Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, January 10, 2022 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – January 10, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held January 10, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – December 13, 2021

That Council adopt the Minutes of the Regular Council meeting held December 13, 2021.

2. Public Hearing Meeting – December 13, 2021

That Council adopt the Minutes of the Public Hearing meeting held December 13, 2021.

C. DELEGATIONS

1. Doug McFee
Salmon River Enhancement Society
File 0550-07

Request by Doug McFee, Salmon River Enhancement Society, to appear before Council to discuss the Fort Langley floodplain.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Development Application Procedures Bylaw
Bylaw No. 5760
Report 22-01
File CD BA000021

That Council give first, second, and third reading to Township of Langley Development Application Procedures Bylaw No. 5760 to integrate provisions of the provincial Municipal Affairs Statutes Amendment Act (Bill 26) that came into effect on November 25, 2021 relating to public hearing requirements for rezoning applications that are compliant with official community plans.

Explanation – Bylaw No. 5760

Bylaw No. 5760 establishes development application procedures to integrate provisions of the *Municipal Affairs Statutes Amendment Act* (Bill 26) relating to public hearing requirements and eliminates inconsistencies with provisions adopted in the context of the COVID-19 pandemic.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Official Community Plan Amendment and
Rezoning Application No. 100206 and
Development Permit Applications No. 101198 and 101290
(Qualico Developments (Vancouver) Inc. / 7711 – 206 Street)
Bylaw No. 5747
Bylaw No. 5748
Report 21-134
File CD 08-23-0203

That Council give third reading to “Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2021 No. 5747”; and

H. BYLAWS FOR CONSIDERATION AT THIRD READING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments / (Vancouver) Inc.) Bylaw 2021 No. 5748".

Bylaw No. 5760 establishes development application procedures to integrate provisions of the *Municipal Affairs Statutes Amendment Act* (Bill 26) relating to public hearing requirements and eliminates inconsistencies with provisions adopted in the context of the COVID-19 pandemic.

Explanation – Bylaw No. 5747

Bylaw 2021 No. 5747 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the minimum density, unit type and unit mix provisions for lands designated Mixed Residential located at 7711 - 206 Street. The amendment will allow the development of four (4) single family lots.

Explanation – Bylaw No. 5748

Bylaw 2021 No. 5748 rezones a portion of the property located at 7711 - 206 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R CL(A) and R-CL(B) to permit a single family development consisting of four (4) single family lots and two (2) remainder lots.

Development Permit No. 101198

Running concurrently with this Bylaw is Development Permit No. 101198 (Qualico Developments (Vancouver) Inc. / 7711 – 206 Street) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. Payment of supplemental Development Permit fees prior to its issuance.

Development Permit No. 101290

Running concurrently with this Bylaw is Development Permit No. 101290 (Qualico Developments (Vancouver) Inc. / 7711 – 206 Street) in accordance with Attachment B subject to the following conditions:

H. BYLAWS FOR CONSIDERATION AT THIRD READING

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

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

That Council give third reading to "Township of Langley Land Use Contract No. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McTaft Properties Ltd.) Bylaw 2021 No. 5746".

Explanation – Bylaw No. 5745

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

Explanation – Bylaw No. 5746

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

Clerk's Note: Please note that the matter raised at the December 13, 2021 Public Hearing has been discussed and agreed with the proponent, and is proposed to be addressed by the addition of the following development prerequisite:

7. Registration of a restrictive covenant on the subject lands indicating that:

a. no use shall be carried on whereby an injurious, offensive or disagreeable noise or nuisance shall or may be occasioned, caused or made (note: this language matches existing LUC 31 language)
b. no use shall be carried on that requires a Metro Vancouver air quality permit

I. BYLAWS FOR FINAL ADOPTION

1. Langley Building Bylaw Amendment 2021
Bylaw No. 5753
Report 21-145
File CD 4320-01

That Council give final reading to "Langley Building Bylaw 2008 No. 4642 Amendment Bylaw 2021 No. 5753".

Explanation – Bylaw No. 5753

Bylaw 2021 No. 5753 amends the Langley Building Bylaw 2008 No. 4642 Appendix A to update fees required to administer the bylaw reflective of current construction valuation to coincide with increased industry construction costs as well as updates to staff review time required to determine compliance with additional revisions to British Columbia Building Code regulations.

2. 2022 Revenue Anticipation Borrowing Bylaw
Bylaw No. 5759
Report 12-146
File FIN 3900-25

That Council give final reading to "2022 Revenue Anticipation Borrowing Bylaw 2021 No. 5759".

Explanation – Bylaw No. 5759

The purpose of Bylaw 2021 No. 5759 is to provide authorization to borrow funds between January 1, 2022 and December 31, 2022. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

J. CORRESPONDENCE

1. Moms Stop the Harm Resolution
File 0400-40

That Council receive the letter from Lisa Weih, Member of Moms Stop the Harm, requesting Council consider their request to pass a resolution on the overdose crisis.

K. MINUTES OF COMMITTEES

1. Recreation, Culture, and Parks Advisory Committee – December 8, 2021
Seniors Advisory Committee – December 15, 2021
Council Process Committee – December 20, 2021
File 0540-20

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

2. Recreation, Culture, and Parks Advisory Committee Recommended Motion
File 0540-20

That Council endorse the following community members to the Museum Advisory Group, as outlined in the Recreation, Culture, and Parks Advisory Committee Terms of Reference, 8.4 Appointing Members to the Museum Advisory Group:

Midori McMillan – 2 year appointment (January 2022 to December 2023)
Kate Ludlam – 2 year appointment (January 2022 to December 2023)

3. Council Process Committee Recommended Motion
File 0540-20

That Council endorse the Social Sustainability Strategy, presented as Attachment A to this report; and further

That Council refer to 2022 budget deliberations consideration of annual operating funding in the amount of $50,000 to support implementation of the Social Sustainability Strategy.

4. Council Process Committee Recommended Motion
File 0540-20

That Council receive and endorse the proposed amendments to the Public Art Policy.

5. Council Process Committee Recommended Motion
File 0540-20

That Council confirms the 2022 universal tax increase of 3%;

That Council resolve to direct staff to use the Restart Grant, up to $7,608,000, to reduce the universal tax rate for 2022; and

That Council resolve to direct staff to bring forward the 2022 Universal Utilities, Capital, and Capital carry forward budgets fur further discussions.

L. MAYOR AND COUNCIL REPORT

1. Year in Review

Mayor Froese to present his Year in Review report.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the December 13, 2021 Regular Council meeting:

1. Aldergrove Gateway Project Pre-Approvals
Report 21-149
File ENG 6125-20

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council pre-approve the Aldergrove Gateway project in the amount of $1,000,000 and the Fraser Highway Widening: 27000 Block project in the amount of $600,000 as part of the 2022 capital budget to leverage available grant funding opportunities and meet grant deadlines; and

That Council authorize staff to execute related grant funding agreements should the grant funding application be successful.

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Aldergrove Gateway Project Pre-Approvals be deferred until the next meeting of Council.
CARRIED

Mayor Froese and Councillors Long and Whitmarsh opposed

Mayor Froese has requested reconsideration of the following item from the December 13, 2021 Regular Meeting of Council in accordance with Section 131 of the Community Charter:

2. Agricultural Land Commission Application No. 100391 (1040651 BC Ltd. / 22153 – 96 Avenue)
Report 21-144
File CD 12-06-0020

That Council advise the Agricultural Land Commission that the subdivision application submitted by Melissa Maat on behalf of the owner of the

N. ITEMS FROM PRIOR MEETINGS

property located at 22153 – 96 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

Councillor Richter has requested reconsideration of the following motion from the December 13, 2021 Regular Council meeting:

3. Motion to Reconsider

That Council reconsider the following motion:

Salmon River Floodplain

Moved by Councillor Davis,
Seconded by Mayor Froese,
Whereas flooding occurs in the Salmon River floodplain during the spring freshet as well as other times of the year during intense, prolonged and back-to-back rainfall events, resulting in surcharging of the local drainage system causing difficulties and challenges for the farming community that rely on the lowlands drainage system; and which are projected to occur more frequently in the future as a result of the more extreme weather patterns, caused by global climate change;

Whereas various stakeholder groups, including farming, environmental and community groups, have advocated for a naturalized environment and greater protection of aquatic species and habitat, while meeting the needs of the farming community, through implementation of appropriate measures that seek to balance agricultural, community, and environmental interests;

Whereas Township of Langley owns and operates flood mitigation infrastructure at the confluence of the Salmon and Fraser Rivers, based on federal (Fisheries Act) regulations that restrict operations during winter flooding;

Whereas reduced conveyance capacity along the Salmon River from the Glover Road bridge to the pump station as a result of sedimentation may be occurring and contributing to flooding; and

Whereas proposed revisions to the operations of the pump station and/or enhancements to increase pumping capacity require federal (Fisheries Act) authorization and provincial (Water Sustainability Act) approval, that must be based on technical analysis and assessment of options and resulting impacts;

Therefore be it resolved that Council direct staff to engage a qualified professional consultant, as anticipated in 2012, to undertake, based on an updated terms of reference, an analysis of the conditions, inter-relationships, and other relevant data, to recommend improvement options, including the feasibility and effectiveness of additional pumping capacity, in

N. ITEMS FROM PRIOR MEETINGS

consideration of the applicable federal and provincial regulatory requirements for the installation and operation of a second fish-friendly screw pump, with costs, estimated at approximately $50,000 pre-approved as part of the 2022 budget.
CARRIED

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

P. OTHER BUSINESS

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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) (g) Legal;
Item F.2 - Section 90(1) (c) Labour Relations;
Item F.3 - Section 90(1) (e) Property; (k) Negotiations;
Item G.1 - Section 90(1) (a) Personnel;
Item G.2 - Section 90(1) (e) Property; (k) Negotiations; and
Item G.3 - Section 90(1) (e) Property; (k) Negotiations.

R. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, December 13, 2021 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

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, R. Chapman, S. Richardson, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – December 13, 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 December 13, 2021, as amended.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 22, 2021

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Council meeting held November 22, 2021.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – November 22, 2021

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Public Hearing meeting held November 22, 2021.
CARRIED

The agenda order was varied.

D. PRESENTATIONS

1. Langley Fine Arts Piano Quartet

The Langley Fine Arts String Quartet provided a musical performance.

C. DELEGATIONS

1. Anthony Kupferschmidt
Langley Senior Resources Society
File 0550-07

Anthony Kupferschmidt, Executive Director, Langley Senior Resources Society appeared before Council to discuss the Age- and Dementia-friendly Action Plan. He expressed their support of the Action Plan and encouraged Mayor and Council to support the Plan.

D. PRESENTATIONS

2. Foundry Langley

Loren Roberts, Executive Director of Operations, Encompass Support Services Society, and others, provided a presentation regarding Foundry Langley. He noted that Foundry is seamless, integrated health and wellness care for youth age 12-24. Services are intended to be accessed in a flexible manner, determined by client preference and need. The current system of care does not provide enough service and many young people are not getting the treatment they need.

