, and confirmed, among other things, that the Unauthorized Material has not been removed from the Lands.

The current condition of the Lands is not acceptable to the Township. In particular, the Township requires you to obtain ALC authorization for the Unauthorized Material by submitting a Notice of Intent or a Soil and Fill Use Application to the Township and the ALC by no later than **December 4, 2020**. Should you subsequently obtain ALC approval for the Unauthorized Material, the Township requires that you immediately thereafter submit a complete application for a Soil Deposit Permit with the Township. If, however, the ALC does not provide you with

such authorization, you must immediately thereafter remove the Unauthorized Material for the Lands. In this regard, complete removal of the Unauthorized Materials from the Lands must occur within 14 days of the ALC's decision, if your application is not approved.

If you fail to submit an application for ALC authorization of the Unauthorized Material by the aforementioned date, the Township will thereafter proceed with enforcement action against you. Such action may include the issuance of bylaw offence notices to you, of up to $500 for each notice (on a daily basis for each day the Lands remain non-compliant with the Township's bylaws). The Township may also seek an injunction from the Supreme Court of British Columbia to, among other things, remove the Unauthorized Material from the Lands. If the Township is forced to proceed with such enforcement action, we will also seek recovery of the Township's legal fees incurred in dealing with your unlawful use of the Lands on a full indemnity basis, as well as the full costs of removal, which costs have exceeded $10,000 in past similar cases.

Finally, while the Township understands that there continue to be ongoing issues between you and the Johnsons regarding, among other things, drainage and flooding issues at your respective properties, the Township views these as private matters between neighbours. For your information, the Township holds no right of way or easement over the drainage works at the Lands or the Johnson Lands, and the Township is limited in its ability to address those private concerns. As such, the Township does not intend to take further action at this time with respect to any concerns you may have with the Johnsons or the Johnson Lands, and in particular, with respect to any alleged flooding or drainage issues. In short, in terms of the Township's involvement in your dispute with the Johnsons, the Township considers that matter closed.

If you have any questions regarding the above, please contact the undersigned by e-mail at rwelfing@tol.ca or 604.533.6081. Otherwise, we look forward to your compliance with the Township's requirements, as set out above, by December 4, 2020.

Yours truly,

Richard Welfing, P.Eng., MBA
MANAGER, ENGINEERING SERVICES

Copies to: Agricultural Land Commission

ATTACHMENT D

ACTIVE EARTH
ENGINEERING LTD

activeearth.ca

PRELIMINARY HYDROLOGIC / DRAINAGE INVESTIGATION

June 11, 2020

MR. MIKE LLOYD
7710 232nd Street
Langley, BC

REFERENCE: Preliminary Hydrologic / Drainage Investigation
7710 232nd Street, Langley, BC

1 INTRODUCTION

Active Earth Engineering Ltd. (Active Earth) has been retained by Mr. Mike Lloyd to conduct a preliminary investigation of the hydrology and drainage conditions at and in the vicinity of his property at 7710 232nd Street, Langley BC (the Subject Property). The Study Area includes the Subject Property and adjacent properties at 7752, 7650, and 7684 232nd Street (Figure 1).

The objectives of this work were to develop an informed opinion as to:

1. Whether the current drainage from the Subject Property to 7684 232nd Street is consistent with the historical and natural drainage pattern or flows for this area; and
2. The likelihood that the addition of crushed gravel in a portion of the Subject Property changed the drainage conditions substantially enough to cause flooding of the basements of two dwellings at 7684 232nd Street in February 2016.

This letter is intended to summarize what information was compiled as part of this investigation and our ensuing analysis, conclusions, and recommendations.

2 SCOPE OF WORK

Active Earth has completed the following scope of work as part of our preliminary investigation:

- A detailed desktop review of:
    a. Relevant documents provided by the client (listed in Section 3)
    b. Current and historical topographic, drainage, and aerial imagery available from the Township of Langley (TOL) GeoSource web application;
    c. Historical National Topographic System (NTS) topographic maps;

METRO VANCOUVER
160 – 2250 Boundary Road
Burnaby, BC V5M 3Z3
Tel. 778-737-3488

ABBOTSFORD
304 – 2600 Gladys Avenue
Abbotsford, BC V2S 0E9
Tel. 778-752-2222

VICTORIA
105 –4343 Tyndall Avenue
Victoria, BC V8N 3R9
Tel. 778-430-5475

d. British Columbia Water Resources Atlas, and Provincial Wells and Aquifer database;

e. Historical climate data recorded by Environment Canada; and

f. Available soils, surficial geology and bedrock geology mapping.

- A Site visit on May 13, 2020 to visually inspect ground conditions and map drainage features on the Subject Property.
- Preparation of a letter report which summarizes our field observations and presents our preliminary assessment of historical and current drainage conditions at the Site, and recommendations for further investigation.

3 DOCUMENT REVIEW

The following information has been provided to Active Earth by Mr. Lloyd and reviewed as part of this investigation:

1. Various documents obtained from the TOL through a *Freedom of Information and Protection of Privacy Act* request concerning the placements of fill at 7650 and 7684 232nd Street by the previous owner, Mr. David Stenberg. These include but are not limited to:

   b. A letter and site sketch re: Soil Conservation Act Application #0-32107, issued by the Provincial Agricultural Land Commission to [unknown recipient] on November 12, 1998

   c. A letter re: Soil Conservation Act Application #0-32107, issued by the Provincial Agricultural Land Commission to the TOL on April 21, 1999

   d. A letter and site sketch re: Placement of Crushed Limestone for Driveway at 7500 Blk – 232 Street, Langley, issued by the TOL to Mr. Stenberg, on September 7, 2001

   e. A Soil Deposit Permit #SO 0216, issued by the TOL to Mr. Stenberg, for Phases 4 & 5, on January 8, 2002, including site sketches

   f. A letter re: [Renewal of] Soil Deposit Permit #SO 0216, issued by the TOL to Mr. Stenberg on January 10, 2002 and September 18, 2002

   g. A letter re: Soil Deposit Permit #SO 0216 – Stenberg (7684 – 232 St), issued by the TOL to Mr. Stenberg on July 7, 2003

   h. A Site Survey prepared by R.J. Reynolds, BC Land Surveyor, dated February 1, 1993, with annotations dated September 20, 2003

   i. A letter re: Site Inspection of Soil Deposit Permit #SO 0216, issued by the TOL to Mr. Stenberg on July 27, 2004

   j. A letter re: Final Acceptance/Completion of Soil Deposit Permit #SO 0216, dated February 20, 2007

2. A letter dated March 24, 2016 from McQuarrie Hunter LLP to Shergill & Company
3. A letter dated April 18, 2016 from the TOL to Mr. Darren Johnson
4. An Agricultural Site Assessment and Reclamation Plan for the Subject Property, prepared by McTavish Resource & Management Consultants Ltd., dated September 6, 2016
5. An Agricultural Business Plan for the Subject Property, prepared by McTavish Resource & Management Consultants Ltd., dated February 14, 2017
6. A letter dated February 12, 2020, from McQuarrie Hunter LLP to Shergill & Company
7. Various photographs of the Subject and Neighbouring Properties, some of which are annotated

4 CURRENT LAND USE

The Subject Property is located on the east side of 232nd Street between Highway 1 and Rawlinson Crescent. It is bounded by the CN Rail line on the east and by rural residential / agricultural properties to the north, west, and south. Land is currently used for Christmas tree farming, a container nursery, and machine and truck storage/parking.

PROPERTY SUMMARY

Address	Current Civic Address(es)	7710 232nd Street, Langley, BC
Location and Dimensions	Parcel ID	010-822-534
	Legal Description	Lot B, Section 21, Township 11, New Westminster District, New Westminster District Plan 1064
	Cartographic Coordinates	49° 8' 36" North 122° 34' 26" West
	Area	Approximately 7.8 ha
	Surface Coverage	25% Christmas tree crops 25 % forest, brush, grassland 20% machinery/truck storage 20% access roads 5% pond 5% barn, accessory buildings, and main residence

The Study Area is located on gently sloping terrain. Ground elevations drop from about 34 m-asl in the northeast to about 24 m-asl in the southwest. The southwest slope in grade is interrupted by a mound (to 30 m-asl) on the east portion of 7684 232nd Street (Figure 1).