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

D. PRESENTATIONS

1. The establishment of a Foundry within the Langleys will significantly expand and improve non-judgemental support, mental and health, substance use and social services available to youth aged 12-24 within the Langleys;

2. Encompass anticipates that 1,000+ youth will access the Foundry, with more anticipated as our population continues to annually increase by significant numbers;

3. The Langley Foundry location is less than a kilometre from the Township of Langley, and will mostly serve Township of Langley youth;

4. Significant additional capital funding is needed to complete the Foundry capital project, much needed within our Langley communities; and

5. The RCMP reserve net increased by approximately $2.3M since December 2020, making it an obvious and appropriate funding source to financially support the Foundry Langley capital project;

Therefore be it resolved that Council pre-approve a total contribution of $250,000 to the Langley Foundry capital project funded from the RCMP reserve, with $125,000 contributed within the 2022 budget, and $125,000 in 2023.

AMENDMENT
Moved by Councillor Long,
Seconded by Councillor Woodward,
That the Township of Langley use a matching campaign up to $250,000 with members of the public.
CARRIED

Councillors Arnason, Richter, and Whitmarsh opposed

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

3. Age- and Dementia-friendly Action Plan

Mariam Larson, Gerontologist Consultant, provided a presentation regarding the Age- and Dementia-friendly Action Plan. The vision of the Plan is that the Township of Langley will be a community where older adults, people living with dementia, and their caregivers experience connection and inclusion. The planning and engagement process for drafting the Plan included a project task force, Dementia Friends Community Forum, a community survey, stakeholder workshops, focus

D. PRESENTATIONS

groups, and interview, literature review, internal consultations, and promising practices scan.

The results of engagement were organized into five priorities:

- Civic Participation and Employment;
- Communication and Information;
- Community Support and Health;
- Places and Mobility; and
- Social Connection and Participation.

43 actions were identified. A five-year time frame for implementation is suggested.

MEETING RECESSED
The meeting recessed at 3:16pm.

MEETING RECONVENED
The meeting reconvened at 3:24pm

The agenda order then resumed.

E. REPORTS TO COUNCIL

1. Draft Community Forest Management Strategy
Report 21-152
File CD LSP00015

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council receive the draft Community Forest Management Strategy for information and authorize staff to proceed with the public engagement process as outlined in this report.
CARRIED

2. Environmental Improvements on Municipal Lands Policy
Report 21-142
File CD BA000036

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council approve the Environmental Improvements on Municipal Lands Policy presented as Attachment A to this report.
CARRIED

Councillors Arnason and Richter opposed

E. REPORTS TO COUNCIL

MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
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 D.1 - Section 90(1) (f) Law Enforcement
CARRIED

Councillor Woodward opposed

MEETING RECESSED
The meeting recessed at 4:00pm.

MEETING RECONVENED
The meeting reconvened at 5:00pm

3. Strengthening Communities' Services
Report 21-143
File CD 5040-03

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council approve disbursement of $2,042,020 of grant funding, received under the UBCM Strengthening Communities' Services Program, to the organizations identified in Attachment A.
CARRIED

4. Aldergrove Gateway Project Pre-Approvals
Report 21-149
File ENG 6125-20

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council pre-approve the Aldergrove Gateway project in the amount of $1,000,000 and the Fraser Highway Widening: 27000 Block project in the amount of $600,000 as part of the 2022 capital budget to leverage available grant funding opportunities and meet grant deadlines; and

That Council authorize staff to execute related grant funding agreements should the grant funding application be successful.

E. REPORTS TO COUNCIL

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Aldergrove Gateway Project Pre-Approvals be deferred until the next meeting of Council.
CARRIED

Mayor Froese and Councillors Long and Whitmarsh opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to property ownership and left the meeting at 6:00pm.

5. Banner Program Request for Expressions of Interest
Report 21-151
File ACCI 1850-20

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council direct staff to proceed with the issuance of the attached Request for Expressions of Interest that will assist in the selection and designation process for community organizations to coordinate the Township's Banner Program in their respective communities.
CARRIED

Councillor Woodward re-entered the meeting at 6:02pm.

6. Mail-In Ballot Option for the 2022 Local General Election
Report 21-140
File ADM 4200-01

Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Council adopt a vote by mail option for voters for the 2022 Local General Election.
CARRIED

Mayor Froese and Councillor Arnason opposed

MEETING ADJOURNED
Moved by Councillor Long,
Seconded by Councillor Kunst,
That the meeting be adjourned at 6:15pm until after the conclusion of the Public Hearing.
CARRIED

Councillors Arnason, Davis, Ferguson, and Woodward opposed

Councillor Kunst left the meeting at 6:15pm.

E. REPORTS TO COUNCIL

MEETING RECONVENED
The meeting reconvened at 7:42pm.

7. Strata Road (207A Street) 82 to 84 Avenues
Report 21-148
File ENG 5260-26-01

Moved by Councillor Long,
Seconded by Councillor Woodward,
That Council receive the Strata Road (207A Street) 82 to 84 Avenues report for information.
CARRIED

MOTION
Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas 207A Street between 82 and 84 Avenue is widely used by the public; including access for Yorkson Creek Middle School added well after its initial construction;

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

Mayor Froese and Councillors Arnason, Davis, Long, and Whitmarsh opposed

8. Agricultural Land Commission Application
No. 100391 (1040651 BC Ltd. / 22153 – 96 Avenue)
Report 21-144
File CD 12-06-0020

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council advise the Agricultural Land Commission that the subdivision application submitted by Melissa Maat on behalf of the owner of the property located at 22153 – 96 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
DEFEATED

Councillors Arnason, Davis, Ferguson, and Richter opposed

E. REPORTS TO COUNCIL

9. Heritage Alteration Permit Application No. 101271 (Malowany / 21375 Old Yale Road) Report 21-141

File CD 08-01-0107

Moved by Councillor Davis,
Seconded by Councillor Woodward,
That Council authorize issuance of Heritage Alteration Permit No. 101271 for property located at 21375 Old Yale Road, to facilitate construction of an addition to an existing single family dwelling as well as construction of an accessory building at 21375 Old Yale Road, 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. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;

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 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 an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
e. Payment of applicable administration fees.

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100196 and Development Permit Application No. 101169 (Latimer Properties 197 Ltd. / 7648, 7676 and 7702 - 197 Street)
Bylaw No. 5755
Bylaw No. 5756
Report 21-150
File CD 08-22-0098

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Latimer Properties 197 Ltd.) Bylaw 2021 No. 5755 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Latimer Properties 197 Ltd.) Bylaw 2021 No. 5756, rezoning 2.43 ha (6 ac) of land located at 7648, 7676 and 7702 - 197 Street to Comprehensive Development Zone CD-168, to facilitate the development of 84 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
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 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);
4. Establishment of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
5. Registration of restrictive covenants:
    a) Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
    b) Prohibiting garages from being developed for purposes other than the parking of vehicles;
    c) Prohibiting the development of secondary suites within individual townhouse units;
    d) Identifying the units (minimum 5% for townhouses in compliance with the adaptable housing requirements);

F. BYLAWS FOR FIRST AND SECOND READING

6. Registration of public access statutory right of ways for a future trail connection and walkway through the site;
7. Compliance with the Community Amenity Contributions Policy (with an additional contribution of $86,640 for the five (5) additional units proposed through the plan amendment);
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, Willoughby Arterial Completion Amenity Completion Policy, Latimer Amenity Policy and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Latimer Properties 197 Ltd.) Bylaw 2021 No. 5755 consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the requirements of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5756 authorize issuance of Development Permit No. 101169 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;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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; and

F. BYLAWS FOR FIRST AND SECOND READING

d. 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 Latimer Neighbourhood Plan Amendment Bylaw No. 5755 and Rezoning Bylaw No. 5756 in conjunction with the hearing for proposed Development Permit No. 101169.
CARRIED

Councillors Arnason and Richter opposed

2. Rezoning Application No. 100604 and Development Permit Applications No. 101302 and 101226 (Royale Properties (208) Ltd. / 7581 – 208 Street) Bylaw No. 5757 Report 21-147
File CD 08-23-0169

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Royale Properties (208) Ltd.) Bylaw 2021 No. 5757, rezoning 2 ha (5 ac) of land located at 7581 – 208 Street to Comprehensive Development Zone CD-169 to facilitate the development of 75 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
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 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);
4. Establishment of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
5. Registration of an easement through adjacent lands (20645 – 74B Avenue) for drainage construction, maintenance, and conveyance purposes;
6. Registration of restrictive covenants:
   a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);

F. BYLAWS FOR FIRST AND SECOND READING

b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
c. Prohibiting the development of secondary suites within individual townhouse units;
d. Identifying the units (minimum 5% for townhouses) in compliance with the adaptable housing requirements);

7. Compliance with the Community Amenity Contribution Policy, Willoughby Arterial Road Completion Amenity Policy and the requirements of the Yorkson Greenway Amenity Zoning Policy; and
8. 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;

That Council at time of final reading of Rezoning Bylaw No. 5757 authorize issuance of Development Permit No. 101302 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;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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

That Council at time of final reading of Rezoning Bylaw No. 5757 authorize the issuance of Development Permit No. 101226 (streamside protection), to relocate and reconstruct watercourses and Streamside Protection and

F. BYLAWS FOR FIRST AND SECOND READING

Enhancement Areas in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5757 in conjunction with the hearing for proposed Development Permits No. 101302 and 101226.
CARRIED

Councillors Arnason and Richter opposed

3. Official Community Plan Amendment and Rezoning Application No. 100152 and Development Permit Applications No. 100931 and 101017 (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn / 20239 - 84 Avenue and 20264 - 86 Avenue (South Portion))
Bylaw No. 5739
Bylaw No. 5740
Bylaw No. 5754
Report 21-153
File CD 08-26-0173

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn) Bylaw 2021 No. 5739 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn) Bylaw 2021 No. 5740 rezoning 1.89 ha (4.68 ac) of land located at 20239 – 84 Avenue and 20264 – 86 Avenue (south portion) to Comprehensive

F. BYLAWS FOR FIRST AND SECOND READING

Development Zone CD-166 to facilitate the development of 220 rental apartment units in two (2) six (6) storey apartment buildings and 20 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
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, including dedications for the north half of 84 Avenue, the south half of 85 Avenue, the east half of 202 Street and the west half of 202B Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Carvolth Neighbourhood Plan;
4. Dedication and construction of a 4.5 m wide street greenway on the north side of 84 Avenue and the east side of 202 Street, including final acceptance of the greenway landscape design plans, sidewalk / trail alignment, fencing, signage, landscape details, and security;
5. Dedication and construction of a pocket park in accordance with the Carvolth Neighbourhood Plan;
6. Approval of necessary bylaws by the Ministry of Transportation and Infrastructure;
7. Provision of a final tree management plan incorporating tree retention (including exploration of relocation of up to three (3) ornamentally significant trees within the 202 Street road dedication to the new pocket park), replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
8. Compliance with Age Friendly Amenity Area requirements;
9. Completion of a subdivision application for 20264 – 86 Avenue;
10. Registration of a cross access easement in favour of the townhouse lot over the apartment lot for access purposes;
11. Registration of a statutory right of way over the apartment lot for pedestrian access to the townhouse lot and pocket park;
12. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    b. Prohibiting townhouse garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
    c. Identifying the units (minimum 5% for townhouses, 10% for apartments) required in accordance with Schedule 2 Basic