5 LOCAL HYDROGEOLOGY

The surficial geology across the Study Area consists of a mixture of Capilano Sediments (marine silt loam to clay loam), Fort Langley Formation materials (marine silty clay to fine sand) and on the western end (closer to the CN Rail line), Sumas Drift deposits (ice contact gravel and sand with till lenses). These sediments were deposited following the Fraser Glaciation, between 13, 000 and 11,000 years ago, by an advancing/retreating valley glacier adjacent to an inland sea.

There are no water wells on any of the four parcels comprising the Study Area. The closest wells are approximately 500m and 750m to the northwest. They are identified on the Province's well database with Well Tag No.'s (WTN) 59006, and 71128, respectively. Based on their lithological records, the marine and glaciomarine sediments, described as a grey clay, reach depths of approximately 150m below ground (m-bg).

This clay caps a regional aquifer, identified as the Nicomekl-Serpentine Aquifer (Aquifer No. 58), which extends 216 km^2 between the Fraser River and Mud Bay. It is comprised of sand and gravel outwash from earlier (Semiahmoo) glaciations. Groundwater in this aquifer is inferred to be recharged from overlying aquifers/aquitards and to flow in a southwesterly direction towards Mud Bay. Depths to water in wells completed in this aquifer are generally shallow and at wells WTN 59006 and 71128 are above ground surface (i.e. flowing artesian).

Given the relatively flat topography and fine-grained texture of surficial sediments, the Study Area is considered to be poorly drained. A number of ditches (class 'A' and 'B' watercourses) have been excavated to convey shallow groundwater and surface runoff to the southwest and ultimately into the Salmon River. Shallow ponds have been excavated to serve as irrigation water sources and remain wet throughout the year. These ponds are likely an expression of a shallow (perched) water table.

6 CLIMATE

Climate normals for the period 1981 to 2010 were obtained from the Haney East Station, located approximately 7km from the Subject Property. Average temperatures and precipitation amounts are summarized in the table below:

TABLE A - CLIMATE NORMALS FOR HANEY EAST CLIMATE STATION

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
Daily Average Temperature (°C)	3.2	4.3	6.8	9.5	12.6	15.4	17.7	17.9	14.9	10	5.5	2.5	**10**
Rainfall (mm)	229.9	150	150	140.9	116.3	91	61	60	83.4	182.7	275.5	198.7	**1739.2**
Snowfall (mm)	17.9	8.7	2.7	0.6	0.1	0	0	0	0	0.2	2.8	15.6	**48.6**
Total Precipitation (mm)	247.8	158.7	152.6	141.5	116.4	91	61	60	83.4	182.9	278.3	214.2	**1787.8**

The area receives 70% of annual precipitation between the months of October and March. The maximum monthly precipitation is 278.3mm in November of which 99% falls as rain. Snowfall events are relatively minor and short-lived, owing to average temperatures that remain above 0°C throughout the winter months. Monthly precipitation amounts drop to between 60 and 90mm during the summer, when average daily temperatures reach 18°C.

7 SUBJECT PROPERTY SOILS AND DRAINAGE CONDITIONS

Soils on the Subject Property were investigated by McTavish Resource & Management Consultants Ltd. (McTavish) in 2016. Seventeen (17) test pits were excavated and logged to create a modified soils map.

Native soils on the eastern portion of the Subject Property consist of an eluviated loamy A horizon (20cm) above a gleyed silty clay B horizon (30cm), above a massive clay C horizon. McTavish determined the growing potential in this area to be limited by wetness and soil structure (low permeability). Gravel was deposited directly on top of native soil in 2003 in order to create a dry, trafficable surface for agricultural use as a greenhouse or a container nursery (Figure 2).

Soils on the western portion of the Subject Property consist of fine sand overlying medium sand. Some were excavated to create a pond in the northeast corner and to fill in low-lying areas.

There are three lines of buried drainage pipe (A, B, C) that carry surface runoff from north to south and west to east across the Subject Property (Figure 2). The direction of flow through these pipes is indicated with arrows. Catch basins are marked by yellow pinpoints. All drainage reports to Manhole 2, then is directed southward through another drainage pipe (D) to a pond at 7684 232nd Street. The pond is in turn drained by drainage pipe (F) to ditches that follow the CN Railway right of way (Figure 1).

8 HISTORY OF LAND AND DRAINAGE MODIFICATIONS

The following table summarizes our understanding of activities related to land and drainage modifications in the Study Area since 1998. These are based on the review of historical aerial images and information sources listed in Section 3.

TABLE B – CHRONOLOGY OF LAND DEVELOPMENT

Time Period	Activity	Property Address
1999	Mr. Stenberg places first phases of fill under Soil Deposit Permit #SO 0216	7650 and 7684 232nd Street
2002	Mr. Stenberg places crushed gravel along 'panhandle' to widen existing access road	7710 232nd Street
2003	Drainage pipe D installed by Mr. Stenberg	7684 232nd Street
2003	Barn constructed, gravel fill placed on east side of property and drainage pipes (A, B, C) installed by Mr. Lloyd	7710 232nd Street
2003	Remaining phases of fill placed by Mr. Stenberg under Soil Deposit Permit #SO 0216	7650 and 7684 232nd Street
2004 - 2008	Construction of three residences	7684 232nd Street
2005	Mr. Johnson purchases property from Mr. Stenberg	7684 232nd Street
2007	Soil Deposit Permit #SO 0216 completed	7650 and 7684 232nd Street
2014	Additional (unauthorized) fill placed on west side of Property	7684 232nd Street
2015	Additional crushed gravel placed between main residence and barn	7710 232nd Street
February 2016	Alleged flooding of basement of two residences	7684 232nd Street
April 2016	Township of Langley issues letter to Mr. Johnson re: potential unlawful blockage of drainage and unauthorized deposition of soil and/or other material	7684 232nd Street
February 2020	Drainage pipe D blocked at terminus	7684 232nd Street
May 2020	Blockage of Drainage pipe D confirmed by video inspection	7684 232nd Street

Figure 3 graphically summarizes this information, with purple-shaded areas indicating areas of fill, blue lines indicating historic drainage channels and shaded blue areas showing wetlands or areas of ponded water. These are each annotated with the year(s) when which they were visible or first observed. The red lines indicate the same drainage pipes referred to in Figure 2.

8.1 Fill volume estimates

8.1.1 7684 232nd Street

We estimate that between 55,000 and 60,000 m^3 of fill were deposited over a 22,900m^2 area at 7684 232nd Street between 2002 and 2005 as part of Phases 4 and 5 of the fill operation initiated by Mr. Stenberg (Permit #SO 0216). This is based on:

a. Aerial imagery from 1994, 1999, 2001, 2003, and 2004 (Appendix A-1 to A-5)

b. Annotated survey drawing dated September 2003 (Appendix A-7). This drawing indicates that between 1.2 and 3.0m of fill were deposited in the area between the east property line and the pond. There is also a note of "60,000 cu. meters" in the lower margin.

This amount of fill substantially exceeds the permitted volume 20,000 m^3 of fill material authorized by Permit #SO 0216.

It is also noteworthy that the following were conditions of the permit:

- *The deposit of fill must not, in any way, interfere with the above or below ground drainage pattern of any adjoining lands and must not cause the ground water table to rise on adjoining lands so as to cause flooding or malfunctioning of any sewage disposal system.*
- *All fill shall be deposited in full compliance with the conditions as stipulated in the letter from the Provincial Land Reserve Commission dated April 21, 1999*, which in turn states that "*Filling shall not exceed a maximum depth of 50cm.*"

8.1.2 Subject Property

Investigations by McTavish in 2016 confirmed that approximately 30cm of gravel fill had been deposited on top of native soil materials at the Subject Property within the areas identified in Figure 2.

We estimate that approximately 5,610 m^3 of gravel fill were deposited at the Subject Property in 2004, and 740 m^3 in 2015. This is based on our delineation of gravel patches on 2004 and 2015 aerial images (18,700 m^2 and 3,700 m^2 respectively) and assumed lifts of 30cm and 20cm, respectively (Appendix A-5 and A-6).

8.2 Drainage modifications

Based on test pits conducted by McTavish in 2016, the addition of the gravel fill has resulted in the following profile.

TABLE C – LITHOLOGICAL PROFILE BENEATH GRAVEL FILL

Material	Estimated Hydraulic Conductivity (m/s)	Approximate Thickness (cm)	Approximate Depth (cm)
Gravel	10^{-3} to 10^{-1}	30	0 to 30
A Horizon – loamy topsoil	10^{-7} to 10^{-5}	20	30 to 50
B Horizon – silty clay	10^{-9} to 10^{-7}	30	50 to 80
C Horizon – compact clay	10^{-9} to 10^{-7}	100	80 to >180

Typical ranges of hydraulic conductivity have been assigned to each of the above layers. Hydraulic conductivity, defined as the rate of flow through a unit cross section under a unit hydraulic head, is used to approximate the or ease of water flow through a material. Based on the above, precipitation is expected to infiltrate the gravel layer, and flow as shallow groundwater above the impermeable clay layer. When the gravel is saturated after heavy rainfall / snowmelt events, water is expected to flow as surface runoff atop the gravel and be captured by the catch basins positioned across the property. The direction of flow is expected to remain the same (to the south or southwest) in alignment with the topographic gradient.

The fill placed at 7684 232nd Street creates an embankment that effectively blocks the flow of surface runoff and shallow groundwater from north to south. It is for this reason that the existing drainage system was installed in 2003: to prevent ponding of surface runoff or shallow groundwater on the north side of the embankment.

The schematic cross-section A-A' presented in Figure 4 illustrates this point (refer to Figure 2 for section location). Ground elevations were obtained from the Shuttle Radar Topography Mission (SRTM) high resolution digital topographic database via Google Earth. Although only considered accurate to the nearest metre, they provide a land profile that is in agreement with that observed during the site visit.

Open arrows indicate historical drainage, which was largely surface runoff atop the relatively impermeable soils. This runoff was historically channelled into ditches/swales oriented north-south. Filled arrows indicate current drainage, which is largely captured by the existing drainage network and relayed to the pond on 7684 232nd Street.

8.3 Blockage of Drainage Pipe D

Shortly after February 12, 2020, Mr. Lloyd, claims that the terminus of drainage pipe D was blocked by Mr. Johnson to stop the flow of water from the Subject Property into the pond at 7684 232nd Street. Ponded water was observed at the Subject Property shortly thereafter (Photos 1 and 2), the extent of which is delineated on Figure 2. Water levels in Manholes 1 and 2 were close to ground surface (Photo 3) and standing water extended to within metres of Mr. Lloyd's septic tank (Figure 2, Photo 4). This

water has the potential to interfere with the proper functioning of the tank and on-site sewerage treatment system (e.g. flood tank, inhibit maintenance activity, etc.).

9 PROFESSIONAL OPINION

9.1 Historical Drainage Conditions

In our opinion, surface runoff and shallow groundwater flow was directed southward from the Subject property onto adjacent lands prior to commencement of fill activities at 7684 232nd Street. This is based on our analysis of:

a. Topographic contours from 1982 (2m interval) and 1994 (1m interval), included as Appendix A-8;

b. Natural (creeks) and man-made (ditches) watercourse patterns shown in Figure 2;

c. Aerial imagery from 1994, 1999 and 2001 (Appendix A-1 to A-3);

d. References to a drainage ditch/swale along the west property line of the 7684 232nd Street in a sketch accompanying the letter from the Agricultural Land Commission in 1998 (Appendix A-9), and an annotated survey drawing dated September 2003 (Appendix A-7).

Shallow (perched) groundwater flow would have been limited to the shallow A horizon soils, as the underlying clay horizons are relatively impermeable. This resulted in ponding / wetlands in some low-lying areas.

9.2 Potential Causes of Basement Flooding

In our opinion, it is unlikely that the gravel fill imported on the Subject Property caused flooding of the basement at 7684 232nd Street in February 2016. This is based on are the following arguments:

a. The site of the residences at 7684 232nd Street is historically a poorly drained area. It is proximal to a historical wetland and ponded water is visible on aerial imagery from 1994, 1999, and 2001 (Appendix A-1 to A-3) and outlined on Figure 3. We interpret that this was an area of shallow (perched) groundwater discharge and/or surface water ponding prior to the emplacement of fill.

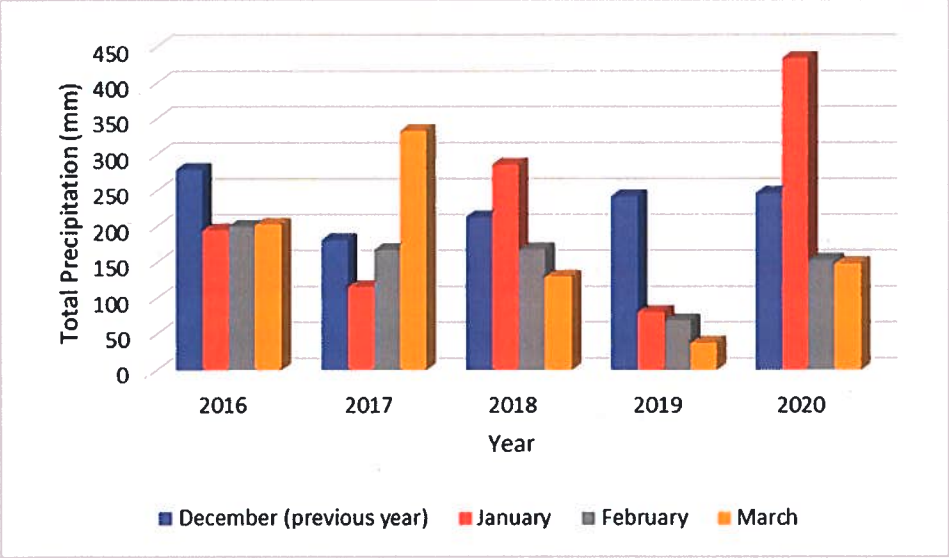
b. At the time of the alleged basement flooding (February 2016), the surface drainage system was functioning normally. All drainage was reporting to the pond at 7684 232nd Street, whose water level is approximately 2m lower in elevation than the inferred elevation of the basement slab. We understand that the Pond, in turn, is drained by a buried pipe that empties into a channel near the southern property line. As such, it is unreasonable to expect the Pond water level to rise high enough to flow upslope through the existing drainage pipe and inundate the basement. This is illustrated in cross section B-B' in Figure 4.

c. Construction of the residences at 7684 232nd was completed in 2008 and the existing surface drainage system has been in place since 2003. There were no reports of basement flooding between 2008 and February 2016.

d. There have been no reports of basement flooding since February 2016, despite monthly precipitation amounts exceeding 300mm in March 2017 and in January 2020 (monthly precipitation amounts in the months leading up to the flooding event did not exceed 300mm).

   Winter monthly precipitation amounts for the period of December 2015 to March 2020 are graphically depicted below. These were recorded at the Fort Langley Telegraph Trail station, approximately 2km from the Subject Property:

TOTAL PRECIPITATION AMOUNTS DURING WINTER MONTHS FROM 2016 TO 2020



10 CONCLUSIONS AND RECOMMENDATIONS

Based on the investigation described above we conclude that:

1. Current drainage from the Subject Property to 7684 232nd Street is directed southward and is consistent with the historical and natural drainage pattern for this area.
2. The addition of crushed gravel in a portion at the Subject Property in 2004 and in 2015 is not expected to have altered the drainage conditions in such a way so as to cause flooding of the basements of two dwellings at 7684 232nd Street in February 2016.
3. The addition of between 55,000 and 60,000 m^3 of fill at 7684 232nd Street under (Permit #SO 0216) has impeded the natural drainage of water from the Subject Property onto 7684 232nd

Street. This amount of fill substantially exceeds the 20,000 m^3 volume limit and the 50cm maximum increase in ground elevation authorized by Permit #SO 01216.