F. BYLAWS FOR FIRST AND SECOND READING

Adaptable Housing Requirements of the Township's Official Community Plan;

d. Securing the 220 apartments as rental for a 20 year period;

13. Compliance with the requirements of the Carvolth Greenway Amenity Zoning Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy;
14. Compliance with the Community Amenity Contributions Policy (with an additional contribution of $326,808 for the additional units proposed through the plan amendment); and
15. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (1100027 BC Ltd. / 1103555 BC Ltd. / Krahn) Bylaw 2021 No. 5739 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan, Housing Needs Report, and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council grant first and second reading to Housing Agreement (1103555 BC Ltd.) Bylaw 2021 No. 5754 which authorizes a housing agreement to secure market rental housing units on the subject property;

That Council at time of final reading of Rezoning Bylaw No. 5740 authorize the issuance of Development Permit No. 100931 (220 apartment units in two (2) six (6) storey apartment buildings) subject to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

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

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

a. Issuance of an Energy Conservation and GHG Reduction Development Permit;
b. Modification to building elevations and landscape drawings to screen and integrate parking and parkade access ramps;
c. On-site landscaping to be secured by letter of credit at building permit stage;

F. BYLAWS FOR FIRST AND SECOND READING

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

That Council at time of final reading of Rezoning Bylaw No. 5740 authorize the issuance of Development Permit No. 101017 (20 townhouse units) subject to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

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

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5739, 5740 and 5754 in conjunction with the hearing for proposed Development Permits No. 100931 and 101017.
CARRIED

Councillors Davis and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Langley Building Bylaw Amendment 2021
Bylaw No. 5753
Report 21-145
File CD 4320-01

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council give first, second, and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw 2021 No. 5753.
CARRIED

2. 2022 Revenue Anticipation Borrowing Bylaw
Bylaw No. 5759
Report 12-146
File FIN 3900-25

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give first, second, and third reading to 2022 Revenue Anticipation Borrowing Bylaw 2021 No. 5759.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Highway Closing and Dedication Removal (662834 B.C. Ltd.) Amendment
Bylaw No. 5578
Report 21-129
File ADM PM000766

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give final reading to “Highway Closing and Dedication Removal (662834 B.C. LTD.) Bylaw 2010 No. 4849 Amendment Bylaw 2021 No. 5578”.
CARRIED

Councillors Arnason and Richter opposed

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1. Seniors Advisory Committee – November 17, 2021
Tree Protection Advisory Committee – November 23, 2021
Agricultural Advisory and Economic Enhancement Committee – November 24, 2021
Council Process Committee – November 29, 2021
Heritage Advisory Committee – December 1, 2021
File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes from the Council Process Committee meeting held November 29, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

2. Seniors Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council endorse the Age- and Dementia-friendly Action Plan (see Attachment B).
CARRIED

3. Council Process Committee Recommended Motion
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council refer the Willloughby Neighbourhood Plan Review to staff to identify areas in Willoughby where mixed-uses should be required, and to identify corresponding population increases and municipal costs.
CARRIED

4. Council Process Committee Recommended Motion
File 0540-20

Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That Council direct staff to report on community and neighbourhood plan amendments to no longer allow for commercial developments without residential components within residential areas.
CARRIED

K. MINUTES OF COMMITTEES

5. Council Process Committee Recommended Motion
File 0540-20

Moved by Councillor Woodward,
Seconded by Councillor Whitmarsh,
That Council endorse the Child Care Action Plan, presented as Attachment A to this report, and that staff provide an update after one year.
CARRIED

6. Council Process Committee Recommended Motion
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Council refer the following items to staff for inclusion in the Council Procedure Bylaw:

9.10 - Dividing a Motion - add to the end: “This needs to be supported by a majority vote of Council”; and

12.03 – Official Record - change to: “the signed minutes shall be considered the official record of Council and Committee meetings”.
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 the FVRL is adopting a fine-free policy for overdue items.

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

The following items have been brought forward from the November 22, 2021 Special Closed Council meeting for public information:

1. Vaccination Mandates for Employees

Council received professional advice and information from staff providing an overview of the current COVID-19 situation, trends in vaccine policies from other organizations, and the key legal

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

considerations when considering the development of programs and policies.
CARRIED

2. 2022 Council Appointments to Regional and External Organizations Report C21-27
File ADM 0540-01

That the Council member appointments to regional and external organizations for the year 2021 be reappointed for the year 2022.

CP Community Advisory Panel
Mayor Froese
Councillor Davis
Alternate: Councillor Arnason

Tourism Langley Board of Directors
Councillor Kunst
Alternate: Councillor Whitmarsh

Salvation Army Gateway of Hope Community Council
Councillor Ferguson
Alternate: Councillor Woodward

BC Farm Machinery Museum
Councillor Kunst
Alternate: Councillor Davis

Langley Sustainable Agriculture Foundation
Councillor Davis
Alternate: Councillor Richter

School District No. 35 / Municipal Liaison Committee
Councillor Whitmarsh
Councillor Woodward
Alternate: Councillor Ferguson

Langley Local Immigrant Partnership
Councillor Arnason
Alternate: Councillor Long

Langley Supportive Housing Project Community Advisory Committee
Councillor Woodward
Alternate: Councillor Arnason
CARRIED

Section 90(1) (a) Personnel

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

3. 2022 Township of Langley Statutory Committees, and Fraser Valley Regional Library Board
Report C21-26
File ADM 0540-01

That the Council member appointments for the following Statutory Committees and the Fraser Valley Reginal Library for the year 2021 be reappointed for the year 2022.

Board of Variance
Councillor Davis
Councillor Kunst

Parcel Tax Roll Review Panel
Mayor Froese
Councillor Arnason
Councillor Richter

Fraser Valley Regional Library Board
Councillor Arnason
Alternate: Councillor Kunst
CARRIED

Section 90(1) (a) Personnel

4. 2022 Council Appointments of Community Members to Township of Langley Council Advisory Committees
Report C21-28
File ADM 0540-01

Agricultural Advisory and Economic Enhancement Committee

That Council appoint the following community members to the Agricultural Advisory and Economic Enhancement Committee for a two-year term beginning January 1, 2022.

- John Caldarella
- Michelle Mann
- Tania Meyers
- Usama Tayyab

CARRIED

Board of Variance

That Council appoint the following community members to the Board of Variance for a three-year term beginning January 1, 2022.

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

- Gordon Klassen
- Berthier Kyobela
- Doug Preddy
- Bob Wilson
- Peter Yakubuski

CARRIED

CP Community Advisory Panel

That Council appoint the following community member to the CP Community Advisory Panel for a two-year term beginning January 1, 2022.

- Kim Christensen

CARRIED

Heritage Advisory Committee

That Council appoint the following community member to the Heritage Advisory Committee for a two-year term beginning January 1, 2022.

- Madeleine DeLittle
- Manjit Gill
- Michelle Mann
- Fred Pepin
- Tami Quiring

CARRIED

Recreation, Culture, and Parks Advisory Committee

That the youth position be assigned to community member for one year as there were no youth applicants;

That Council appoint the following community member to the Recreation, Culture, and Parks Advisory Committee for a two-year term beginning January 1, 2022.

- Ana Boyona
- Shannon Cook
- Ramandeep Jhaj
- Rebecca Thandi; and

That Council appoint the following community member to the Recreation, Culture, and Parks Advisory Committee for a one-year term beginning January 1, 2022.

- Scott Cameron
- Rachelle Cashato

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

- Michael Chang
- Nolan Killeen

CARRIED

Seniors Advisory Committee

That Council appoint the following community member to the Seniors Advisory Committee for a two-year term beginning January 1, 2022.

- Shashank Hedao
- Melissa Kramer
- Kim Mackie
- Loretta Solomon

CARRIED

Section 90(1) (a) Personnel

5. Special Closed Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20

That Council appoint John Caldarella as the Langley representative on the Metro Vancouver Agricultural Advisory Committee.
CARRIED

Section 90(1) (a) Personnel

O. OTHER BUSINESS

1. New Firehalls with Affordable and/or Social Housing

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. Fire Halls No. 8 in Walnut Grove and No. 5 in Brookswood both need to be replaced since neither is earthquake resistant or designed for full-time/composite staffing levels, as outlined within the Fire Department Master Plan, 2018-2024, Page 34;

2. Additional and/replacement Fire Halls are or will soon be needed for improved service levels and response times to north Willoughby, Highway #1, Salmon River, and Gloucester Industrial Estates areas;

3. Fire Hall No 5 in Vancouver provides an excellent, functioning example of a new, three bay firehall with 31 units of deeply affordable residential and social housing above operated in partnership with the YWCA for

O. OTHER BUSINESS

woman-led families and their children with on-site support staff, support programs, employment services, and ongoing educational opportunities;

4. Chief Fry and Captain Moore of the Vancouver Fire Department both confirmed of no known issues with the Fire Department operating within such a mixed-use building after multiple years, especially as each use has it own, distinct entrance and parking areas;

5. Affordable, Deeply Affordable and innovative Social Housing is much needed within our community, potentially funded in whole or in part with community partnerships, capital donations, long-term leases, and use of the Affordable Housing Fund within the Community Amenity Contribution program, or some combination thereof.

Therefore be it resolved that Council direct staff to:

A. Report to Council on the feasibility and potential density of providing for mixed residential and child care uses located above new fire halls within established residential areas, such as for Fire Hall 8 in Walnut Grove and Fire Hall 5 in Brookswood; and

B. Refer to the 2022 Budget process for further Council consideration:
   a. Replacement of Fire Hall 8 in Walnut Grove at its existing location in standalone or mixed-use forms;
   b. The provision of temporary interim facilities for composite service levels for its service area while Fire Hall 8 in Walnut Grove is potentially replaced; and
   c. Required renovations and upgrades to prepare for full-time / composite service levels from Fire Hall No 2 in Fort Langley.

MOTION DIVIDED
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the motion be divided.
CARRIED

MOTION A
That Council direct staff to report to Council on the feasibility and potential density of providing for mixed residential and child care uses located above new fire halls within established residential areas, such as for Fire Hall 8 in Walnut Grove and Fire Hall 5 in Brookswood.
CARRIED

Mayor Froese and Councillor Long opposed

MOTION B
That Council direct staff to refer to the 2022 Budget process for further Council consideration:

O. OTHER BUSINESS

a. Replacement of Fire Hall 8 in Walnut Grove at its existing location in standalone or mixed-use forms;
b. The provision of temporary interim facilities for composite service levels for its service area while Fire Hall 8 in Walnut Grove is potentially replaced; and
c. Required renovations and upgrades to prepare for full-time / composite service levels from Fire Hall No 2 in Fort Langley.