4. The installation of the current drainage system (i.e. network of catch basins and drainage pipes (A, B, C, D) effectively maintains the natural drainage pattern from north to south. Blockage of drainage pipe (D) in February 2020 has caused shallow (perched) groundwater levels to rise on the Subject Property. This has resulted in localized flooding and may potentially cause the malfunctioning of the sewage disposal system.

We recommend the following courses of action:

1. Immediate release of the blockage in drainage pipe D to facilitate the natural drainage of water southward into the Pond at 7684 232nd Street.
2. An inspection of the perimeter drainage around the residences at 7684 232nd Street to determine whether blockage of either the perimeter drains or drainage pipe (E) could be the cause of alleged basement flooding in February 2016.
3. A detailed topographic survey on the subject Property and at 7684 232nd Street and a review of as-built drawings for the basements and perimeter drainage to further validate these conclusions.

11 CLOSURE

This letter has been prepared by Active Earth Engineering Ltd. exclusively for Mr. Mike Lloyd and is intended to provide an assessment of hydrological and drainage conditions in the Study Area. The conclusions made in this report reflect Active Earth's best judgement in light of the information available at the time of testing. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Active Earth accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this letter.

The Township of Langley is authorized to rely on the findings and conclusions within the limitations of this report.

The findings and conclusions documented in this report have been prepared for specific application to this site and have been developed in a manner consistent with that level of care normally exercised by hydrogeological professionals currently practicing under similar conditions in the area.

Yours truly,

ACTIVE EARTH ENGINEERING LTD.

Prepared By:

Kathy Tixier, M.ASc., P.Eng.
Senior Engineer

Reviewed by,

David Kneale, P.Geo.
Senior Hydrogeologist

ATTACHMENTS

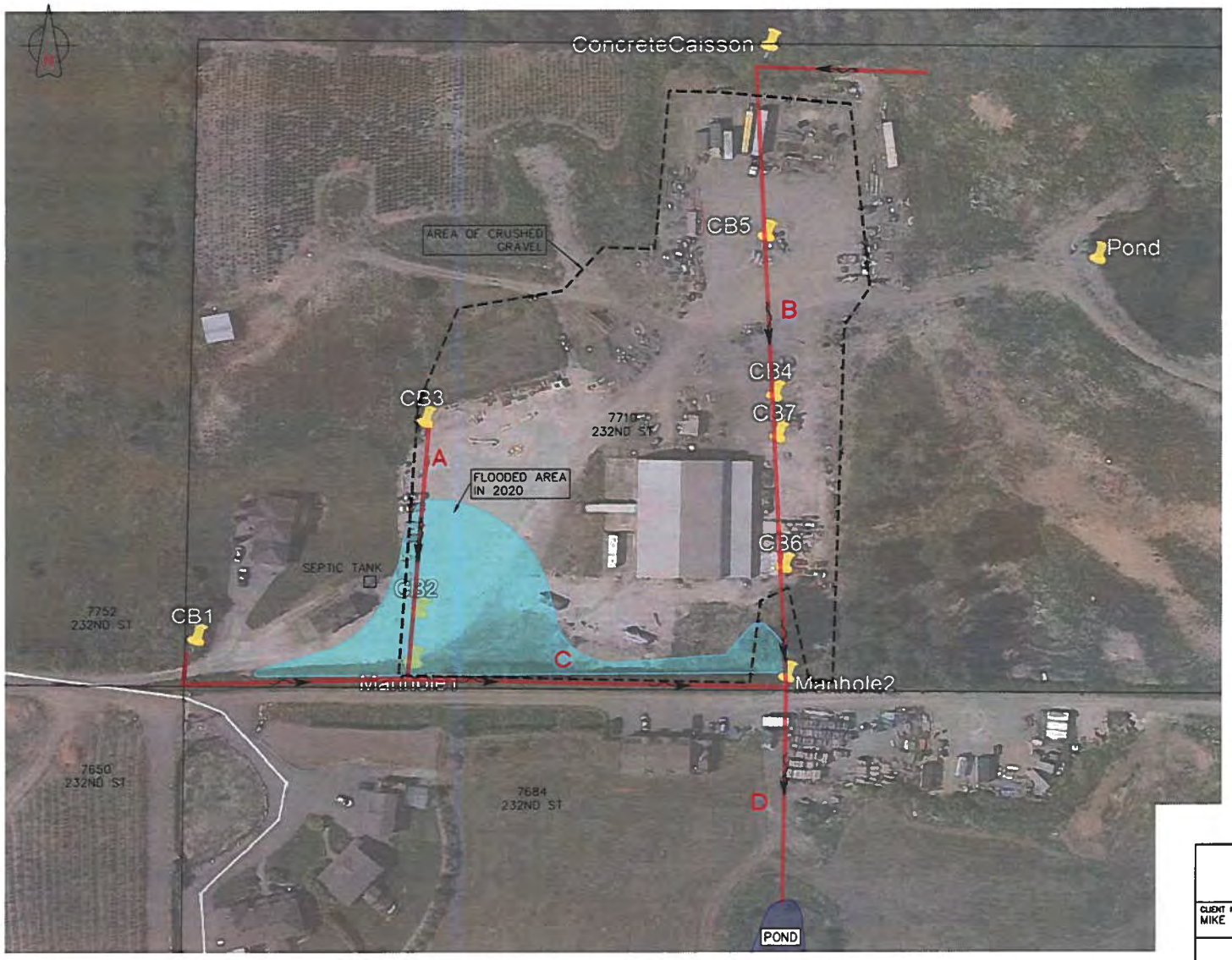
- Figures
- Photos
- Appendix A

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FIGURES


LEGEND
STUDY AREA
SUBJECT PROPERTY
CLASS A WATERCOURSE
CLASS B WATERCOURSE
CLASS C WATERCOURSE
WELL LOCATION
SITE
SUBJECT PROPERTY
STUDY AREA
POND
WETLAND
TOPOGRAPHIC GRADIENT
7710 232ND ST
7684 232ND ST
7752 232ND ST
7650 232ND ST
WTN 59006
WTN 71128
212 ST
1m CONTOUR LINES (2008)
0
60
180m
1:3000
REFERENCE: TOWNSHIP OF LANGLEY – GEOSOURCE
ACTIVE EARTH
ENGINEERING LTD
CLIENT NAME: MIKE LLOYD
PROJECT LOCATION: LANGLEY, BC
SUBJECT PROPERTY & STUDY AREA LOCATION
7710 232ND STREET
DWN BY: EB
CHK'D: KT
DWG NAME: -1
PLOT:
DATE: 2020-06-02
CADFILE: 2111
FIGURE 1