AMENDMENT
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Motion B be amended to replace the words “refer to the 2022 Budget process” with “refer to the first priorities session or the first Council Priorities Committee of the new 2022 Council”.
DEFEATED

Councillors Ferguson, Long, Whitmarsh, and Woodward opposed

REFERRAL
Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Motion B be referred to a future Council Priorities Committee meeting.
CARRIED

Councillors Richter and Woodward opposed

2. Reconsideration Fairness within Council Procedure Bylaw

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas:

1. Basic principles of representative democracy are that public input should be considered prior to any significant decision, and that final capital project decisions should not occur in Special Closed meetings; and

2. The specific, obscure process within a Council Procedure Bylaw should not allow for a minority of Members of Council to proceed with significant decisions, and take advantage of a Councillor’s absence to proceed with an item without a majority of support from Members of Council.

Therefore be it resolved that staff be directed to bring forward a draft amendment to the Council Procedure Bylaw Section 10.11, such that, for a Resolution or Bylaw adopted by a single-vote majority a Member of Council absent for that vote may require Council to reconsider and vote again on such an adopted motion, subject to 6.07 and other applicable provisions.

O. OTHER BUSINESS

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That this motion be deferred to the next Regular Meeting when a full Council is present.
DEFEATED

Mayor Froese and Councillors Arnason, Long, and Richter opposed

MAIN MOTION
The question was called on the Main Motion, and it was
DEFEATED

Mayor Froese and Councillors Arnason, Long, and Whitmarsh opposed

3. Salmon River Floodplain

Moved by Councillor Davis,
Seconded by Mayor Froese,
Whereas flooding occurs in the Salmon River floodplain during the spring freshet as well as other times of the year during intense, prolonged and back-to-back rainfall events, resulting in surcharging of the local drainage system causing difficulties and challenges for the farming community that rely on the lowlands drainage system; and which are projected to occur more frequently in the future as a result of the more extreme weather patterns, caused by global climate change;

Whereas various stakeholder groups, including farming, environmental and community groups, have advocated for a naturalized environment and greater protection of aquatic species and habitat, while meeting the needs of the farming community, through implementation of appropriate measures that seek to balance agricultural, community, and environmental interests;

Whereas Township of Langley owns and operates flood mitigation infrastructure at the confluence of the Salmon and Fraser Rivers, based on federal (Fisheries Act) regulations that restrict operations during winter flooding;

Whereas reduced conveyance capacity along the Salmon River from the Glover Road bridge to the pump station as a result of sedimentation may be occurring and contributing to flooding; and

Whereas proposed revisions to the operations of the pump station and/or enhancements to increase pumping capacity require federal (Fisheries Act) authorization and provincial (Water Sustainability Act) approval, that must be based on technical analysis and assessment of options and resulting impacts;

Therefore be it resolved that Council direct staff to engage a qualified professional consultant, as anticipated in 2012, to undertake, based on an

O. OTHER BUSINESS

updated terms of reference, an analysis of the conditions, inter-relationships, and other relevant data, to recommend improvement options, including the feasibility and effectiveness of additional pumping capacity, in consideration of the applicable federal and provincial regulatory requirements for the installation and operation of a second fish-friendly screw pump, with costs, estimated at approximately $50,000 pre-approved as part of the 2022 budget.
CARRIED

P. 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 E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (a) Personnel;
Item F.1 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (e) Property;
Item H.1 - Section 90(1) (e) Property; (k) Negotiations; and
Item H.2 - Section 90(1) (e) Property; (k) Negotiations.
CARRIED

Q. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 10:04pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, December 13, 2021 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

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

S. Gamble, S. Ruff, R. Seifi, and J. Winslade

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – December 13, 2021

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held December 13, 2021.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100206 and Development Permit Applications No. 101198 and 101290 (Qualico Developments (Vancouver) Inc. / 7711 – 206 Street) Bylaw No. 5747 Bylaw No. 5748 Report 21-134
File CD 08-23-0203

C. PUBLIC HEARING

"Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2021 No. 5747"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments / (Vancouver) Inc.) Bylaw 2021 No. 5748".

Explanation – Bylaw No. 5747

S. Richardson explained that Bylaw 2021 No. 5747 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the minimum density, unit type and unit mix provisions for lands designated Mixed Residential located at 7711 - 206 Street. The amendment will allow the development of four (4) single family lots. 31 public notices were mailed out.

Explanation – Bylaw No. 5748

S. Richardson explained that Bylaw 2021 No. 5748 rezones a portion of the property located at 7711 - 206 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R CL(A) and R-CL(B) to permit a single family development consisting of four (4) single family lots and two (2) remainder lots. 31 public notices were mailed out.

Development Permit No. 101198

Running concurrently with this Bylaw is Development Permit No. 101198 (Qualico Developments (Vancouver) Inc. / 7711 – 206 Street) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
c. Payment of supplemental Development Permit fees prior to its issuance.

Development Permit No. 101290

Running concurrently with this Bylaw is Development Permit No. 101290 (Qualico Developments (Vancouver) Inc. / 7711 – 206 Street) in accordance with Attachment B subject to the following conditions:

C. PUBLIC HEARING

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Submissions from the public:

1. K. Grewal, a Langley resident, was in attendance and expressed concerns about the reduction of the habitat greenway to five metres, reducing the pocket park, and the roadway going through her property.

The following written submissions were received from the public:

1. R. and D. Bhullar, Langley residents, expressing support for the pocket park at 206 Street as the road will be big enough to accommodate the traffic.
2. C. and J. Grewal, Langley residents, stating opposition because the proposed one acre pocket park encroaches into the 30 metre wide Ecological Wildlife Corridor, reducing the corridor to five metres.
3. M. St. Pierre, a Langley resident, expressing concerns about reducing the pocket park to 0.7 acre and reducing the size of the Ecological Greenway.
4. Yorkson Watershed Enhancement Society, Schedule A, page 8, correspondence dated December 12, 2021, providing comments to the streamside protection area.
5. W. Martin, a Langley resident, wanting the building to be net zero energy and to have a construction fire safety plan.
6. K. Grewal, a Langley resident, expressing opposition due to reducing the greenway, the roadway through her property, and reducing the pocket park.

Explanation by the proponent:

J. Pernu, McElhanney Ltd., was in attendance and commented that the location of the pocket park is to decrease any impact on the lands to the south of the development and that the wildlife greenway is coordinated with the pocket park.

C. PUBLIC HEARING

Yorkson Creek Channel Work

MOTION
Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That the correspondence received from the Yorkson Watershed Society regarding Yorkson Creek south of 80 Avenue be referred to staff for further information.
CARRIED

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

"Township of Langley Land Use Contract No. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McTaft Properties Ltd.) Bylaw 2021 No. 5746"

Explanation – Bylaw No. 5745

S. Richardson explained that Bylaw 2021 No. 5745 discharges Land Use Contract No. 31 from properties located at 6897 Glover Road and 21690 Smith Crescent. 69 public notices were mailed out.

Explanation – Bylaw No. 5746

S. Richardson explained that Bylaw 2021 No. 5746 rezones properties at 6897 Glover Road and 21690 Smith Crescent to Comprehensive Development Zone CD-167. 69 public notices were mailed out.

Submissions from the public:

1. E. Mufford, a Langley resident, was in attendance and expressed concerns about what future owners might do with the property and asked Council to include the restriction clause that was in the original land use contract and make it part of the new zoning agreement.

The following written submissions were received from the public:

1. G. and M. Smith, Langley residents, expressing support for the current use of the property but expressing concerns about broadening the uses for parking of commercial vehicles, transportation and trucking terminals and compounds including public transportation depots; and warehousing, wholesaling, and storage facility.

C. PUBLIC HEARING

Explanation by the proponent:

O. Verbenkov, Pacific Land Group, was in attendance and stated that the current uses on the property are permitted uses, and that there won't be an issue with putting in a restrictive covenant for further industrial type uses.

MOTION
Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council consider hearing third reading for "Township of Langley Land Use Contract No. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McTaft Properties Ltd.) Bylaw 2021 No. 5746".
DEFEATED

Councillors Arnason, Richter, and Woodward opposed

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That the meeting terminate at 7:39pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: New Response Completed for Delegation Requests by Douglas George McFee
Date: Wednesday, January 05, 2022 9:24:54 PM

Please note the following response to Delegation Requests has been submitted at Wednesday January 5th 2022 9:20 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  1/10/2022

- **Name of delegate or organization wishing to appear**
  Doug McFee Salmon river Enhancement Society

- **Topic**
  Fort Langley floodplain

- **Purpose of presentation**
  Information only

- **Desired resolution**
  Any review of the floodplain would best include environmental considerations and not just focus on drainage. There are measures that could enhance habitat and enhance salmon survival in the Salmon River. There are other measures (notably dredging and/or pumping the river well below current levels) that would be expensive, would damage the ecology of the floodplain, would compromise the integrity of the banks of the river and would be damaging to fish and other species in the lower Salmon.

- **Full name**
  Douglas George McFee

- **Email address**
  FOIPPA s.22(1)

- **Address**
  FOIPPA s.22(1)

- **Primary Phone**

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 10, 2022 - REGULAR MEETING	**REPORT:**	22-01
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	BA000021
SUBJECT:	DEVELOPMENT APPLICATION PROCEDURES BYLAW		

RECOMMENDATION:

That Council give first, second, and third reading to Township of Langley Development Application Procedures Bylaw No. 5760 to integrate provisions of the provincial Municipal Affairs Statutes Amendment Act (Bill 26) that came into effect on November 25, 2021 relating to public hearing requirements for rezoning applications that are compliant with official community plans.

EXECUTIVE SUMMARY:

Section 460 of the Local Government Act (LGA) requires a local government that has adopted an Official Community Plan (OCP) bylaw or a zoning bylaw to define procedures, by bylaw, pursuant to which a landowner may apply for an amendment to the OCP or the zoning bylaw; or for issuance of a permit. The Township of Langley has had an OCP dating back to 1979, which has been amended over the years, laying out a vision for growth and development in the Township. Bylaw No. 5760 replaces the existing Langley Development Application Fee Bylaw 2018 No. 5428, as amended, by incorporating and formalizing procedural provisions pursuant to recently adopted provincial statute Bill 26, as outlined in this report.

Bylaw 2018 No. 5428 was adopted by Council in 2018 and aimed to update, clarify, and formalize procedures including a number of housekeeping amendments and an update to the fees and charges associated with development applications. Subsequently, in April 2020, Bylaw No. 5428 was further amended to provide for written submissions, rather than in-person public hearings, for development applications that are compliant with the OCP in consideration of public health guidelines surrounding the COVID-19 pandemic, intended as a temporary measure.

More recently, on November 25, 2021, Bill 26, the Municipal Affairs Statutes Amendment Act, received Royal Assent and came into full force and effect in British Columbia. Bill 26 provides for several material changes to the Community Charter and the Local Government Act generally intended to make the temporary provisions under the public health guidelines permanent, with a view to streamlining development approval processes. The most significant provision under Bill 26 is the removal of the requirement for local governments to hold a public hearing when a proposed rezoning is in compliance with the municipality's OCP. This is intended to enhance local government development application approval processes, particularly considering the extensive input typically obtained as part of an OCP process, and further to make permanent the provisions put in place on a temporary basis pursuant to pandemic restrictions.

Staff have reviewed bylaws, practices, and procedures of other local governments within the region and engaged legal counsel to inform the proposed amendments which are intended to ensure consistency with provincial regulations, and further eliminate inconsistencies with provisions adopted by Council on April 20, 2020, in the context of the provincial state of emergency.

PURPOSE:

To provide Council with recommendations to update the Development Application Procedures Bylaw.

BACKGROUND/HISTORY:

Section 460 of the Local Government Act (LGA) requires a local government that has adopted an Official Community Plan (OCP) bylaw or a zoning bylaw to define procedures, by bylaw, under which a landowner may apply for an amendment to the plan or zoning bylaw, or for issuance of a permit. The Township of Langley has had an OCP dating back to 1979, which has been amended over the years, with the most recent comprehensive update in 2013 after an extensive public input and engagement process. The OCP lays out a long-term vision that guides growth and development within the Township with designations related to use and density.

The existing Langley Development Application Fee Bylaw 2018 No. 5428 has been amended over time to periodically update fees and accommodate procedural provisions such as the incorporation of development permit areas for watercourses. The Bylaw was the subject of a comprehensive update in December 2018 to incorporate enhancements to clarify the procedural requirements, as well as update the administration fees associated with processing of development applications, and other 'house keeping' updates.

The 2018 Bylaw update provided key amendments including those generally intended to streamline processing of applications. The update delegated development matters relating to application form, sign format, and content requirements to staff in order to avoid a bylaw amendment process for relatively minor items. Additionally, the update clarified notification requirements associated with development variance permit applications prior to Council consideration and provided for an update and structural change to the development application fees.

Subsequently, in April 2020, in consideration of the public health guidelines surrounding the COVID-19 pandemic, Council adopted amendments to the 2018 Bylaw to provide for written submission opportunities rather than in-person public hearings for rezoning applications that are compliant with the OCP. The revisions incorporated in April 2020 in the context of the COVID-19 pandemic were intended as temporary measures, which can now be made permanent, as proposed, pursuant to the enabling legislation (Bill 26).

DISCUSSION/ANALYSIS:

Bill 26, the Municipal Affairs Statutes Amendment Act, was introduced to the provincial legislature in early November 2021. Bill 26 received Royal Assent and was brought into full force and effect on November 25, 2021. Bill 26 now incorporates several material amendments to both the Community Charter and the LGA including provisions relating to requirements of a public hearing, delegation of development permits and development variance permits powers to staff, public notice options, and code of conduct requirements.

One of the more significant changes under Bill 26 is the removal of the requirement for local governments to hold public hearings before the adoption of a zoning bylaw or zoning bylaw amendment. For clarity, public hearings are no longer required when a proposed rezoning application complies with the existing OCP. However, municipalities are still required to provide public notice of a proposed rezoning bylaw. Bill 26 requires public notification prior to Council's consideration of any readings, rather than prior to a public hearing.

Considering this new legislation, it is necessary to amend the Township's existing Development Application Procedures Bylaw 2018 No. 5428, as amended, to eliminate inconsistencies and provide clarity with respect to public hearings including associated notification requirements.

<u>Zoning Bylaw Amendments</u>

Subject to Council's approval, the proposed amendments to the Township of Langley Development Application Procedures Bylaw will eliminate the requirement for the holding of a public hearing for those rezoning applications that are consistent with the Township's OCP. The proposed amendments are consistent with the current provisions brought in place in April 2020 based on provincial health guidelines as well as the more recent November 2021 provincial legislation (Bill 26). Given the

requirements contained within Bill 26 for early and advanced public notification (i.e., prior to first reading) of a proposed rezoning application that is consistent with the OCP being considered by Council, the proposed bylaw amendments provide for the holding of a public hearing should such be deemed a matter of public interest, as directed by Council, or as otherwise determined by staff, based on the specific merits of an application including size, scope, location, and timing.

For clarity, the modifications being proposed, prepared pursuant to legal advice, do not preclude the potential inclusion of a requirement for the holding of a public hearing for applications where significant public input has been received or is anticipated, or as otherwise directed by Council. The early notification requirements provide for such public expressions that will be communicated to Council through staff reports and related recommendations; and implemented as per current procedures (i.e., prior to third reading).

Notification Requirements

The current requirements include public notifications, through newspaper advertising as well as individual mail-outs, informing the public of a scheduled public hearing. Pursuant to provisions of Bill 26, where a public hearing is not required, early notification of an application proceeding to Council for consideration of amendments to the Township's Zoning Bylaw must be provided prior to Council's consideration of first reading, subject to the rezoning application being consistent with the Township's OCP.

The early (pre-first reading) notification requirement of Bill 26, as incorporated into the proposed bylaw amendment, will ensure the public is informed of the proposed development application including the date the application is scheduled to be considered by Council. Staff note that the early notification package will not include the details that typically form part of a staff report to Council. Accordingly, should the conditions warrant, based on the information received from the public, a public hearing may be included as an additional requirement at time of presentation of the application to Council, prior to consideration of third reading.

Development Permit Hearings

Subject to Council's approval of the recommended bylaw amendments to replace the existing temporary COVID-19 related measures with more permanent provisions as contemplated pursuant to provincial legislation (Bill 26), the current requirements for the holding of a hearing including associated notifications related to form, siting, and character, or other permits as may be required as part of a development permit application, will also be removed unless specifically required pursuant to provincial legislation.

Staff note that there are no provincial legislated requirements for development permit hearings which have been in place in the Township based on past practice. Development permits are proposed to continue to be issued through a Council resolution with the exception of those related to minor improvements, including those having an estimated construction value of less than $500K, based on current bylaw provisions.

Respectfully submitted,

Ramin Seifi
GENERAL MANAGER, ENGINEERING AND COMMUNITY DEVELOPMENT
for
COMMUNITY DEVELOPMENT DIVISION

CONCURRENCES	
Division / Department	**Name**
CORPORATE ADMINISTRATION	WENDY BAUER

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

EXPLANATORY NOTE

Bylaw No. 5760 establishes development application procedures to integrate provisions of the *Municipal Affairs Statutes Amendment Act* (Bill 26) relating to public hearing requirements and eliminates inconsistencies with provisions adopted in the context of the COVID-19 pandemic.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT APPLICATION PROCEDURES BYLAW NO. 5760

WHEREAS the Council of the Township of Langley has adopted the Official Community Plan and the Zoning Bylaw;

AND WHEREAS the Council of the Township of Langley has designated heritage conservation areas within which Heritage Alteration Permits are required;

AND WHEREAS the Council of the Township of Langley must, under the *Local Government Act*, define, by bylaw, procedures under which an Owner may apply for an amendment to the Official Community Plan or the Zoning Bylaw, or for the issuance of a permit under Part 14 of the *Local Government Act*;

AND WHEREAS the Council of the Township of Langley may, by bylaw, establish procedures under which a person may apply for the issuance of a Heritage Alteration Permit or amendment of a bylaw under Part 15 of the *Local Government Act*;

AND WHEREAS the Council of the Township of Langley may, by bylaw, require posting of a notice on land in respect of which a public hearing is being held or waived;

AND WHEREAS the *Community Charter* authorizes the Council of the Township of Langley to, by bylaw, delegate certain powers to Township officers and employees;

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

PART 1: TITLE

1.1 This bylaw may be cited for all purposes as “Development Application Procedures Bylaw No. 5760.”

PART 2: INTERPRETATION

2.1 In this bylaw:

(a) words importing the singular number include the plural and vice versa and words importing the neuter gender include the masculine and the feminine genders;

(b) headings given to sections are for convenience of reference only and do not form part of this bylaw;

(c) unless expressly stated otherwise, a reference to a “section” is a reference to a section in this bylaw and a reference to a “part” is a reference to a part in this bylaw; and

(d) unless expressly stated otherwise, a reference to an enactment is a reference to an enactment of British Columbia and its regulations, as amended, revised, consolidated, or replaced from time to time, and a reference to a bylaw or policy is a

reference to a Township bylaw or policy, as amended, revised, consolidated, or replaced from time to time.

2.2 In this bylaw:

(a) **"Applicable Form"** means an application form for an application listed under Part 3 of this bylaw;

(b) **"Applicant"** means an owner of land which is the subject of an application or their authorized agent;

(c) **"Cannabis Retail Licence Endorsement"** means an endorsement by the Township of a licence application made pursuant to the Liquor and Cannabis Control and Licensing Act, SBC 2018, s29, as amended or replaced from time to time, and the regulations enacted thereunder";

(d) **"Community Charter"** means the Community Charter, SBC 2003, c 26, as amended or replaced from time to time;

(e) **"Community Development Division"** means the Community Development Division of the Township;

(f) **"Council"** means the elected council of the Township;

(g) **"Development Permit"** has the meaning provided in the Local Government Act;

(h) **"Development Permit Delegation Bylaw"** means the Development Permit Delegation Bylaw 2016 No. 5246, as amended or replaced from time to time;

(i) **"Development Variance Permit"** has the meaning provided in the Local Government Act;

(j) **"Gaming Licencing Endorsement"** means an endorsement by the Township of a licence application made pursuant to the Gaming Control Act, SBC 2002, c 14, as amended or replaced from time to time, and the regulations enacted thereunder;

(k) **"General Manager"** means the General Manager, Engineering and Community Development as determined by the Chief Administrative Officer, or their designate;

(l) **"Heritage Alteration Permit"** has the meaning provided in the Local Government Act;

(m) **"Heritage Revitalization Agreement"** has the meaning provided in the Local Government Act;

(n) **"Land Use Contract"** has the meaning provided in the Local Government Act;

(o) **"Liquor Licence Endorsement"** means an endorsement by the Township of a licence application made pursuant to the Liquor Control and Licencing Act, SBC 2015, c 19, as amended or replaced from time to time, and the regulations enacted thereunder;

(p) **"Local Government Act"** means the Local Government Act, RSBC 2015, c 1, as amended or replaced from time to time;

(q) **"Official Community Plan"** means the Township of Langley Official Community Plan Bylaw 1979 No. 1842, as amended or replaced from time to time;

(r) **"Owner"** has the meaning provided in the Community Charter;

(s) **"Telecommunication Tower"** means a public utility or antenna tower that is under the authority of Industry Canada, or its successor;

(t) **"Temporary Use Permit"** has the meaning provided in the Local Government Act;

(u) **"Township"** means the Corporation of the Township of Langley;

(v) **"Township of Langley Fees and Charges Bylaw"** means the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time; and

(w) **"Zoning Bylaw"** means the Township of Langley Zoning Bylaw 1987 No. 2500, as amended or replaced from time to time.