LEGEND

- BURIED DRAINAGE PIPE
- AREA OF CRUSHED GRAVEL
- CB# CATCH BASIN
- 2020 FLOOD AREA
- FLOW DIRECTION

NOTE:
ALL LOCATIONS ARE APPROXIMATE

1:1250 0 25 75m

REFERENCE: AERIAL IMAGERY – GOOGLE EARTH DATED 2019

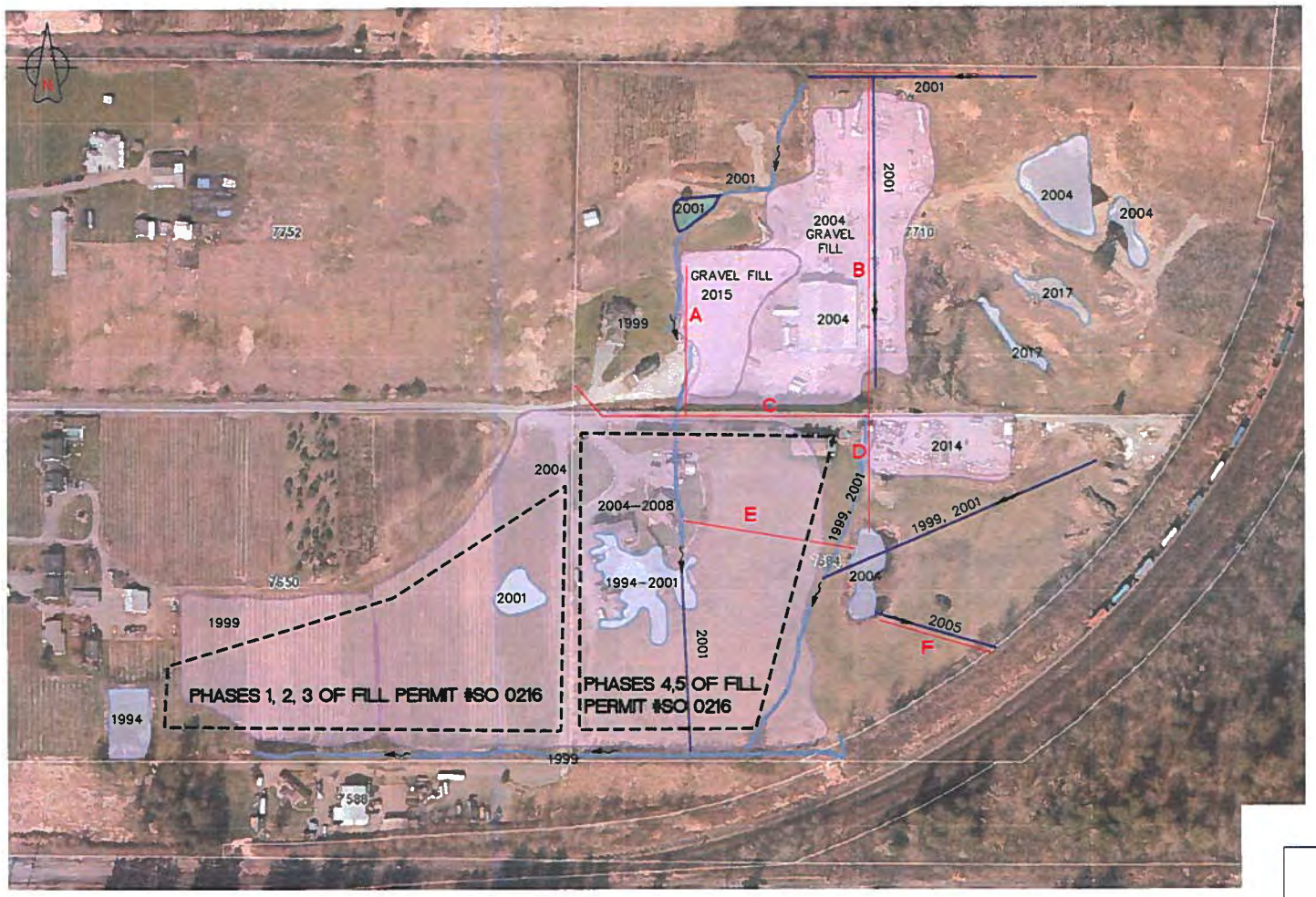
ACTIVE EARTH ENGINEERING LTD

CLIENT NAME: MIKE LLOYD	PROJECT LOCATION: LANGLEY, BC

SUBJECT PROPERTY DRAINAGE & FILL
7710 232ND STREET

DWN BY: EB	DWG NAME: -2	DATE: 2020-06-02	FIGURE 2
CHK'D: KT	PLOT:	CADFILE: 2111	

N.1



NOTE:
- ALL LOCATIONS ARE APPROXIMATE
- YEAR ANNOTATION INDICATE THE YEAR FEATURE WAS VISIBLE VIA AIR PHOTO VISUAL IDENTIFICATION

REFERENCE: TOWNSHIP OF LANGLEY – GEOSOURCE W/ AERIAL PHOTOGRAPH DATED 2019

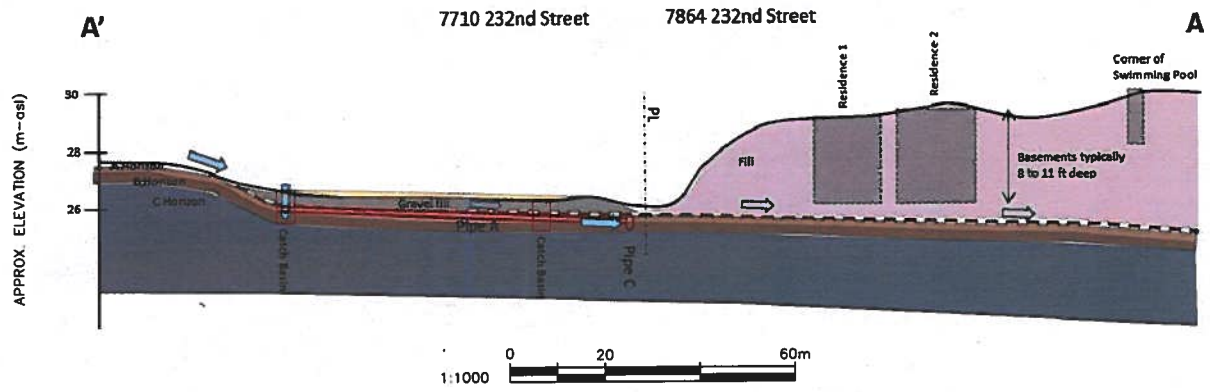
ACTIVE EARTH ENGINEERING LTD

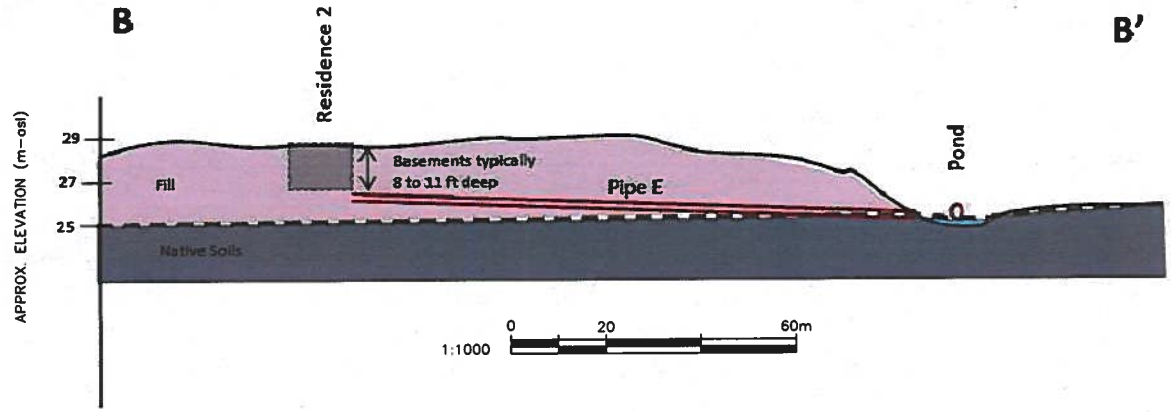
CLIENT NAME: MIKE LLOYD	PROJECT LOCATION: LANGLEY, BC

HISTORICAL LAND & DRAINAGE MODIFICATIONS
7710 232ND STREET

DWN BY: EB	DWG NAME: -3	DATE: 2020-06-02	FIGURE 3
CHK'D: KT	PLOT:	CADFILE: 2111	

N.1





LEGEND

- CURRENT DRAINAGE
- HISTORICAL DRAINAGE
- HISTORICAL GROUND SURFACE
- CURRENT GROUND SURFACE
- FLOODED AREA (2020)

ACTIVE EARTH ENGINEERING LTD

CLIENT NAME: MIKE LLOYD	PROJECT LOCATION: LANGLEY, BC

CROSS SECTIONS A-A & B-B
7710 232ND STREET

DWN BY: EB	DWG NAME: -4	DATE: 2020-06-02	FIGURE 4
CHK'D: KT	PLOT:	CADFILE: 2111	

PATH:

N.1

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PHOTOGRAPHS

PHOTOGRAPHS

Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd.	7710 232nd Street, Langley, BC	2111	June 2020

Photo 1: Ponding on Subject Property, looking southeast towards 7684 232nd Street in February 2020



Photo 2: Ponding on Subject Property, looking southwest towards 7684 232nd Street in May 2020