PART 3: SCOPE

This bylaw applies to the following applications related to all land within the boundaries of the Township:

3.1 an application for:

(a) an amendment to the Official Community Plan;

(b) an amendment to the Zoning Bylaw;

(c) an amendment to or discharge of a Land Use Contract; or

(d) a Heritage Revitalization Agreement;

3.2 an application for:

(a) a Heritage Alteration Permit;

(b) a Development Permit subject to the Development Permit Delegation Bylaw;

(c) a Development Permit not subject to the Development Permit Delegation Bylaw;

(d) a Development Variance Permit; or
(e) a Temporary Use Permit;

3.3 an application for subdivision of property;

3.4 an application for a Liquor Licence Endorsement;

3.5 an application for a Telecommunication Tower;

3.6 an application for a Gaming License Endorsement;

3.7 an application for development of property within the Agricultural Land Reserve;

3.8 an application for a Cannabis Retail Store.

PART 4: APPLICATIONS

4.1 Applications listed under Part 3 of this bylaw shall be submitted by an Owner to the Township on the Applicable Form, including all prescribed supporting documentation and attachments.

4.2 Council hereby delegates to the General Manager the authority to create and revise the Applicable Forms for applications listed under Part 3, including determining all necessary supporting documentation and attachments.

PART 5: FEES

5.1 At the time of submission of an application pursuant to section 4.1, and throughout the processing of an application as prescribed by the Township of Langley Fees and Charges Bylaw, the Applicant shall pay to the Township the applicable fee set out in the Township of Langley Fees and Charges Bylaw.

PART 6: REVIEW BY THE COMMUNITY DEVELOPMENT DIVISION

6.1 Except for an application under sections 3.2(b) or 3.3, upon receipt of an application submitted in accordance with section 4.1, the Community Development Division shall review the application and prepare a report for Council's consideration, and, as applicable, may:

(a) forward the application to other departments of the Township and outside agencies for advice and recommendations; and

(b) prepare an amending bylaw, bylaw, resolution, agreement, and/or permit for Council's consideration.

6.2 Upon receipt of an application submitted in accordance with sections 3.2(b) or 3.3, the Community Development Division may, as applicable, forward the application to other departments of the Township and outside agencies for advice and recommendations.

6.3 Upon completion of its review under section 6.1, the Community Development Division shall forward the application and its report, as well as any prepared amending bylaw, bylaw, resolution, agreement, and/or permit for Council's consideration under Part 7.

PART 7: COUNCIL CONSIDERATION

7.1 Upon receipt of an application, report, and any prepared amending bylaw, bylaw resolution, agreement, and/or permit from the Community Development Division pursuant to section 6.3, Council may, as applicable, take one or more of the following actions:

(a) approve the application;

(b) approve the application with conditions;

(c) refer the application back to the staff, with direction;

(d) defer the application, pending the outcome of another procedure of the submission of additional information;

(e) reject the application;

(f) adopt any necessary amending bylaw, bylaw, or resolution; or

(g) take any other action Council considers appropriate.

PART 8: NOTIFICATION

Notices of Public Hearing or Written Submission Opportunity

8.1 Where a public hearing is required by law, notice of the public hearing, or notice where a public hearing is being waived, shall be given in accordance with the *Local Government Act*.

8.2 Without limiting Section 8.1, for an application under sections 3.1(a)(c)(d) and 3.2(e), notices shall be mailed out or otherwise delivered to the owners and tenants in occupation of all property within a distance of 100 metres from the boundary of the subject property, and to a minimum of five (5) properties measured along both sides of the road or roads on which the subject property is located, subject to exemptions in the *Local Government Act*.

8.3 Without limiting section 8.1, for an application under section 3.1(b) the public hearing may be waived, if the application is consistent with the Township's Official Community Plan, subject to notices being delivered in accordance with section 8.2, prior to first reading of the subject application bylaw.

8.4 Without limiting section 8.1, for an application under section 3.2(a)(c)(d), notices shall be mailed out or otherwise delivered to the owners and tenants in occupation of all property adjacent to the subject property indicating the time and place Council will meet to consider the application, and directing a written submission opportunity only, subject to exemptions in the *Local Government Act*.

Signage

8.5 For an application under section 3.1(b)(c)(d), the Applicant must, at their sole expense, erect a sign on the land that is subject to the application in accordance with section 8.6.

8.6 Signage required under section 8.5 must be:

(a) erected at least 14 days prior to the application proceeding to a public hearing under section 3.1(c)(d) and section 3.1(b) when a public hearing is to be held;

or

erected at least 14 days prior to application proceeding to first reading under section 3.1(b) when the public hearing has been waived under section 8.3;

(b) posted centrally and visibly on the frontage of the subject property, including multiple signs where the subject property has frontage on multiple roads;

(c) constructed of a durable material, placed approximately 1.2 metres above ground, be approximately 1.2 metres high by 2.4 metres wide, and contain a description of application, a site map, the Township emblem, the application number, and contact information for the Applicant and the Township;

(d) maintained and updated as necessary to reflect changes to the application; and

(e) removed from the subject property within 30 days of finalization of the application.

8.7 An applicant required to erect a sign or signs pursuant to section 8.5 must provide photographic evidence to the Community Development Division, at least 14 days prior to the related public hearing, or 10 days prior to first reading, as applicable, that the required signage has been installed.

8.8 Council shall not consider an application under section 3.1(b)(c)(d) until the Applicant has erected a sign or signs in accordance with Part 8. If a public hearing has been scheduled and it becomes necessary to postpone the public hearing because the requisite sign or signs have not been erected, the cost of rescheduling the public hearing shall be borne by the Applicant.

PART 9: REAPPLICATION AND INACTIVE APPLICATIONS

9.1 Subject to section 460(3) of the Local Government Act, where an application has been refused by Council, no reapplication for the same subject matter shall be considered within 12 months of refusal by Council of the previous application.

9.2 Where no outstanding or required application materials, including supporting documentation and attachments prescribed on the Applicable Form, are provided by an Applicant for any 12 month period the application shall be considered inactive and closed, subject to the Applicant being notified in writing and given 30 days to respond.

PART 10: GENERAL PROVISIONS

10.1 If any part, section, subsection, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this bylaw shall not be affected.

10.2 Development Application Procedures Bylaw 2018 No. 5428 and amendments thereto are hereby repealed.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2021 NO. 5747

EXPLANATORY NOTE

Bylaw 2021 No. 5747 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan concerning the minimum density, unit type and unit mix provisions for lands designated Mixed Residential located at 7711 - 206 Street. The amendment will allow the development of four (4) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (YORKSON NEIGHBOURHOOD PLAN) BYLAW 2001 NO. 4030
AMENDMENT (QUALICO DEVELOPMENTS (VANCOUVER) INC.)
BYLAW 2021 NO. 5747

A Bylaw to amend Yorkson Neighbourhood Plan Bylaw No. 4030

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2021 No. 5747".

2. Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 as amended is further amended by:

   a) inserting "≠" after "🗗" after Mixed Residential in the first column of Table 4.1- Residential Housing Mix and Densities and the following at the bottom of Table 4.1. – Residential Housing Mix and Densities:

      ≠ For lands legally described as Southerly Portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588 and designated "Mixed Residential", Table 4.1 may be modified by:
      - not applying the Column C and E minimum and maximum unit percentage type and increasing the maximum permitted percentage of one type of single family residential to 100% and decreasing the minimum attached residential types to 0%.
      - not applying the Column D minimum and maximum gross density by decreasing a minimum density from 20-25 units per hectare (8-10 units per acre) to 15.4 units per hectare (6.25 units per acre).

READ A FIRST TIME the	22	day of	November	, 2021
READ A SECOND TIME the	22	day of	November	, 2021
PUBLIC HEARING HELD the	13	day of	December	, 2021
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (QUALICO DEVELOPMENTS / (VANCOUVER) INC.)
BYLAW 2021 NO. 5748

EXPLANATORY NOTE

Bylaw 2021 No. 5748 rezones a portion of the property located at 7711 - 206 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) to permit a single family development consisting of four (4) single family lots and two (2) remainder lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (QUALICO DEVELOPMENTS / (VANCOUVER) INC.) BYLAW 2021 NO. 5748

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 (Qualico Developments / (Vancouver) Inc.) Bylaw 2021 No. 5748”.

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

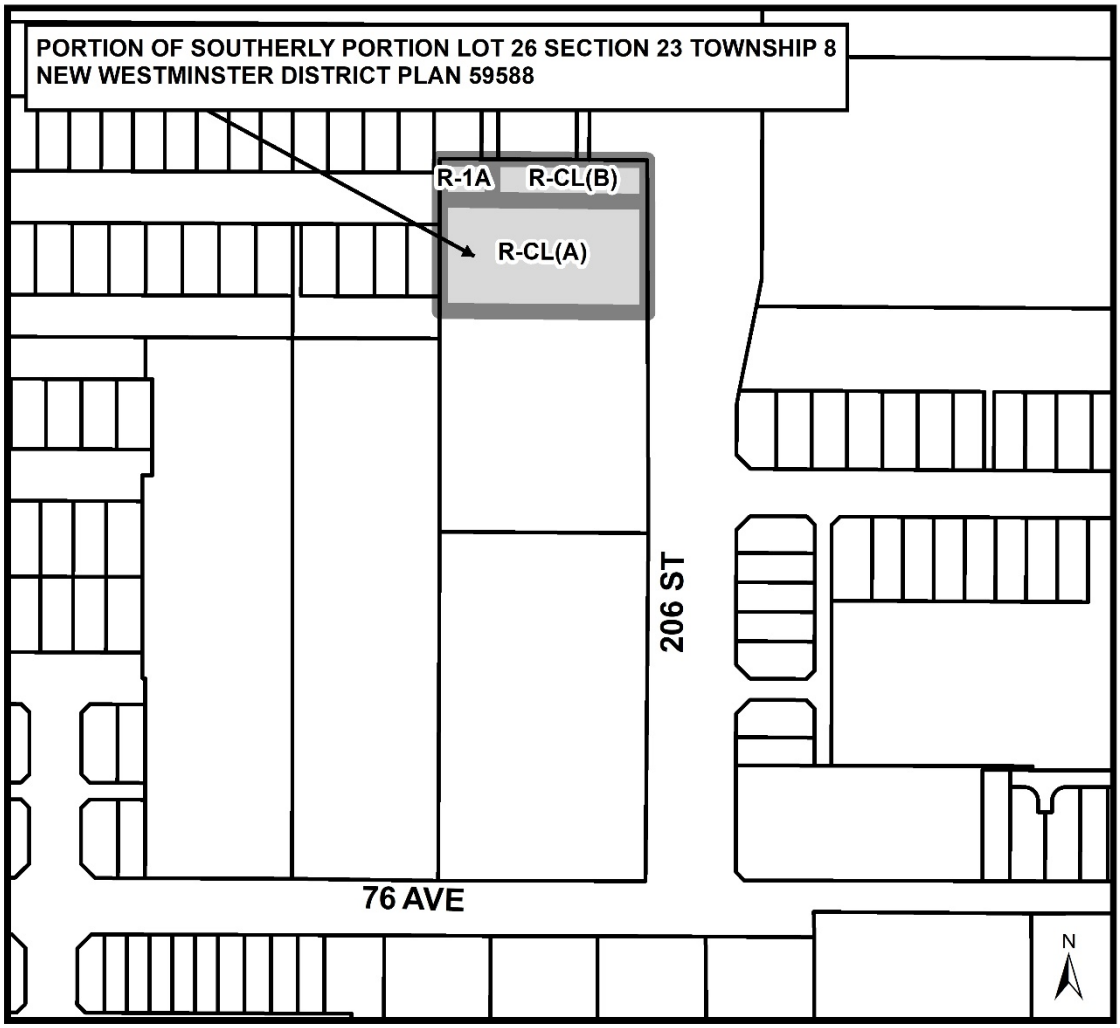
   Portion of Southerly Portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588

   As shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) as shown on Schedule “A”.

READ A FIRST TIME the	22	day of	November	, 2021
READ A SECOND TIME the	22	day of	November	, 2021
PUBLIC HEARING HELD the	13	day of	December	, 2021
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5748



Township of Langley

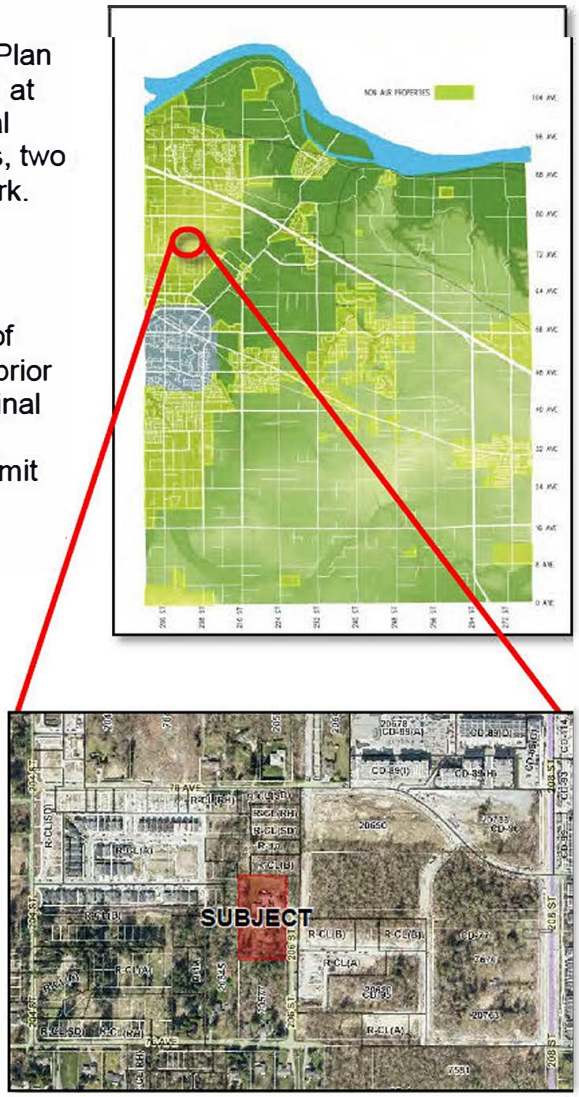
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: NOVEMBER 22, 2021- REGULAR MEETING **REPORT:** 21-134
FROM: COMMUNITY DEVELOPMENT DIVISION **FILE:** 08-23-0203
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100206 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101198 AND 101290 (QUALICO DEVELOPMENTS (VANCOUVER) INC. / 7711 – 206 STREET)

PROPOSAL:

Application to amend the Yorkson Neighbourhood Plan to rezone a 0.95 ha (2.34 ac) potion of land located at 7711 - 206 Street to facilitate a proposed residential development consisting of four (4) single family lots, two (2) remainder lots, and a neighbourhood pocket park.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5747 and 5748, subject to completion of nine (9) development prerequisites being satisfied prior to final reading; authorize issuance (at the time of final reading of Bylaw No. 5748) of Development Permit No.101198 (form and character), Development Permit No. 101290 (streamside protection); and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it complies with the overall objectives of the Willoughby Community Plan and the intent of the "Mixed Residential" designation of the Yorkson Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Bylaw 2021 No. 5747 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2021 No. 5748 rezoning a 0.95 ha (2.34 ac) portion of land located in the Yorkson Neighbourhood Plan Southwest Phase to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) to accommodate a residential development consisting of four (4) single family lots, remainder of two (2) single family lots, and a neighbourhood pocket park, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;

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 for 206 Street, 77A Avenue, 76B Avenue, and 205B Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;

4. Dedication and construction of a neighbourhood pocket park, an ecological greenway, wildlife tunnel crossing of 206 Street, and a 4.5 m wide street greenway along 206 Street, consistent with the Yorkson Neighbourhood Plan, including final acceptance of the park and greenway landscape design plans, sidewalk/trail alignment, wildlife tunnel, fencing, signage, landscape details and security;

5. Dedication of Streamside Protection and Enhancement Area consistent with Attachment B, including final acceptance of the streamside restoration and enhancement plans and details, and security;

6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

7. Registration of a restrictive covenant acceptable to the Township prohibiting driveway access to 206 Street;

8. Compliance with the Community Amenity Contribution Policy, Willoughby Arterial Road Completion Amenity Policy and the requirements of the Yorkson Greenway Amenity Zoning Policy; and

9. 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;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2021 No. 5747 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 requirements of the Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 101198, at the time of final reading of Bylaw No. 5748, for the proposed single family portions of the development subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;

b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

c. Payment of supplemental Development Permit fees prior to its issuance;

That Council at time of final reading of Rezoning Bylaw No. 5748 authorize the issuance of Development Permit No. 101290 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan subject to the following conditions:

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

b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;

c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5747 and 5748 in conjunction with the hearing for proposed Development Permits No. 101198 and 101290.

EXECUTIVE SUMMARY:

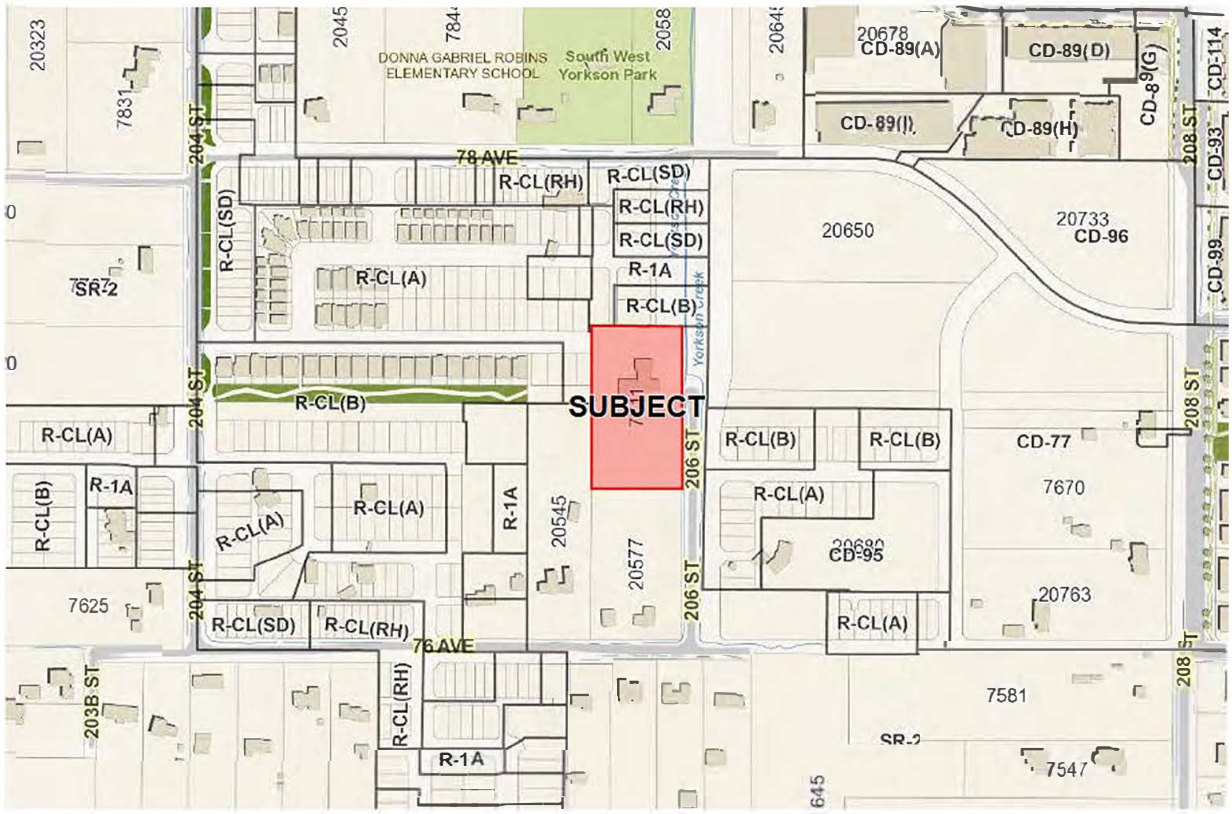
Qualico Developments has applied to amend the Yorkson Neighbourhood Plan (NP) and rezone a 0.95 ha (2.34 ac) portion of land in the Yorkson NP Southwest Phase to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A) and R-CL(B). The proposed rezoning will allow a residential development consisting of four (4) single family lots and two (2) remainder single family lots resulting from the adjacent northern application (ToL Project: 08-23-0155).

Development Permit No. 101198 (form and character) and Development Permit No.101290 (streamside protection) are being processed in conjunction with the NP amendment and rezoning applications.

Although the development proposal complies with the overall objectives of the Willoughby Community Plan, an amendment to the Yorkson NP is required to reduce the required minimum density and to allow detached units only on the subject site. Staff recommend that Council consider the Neighbourhood Plan amendment and rezoning request, subject to the completion of the development prerequisites outlined in this report.