PHOTOGRAPHS

Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd	7710 232nd Street, Langley, BC	2111	June 2020

Photo 3: Elevated water levels in Manhole 2 (Figure 2) in February 2020, indicating blocked drainage pipe



Photo 4: Septic tank chamber lid (indicated by arrow), nearly submerged in February 2020



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APPENDIX A

Aerial Images and Historical Documentation

A-1 1994 AERIAL PHOTOGRAPH



Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd	7710 232nd Street, Langley, BC	2111	June 2020

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A-2 1999 AERIAL PHOTOGRAPH



Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd	7710 232nd Street, Langley, BC	2111	June 2020

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A3 2001 AERIAL PHOTOGRAPH



Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd	7710 232nd Street, Langley, BC	2111	June 2020

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A-4 2003 AERIAL PHOTOGRAPH



Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd	7710 232nd Street, Langley, BC	2111	June 2020

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A-5 2004 AERIAL PHOTOGRAPH



Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd	7710 232nd Street, Langley, BC	2111	June 2020

ACTIVE EARTH
ENGINEERING LTD

A-6 2015 AERIAL PHOTOGRAPH



Client Name	Site Location	Project No.	Date
Mr. Mike Lloyd	7710 232nd Street, Langley, BC	2111	June 2020

ACTIVE EARTH
ENGINEERING LTD

REFERENCE PLAN OF EASEMENTS OVER PART OF LOT "B" EXCEPT: FIRSTLY: PART OF PLAN 38363, SECONDLY: PART ON PLAN 57853; PART OF LOT "D" EXCEPT: PART ON PLAN 57853; ALL OF DISTRICT LOT 318 GROUP 2 AND OF SECTION 21 TOWNSHIP 11 NEW WESTMINSTER DISTRICT PLAN 1064.

A-7

PLAN LMP 32636

Deposited in the Land Title Office in New Westminster, B.C. this 7 day of April 1993

Registrar

BL124081

PURSUANT TO SECTION 99 (1) OF THE LAND TITLE ACT

SCALE:– 1:1000

0 10 20 40 60

ALL DISTANCES IN METRES

LEGEND

BEARINGS ARE ASTRONOMIC, DERIVED FROM PP LMP4558

● Denotes Standard Iron Post (Type 5) Found
○ Denotes Standard Iron Post (Type 5) Placed

Areas in square metres show thus – sq.m.

N.W.D. TP. 11 SEC. 21 PLAN 1064

REM. "B"

Area= 1654 sq.m.

REM. "D"

Area= 2243 sq.m.

SEE DETAIL AT "A"

NOTE: – CURVES ARE NON-CONCENTRIC

Change of curve Centres

C.N.R. R/W PLAN 38363

PLAN 38363

DETAIL "A"

Scale:– 1:100

DITCH

IRRIGATION POND

DRIVEWAY

Date: Sept. 20/93

Site Plan

Dave Stenberg

(604) 657-0431

I, R.J. REYNOLDS A BRITISH COLUMBIA LAND SURVEYOR OF WHITE ROCK IN BRITISH COLUMBIA CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 1st DAY OF February, 19 93

R J Reynolds.

B.C.L.S.

THIS PLAN LIES WITHIN THE CENTRAL FRASER VALLEY REGIONAL DISTRICT

V213-13 M:R) J8282

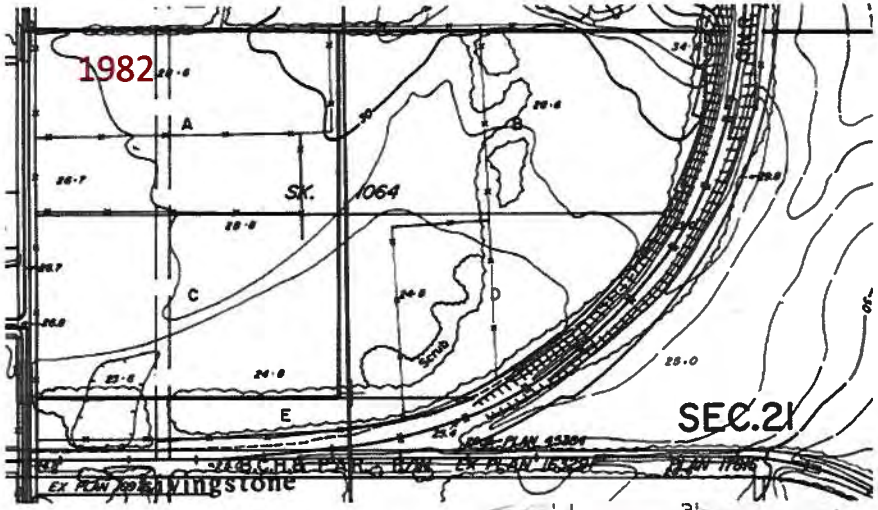
R.J. Reynolds, B.C. Land Surveyor, 3626 – 140th Street, White Rock, B.C. V4P 2B1 Telephone 535-8211

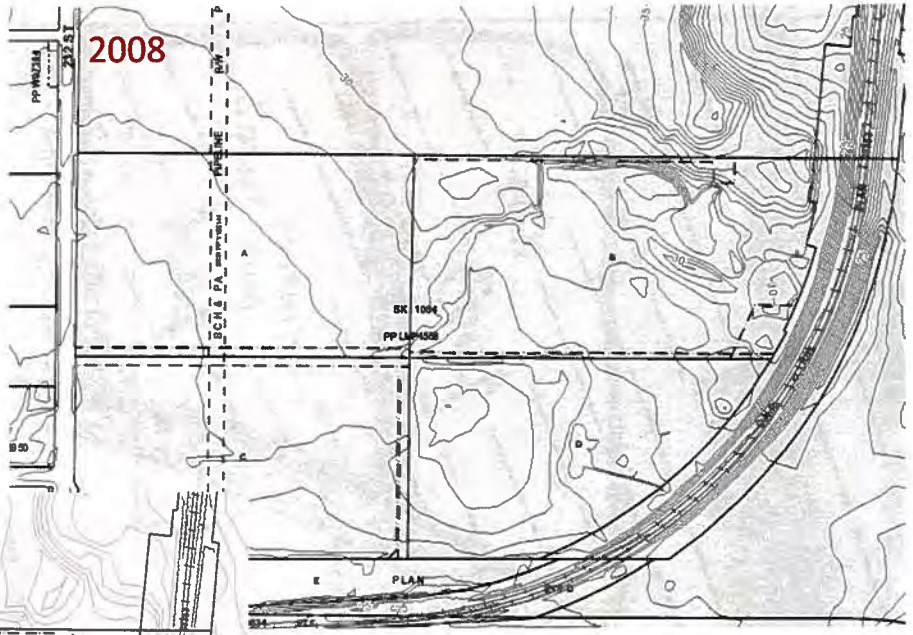
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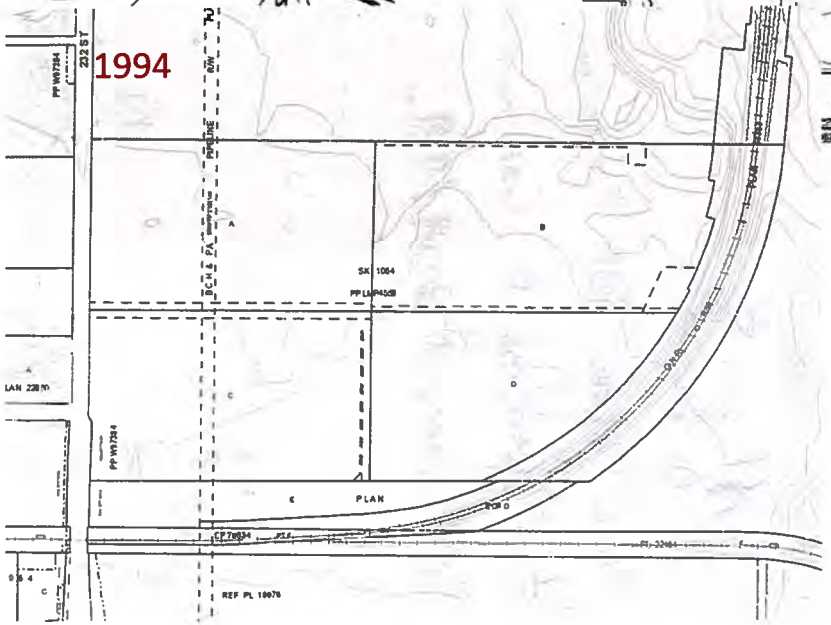
SO 0216

6000 cu. METERS.

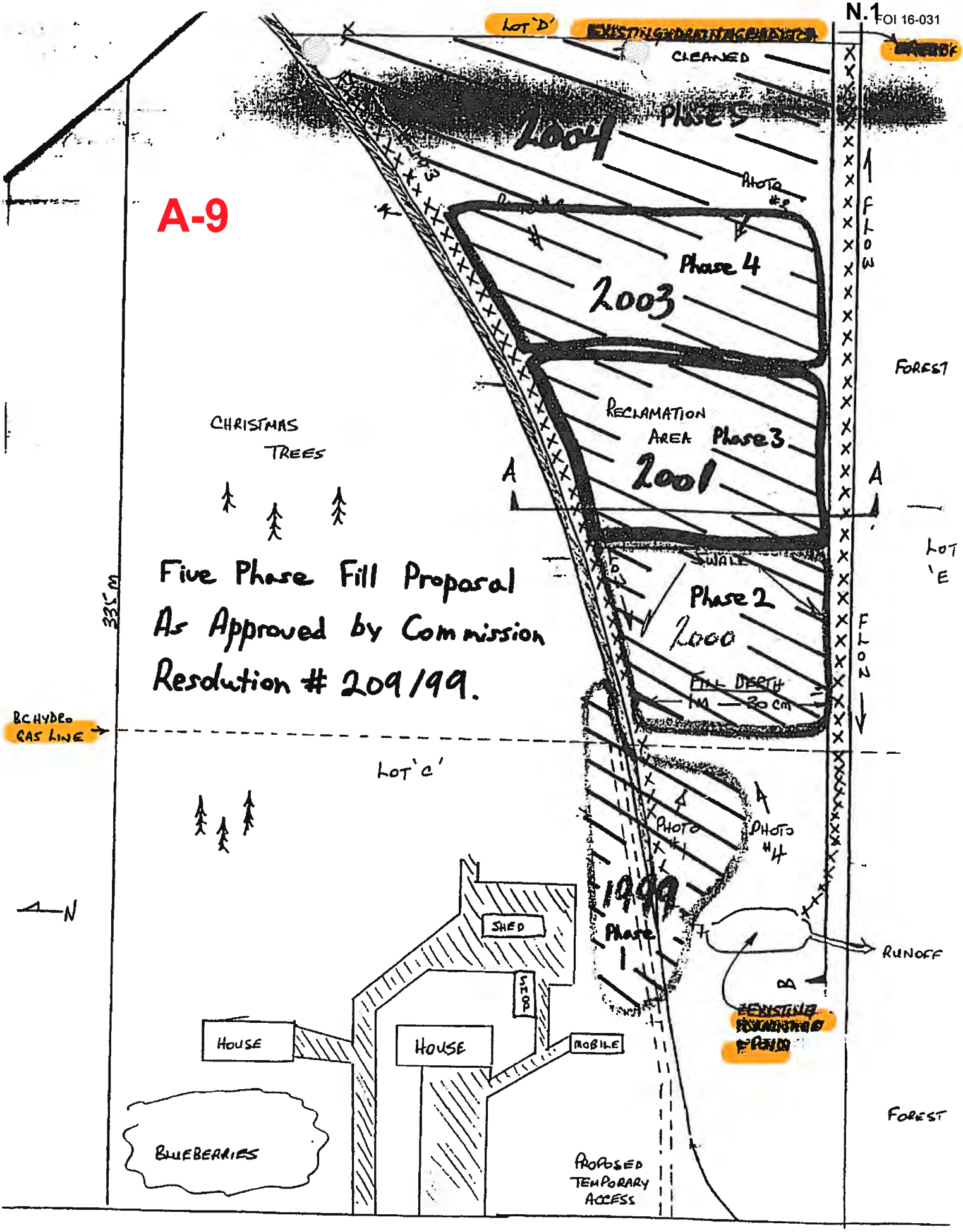
Historical and current topographic maps







A-8


A-9
LOT 'D'
CLEANED
2004
Phase 5
PHOTO #5
FLOW
Phase 4
2003
FOREST
CHRISTMAS TREES
RECLAMATION AREA Phase 3
2001
A
A
LOT 'E'
SWALE
Phase 2
2000
FILL DEPTH 1M — 20 cm
FLOW
Five Phase Fill Proposal
As Approved by Commission
Resolution # 209/99.
BC HYDRO GAS LINE
LOT 'C'
PHOTO #4
PHOTO #4
1999
Phase 1
N
SHED
SHED
RUNOFF
B
B
EXISTING RETAINING POND
HOUSE
HOUSE
MOBILE
FOREST
BLUEBERRIES
PROPOSED TEMPORARY ACCESS
232 STREET

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 15, 2020 – REGULAR MEETING	**REPORT:**	20-71
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	3220-01
SUBJECT:	ALDER INN OPTIONS		

RECOMMENDATION:

That Council receive the Alder Inn Options report for information.

EXECUTIVE SUMMARY:

At its December 2, 2019 Regular Afternoon Meeting, Council referred a motion to staff for a report on future development options, timelines and potential interim uses for the three (3) properties previously occupied by the Alder Inn. The subject properties are located at the southeast corner of Fraser Highway and 272 Street, with a total area of approximately 40,541 square feet (0.93 acre).

Three (3) development options have been examined, as follows. Option 1 involves development of each property individually and independently of others; Option 2 proposes closure of a lane to facilitate a larger land assembly with likely a more pedestrian-friendly development; and Option 3 provides for the highest level of density, both from a commercial floor area and apartment unit yield perspective. All three options are consistent with the provisions of the Aldergrove Core Area Plan, and provide for mixed-use development scenarios with ground level retail and residential apartment units of up to five storeys above; with the exception of Option 3, where nine (9) additional townhouse units are conceived to maximize the return on investment, within the minimum specific requirements of the Aldergrove Core Area Plan, made possible without the provisions of a dedicated amenity space.

The following table summarizes the key metrics of the various options considered:

	Option 1	Option 2	Option 3
Commercial Floorspace	474 m^2 (5,102 ft^2)	462 m^2 (4,972 ft^2)	586 m^2 (6,307 ft^2)
Apartment	51 units	63 units	75 units
Townhouse	n.a.	n.a.	9 units
Amenity Space	479 m^2 (5,151 ft^2)	479 m^2 (5,151 ft^2)	n.a.

The timeline for development can vary, depending on a number of different factors, including prevailing economic conditions, development trends, Council's broader objective, public input and potential partnerships with other organizations.

Potential interim uses could include any, or a combination, of public parking, gathering place, such as a small-scale urban plaza, public performing place, and community gardens. It is recommended that the community be engaged to identify the desired mix of interim and potential ultimate uses.

PURPOSE:

This report responds to Council direction and provides information regarding potential development options, timelines and interim uses for properties located at the southeast corner of Fraser Highway and 272 Street, collectively referred to as the Alder Inn.

BACKGROUND/HISTORY:

Encouraging development in the Aldergrove Core Area is a Council strategic priority. In 2019, the Township purchased three properties owned by the Alder Inn located at 27214 Fraser Highway, as one of the steps toward re-development of a key area in the downtown core area of Aldergrove.

At its Regular Afternoon meeting on December 2, 2019, Council referred a motion to staff for a report on future site development, timelines and potential interim uses such as parking, gathering places and community gardens, as follows:

> *"That Council direct staff to demolish the Alder Inn building subject to existing tenancies being adequately resolved;*
>
> *That the building be replaced with an interim downtown Aldergrove public parking lot for ACUCC overflow parking and other community uses such as a potential farmers market; and*
>
> *That Council ask staff to initiate a process to establish the future of the Alder Inn site as soon as practical and that this process include public input.*
>
> *REFERRAL*
>
> *That this motion be referred to staff for a report on future site development and timelines.*
>
> *AMENDMENT*
>
> *That the report also include a review of potential interim uses including parking, gathering spaces, and community gardens."*

DISCUSSION/ANALYSIS:

The subject properties are located on the southeast corner of Fraser Highway and 272 Street in the community of Aldergrove. Attachment A shows the location of the three (3) properties. The total area of these properties is approximately 40,541 square feet (0.93 acre). The table below summarizes the civic addresses, lot size, current uses and land use designations in the Aldergrove Core Area Plan for the three (3) properties/parcels.

	Parcel A	**Parcel B**	**Parcel C**
Civic Address	27214 Fraser Highway	2992 – 272 Street	(No Civic Address)
Lot Size (sq ft)	20,126	8,480	11,935
Current Use	Mixed use building	Vacant (parking lot)	Vacant (parking lot)
Current Zoning	Community Commercial (C-2)		
Designation per Aldergrove Core Area Plan	Medium Density Mixed Use (commercial at-grade and residential up to 5 storeys – 2.0 Floor Space Ratio)		Low Density Residential (townhouse residential up to 2.5 storeys)

Development Options

Preliminary ultimate site development options are examined, based on the provisions of the Aldergrove Core Area Plan, with specific consideration of the following assumptions:

- Land Use: It is assumed that there is no density increase to the Aldergrove Core Area Plan, considering any density increase would require additional (underground) parking.

- Parking: Two (2) levels of underground parking is the economically viable limit for developments.

- Walkability: To enhance pedestrian realm, which is a key policy provision in the Aldergrove Core Area Plan, the lane between Parcel A and Parcel B would be closed. The lane closure would also improve the development economics of the land assembly.

- Gross Area Calculation: Analysis of development options is based on gross land area, prior to consideration of necessary road widening.

Based on the above discussion, three (3) development options have been developed, as outlined in more detail below:

Option 1

This option would see development of each property individually and independent of each other.

Parcel A would see a 5-storey mixed-use building, with approximately 474 m^2 (5,102 ft^2) of commercial space at grade, and 27 residential units above. There would be 10 parking stalls at grade to the rear of the building to serve the commercial units, and 56 stalls in two (2) underground levels for the residential units. Consistent with the "Concept Plan" in the Aldergrove Core Area Plan, an Amenity Space of approximately 479 m^2 (5,151 ft^2) would be provided in the existing parking area fronting on Fraser Highway. This Amenity Space would be similar to that in the 20700 block on the south side of Willoughby Town Centre Drive, in terms of function and design as a plaza and a short cut access to the commercial parking in the rear.

Parcel B would have another 5-storey mixed-use building, composed of 204 m^2 (2,195 ft^2) of commercial space at grade, and 24 residential units above. There would be 16 parking stalls at grade and 30 stalls underground.

Parcel C would be a communal parking lot to meet the overall combined parking requirements for the proposed developments in Parcel A and Parcel B, assuming no variance to the existing parking requirements.

Option 2

This option combines Parcel A with Parcel B, plus the east-west lane between them. This land assembly would provide for a 5-storey mixed use building, composed of approximately 462 m^2 (4,972 ft^2) of commercial space at grade, and 63 residential units above. There would be 40 at grade parking stalls and 78 underground stalls to partially meet the parking requirements for the proposed development (and thus relatively smaller commercial space than in Option 1)

Similar to Option 1, the Amenity Space would be a land use and urban design feature in Option 2. Likewise, Parcel C would provide parking to meet the overall parking needs of the development in the land assembly, assuming no reduction in the existing parking requirements.

Option 3

This option adds development potential to the land assembly in Option 2 (Parcel A, Parcel B and lane) by allowing development in the Amenity Space contemplated under Options 1 and 2, and on Parcel C. This would provide for a 5-storey mixed-use building, with approximately 586 m^2 (6,307 ft^2) of commercial space at grade, and 75 residential units above. There would be 48 at grade stalls to the rear of the building to serve the commercial units, and 94 stalls underground for the residential units.

Parcel C would provide development potential for nine (9) townhouse units, to maximize the Township's return on investment, that will likely trigger the need for an overall parking variance requirement.

Summary

Three development options have been considered, with Option 1 having the lowest overall density, Option 2 having medium density, and Option 3 having the highest density with likely the highest return on investment, as the highest and best use option. All three options conform with the overall intent of the Aldergrove Core Area Plan. The following table summarizes the metrics of the three options.

	Option 1	**Option 2**	**Option 3**
Commercial Floorspace	474 m^2 (5,102 ft^2)	462 m^2 (4,972 ft^2)	586 m^2 (6,307 ft^2)
Apartment	51 units	63 units	75 units
Townhouse	n.a.	n.a.	9 units
Commercial Parking	26 at grade to the rear	40 at grade to the rear and side	48 at grade to the rear and side
Residential Parking	86 stalls (2 underground levels)	78 stalls (2 underground levels)	94 stalls (2 underground levels)
Communal Parking Lot	40 stalls	40 stalls	n.a.
Amenity Space	479 m^2 (5,151 ft^2)	479 m^2 (5,151 ft^2)	n.a.

Development Timelines

The timeline for development of the subject properties can vary significantly depending on a number of different factors, including, but not limited to:

- micro and macro-economic conditions at the global, national and provincial, regional and local levels;
- development trends and policies including those in Metro Vancouver and the Fraser Valley. Various levies and charges (such as Translink Development Cost Charges and local Community Amenity Charges) may affect the relative competitiveness and financial viability of development amongst municipalities in the Lower Mainland. Municipalities beyond the TransLink DCC catchment area may now have a lower cost advantage;
- Council's broader community objectives;
- potential partnership opportunities with other organizations such as BC Housing, local service clubs and the Aldergrove Legion) to pursue other community interest in areas such as rental and/or affordable housing units;
- public input; and
- the level of interest in an Expression of Interest from developers, should Council decide to dispose of the land holdings and not pursue development on its own.

Potential Interim Uses

Potential interim uses on the subject properties could include public off-street parking, gathering places such as small-scale urban plazas and public performing places, and community gardens.

Public Off-Street Parking

Two of the subject properties (Parcel B and Parcel C) have been used for parking which is an accepted use in downtown Aldergrove. Once a decision is made to demolish the existing building on Parcel A, the subject properties could accommodate a total of approximately 120 parking stalls. This would alleviate the high demand for public off-street parking in the area during the summer months, when the Aldergrove Credit Union Community Centre (ACUCC) and Otter Co-op Outdoor Experience attract large attendance from around the Lower Mainland and beyond. Should Council decide to expand the existing parking areas, landscaping should be designed and installed to reduce the visual impact of the parking lot at this high profile location in the downtown area.

Gathering Places

Small-scale urban plazas and public performing places are key urban design and place-making features in vibrant downtowns. For example, there is a temporary “pop-up park” in the commercial core of Fort Langley. Also, McBurney Lane in downtown Langley City is a successful plaza that provides a space for people to hangout, socialize, and perform, right in the heart of the commercial area. If an interim gathering place is provided, it would be expected to be programmed and landscaped appropriately, dependent on size, use and location, with considerations for construction and maintenance costs. Such a gathering place could be integrated into a public off-street parking area described above, but would reduce the total number of potential parking stalls.

Community Gardens

Community gardens could also be incorporated into the mix of potential interim uses. However, the peak demand for community garden plots coincides with the peak demand for parking in the summer. Also, considering the high visibility nature of the location, a community garden could pose operational and maintenance challenges.

Due to the dynamic nature of the Covid-19 pandemic, Council may consider a “virtual townhall” program to engage the community on the desired mix of interim uses at this location, by conducting a online survey. Results of the online survey would facilitate decision on the type and mix of interim uses. Also, depending on the type of interim uses identified, there may be a need for consideration of a Temporary Use Permit, at Council’s discretion.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Map showing location of the three properties

Attachment A

Location of Subject Properties