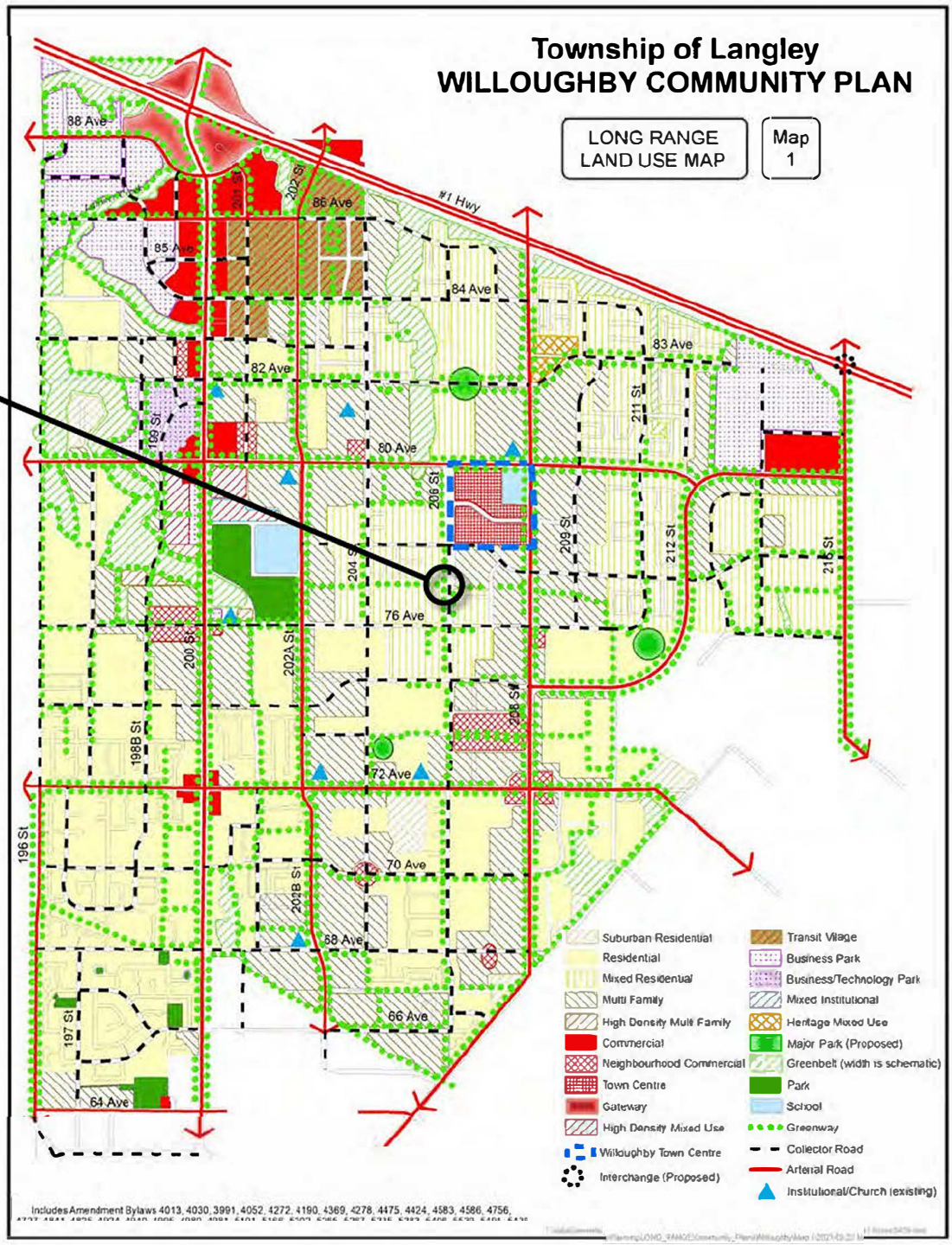
PURPOSE:

The purpose of this report is to advise and make recommendations with respect to Yorkson Neighbourhood Plan Amendment Bylaw No. 5747, Rezoning Bylaw No. 5748, and Development Permits No. 101198 and 101290.



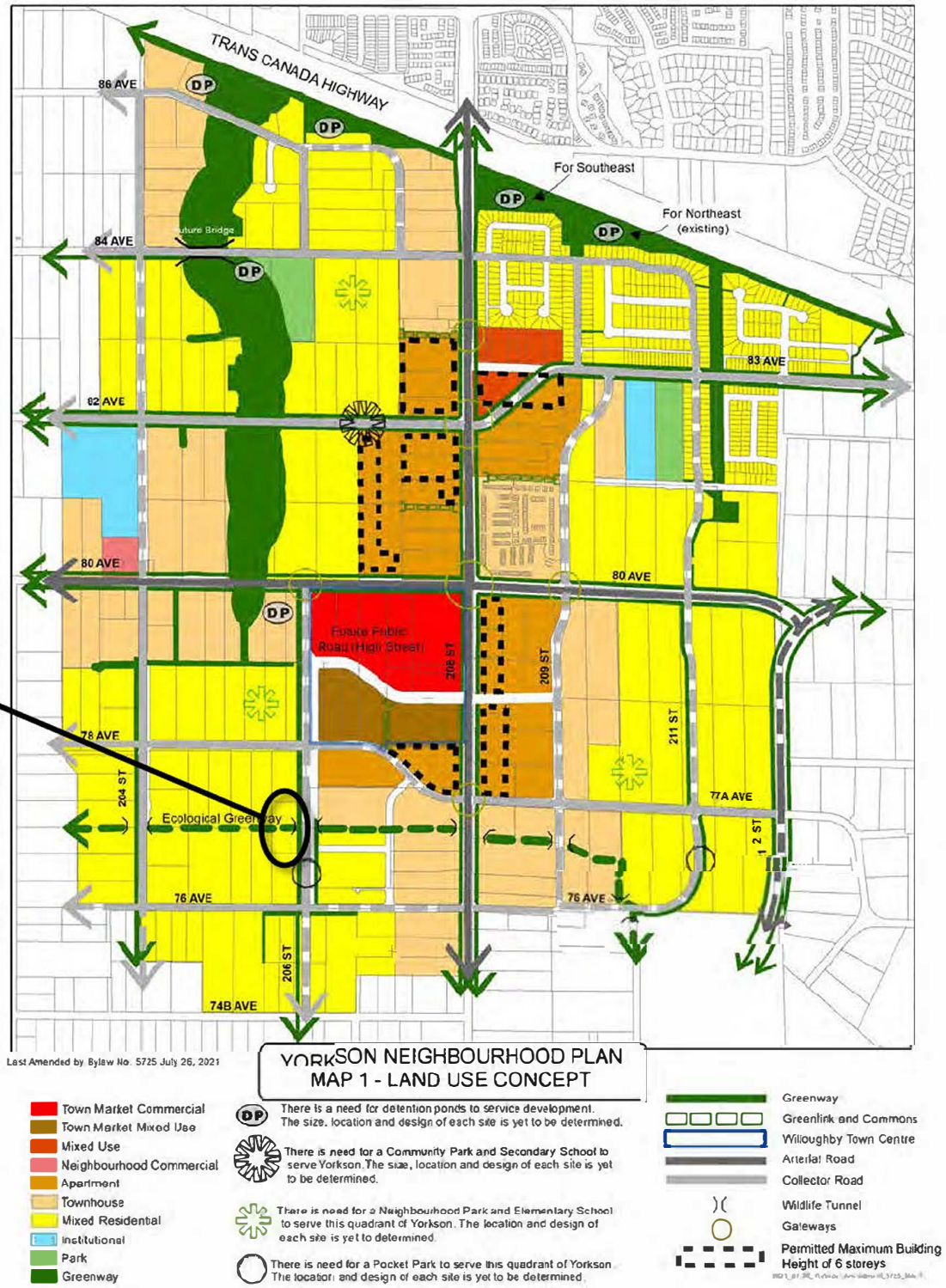
ZONING BYLAW NO. 2500

SUBJECT

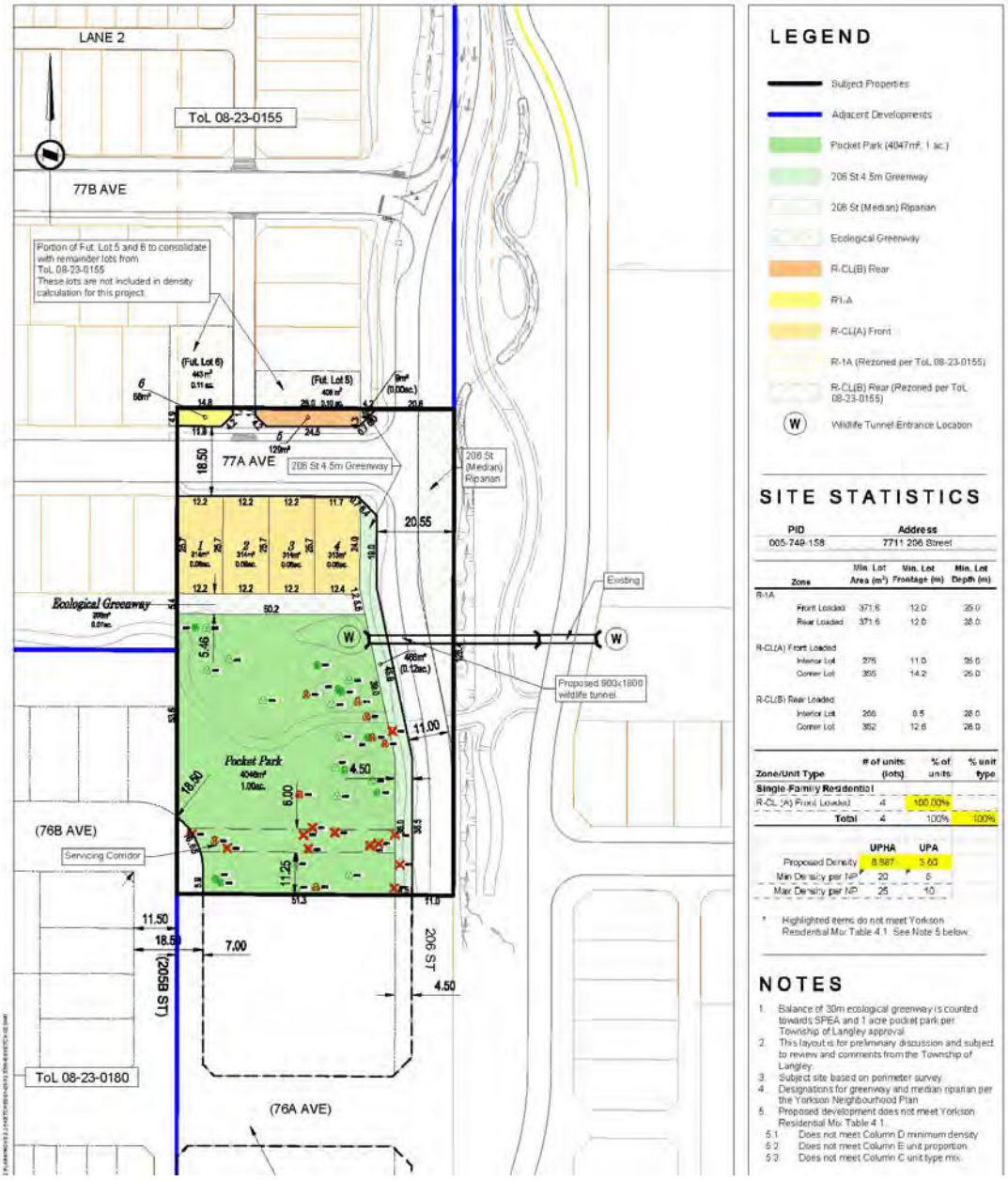


WILLOUGHBY COMMUNITY PLAN

SUBJECT



YORKSON NEIGHBOURHOOD PLAN



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT



SITE PLAN FOR THE ADJACENT SITE TO THE NORTH
INCLUDED IN COUNCIL REPORT FOR DEVELOPMENT APPLICATION 08-23-0155

REFERENCE:

Owner / Applicant:	Qualico Developments (Vancouver) Inc. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Location:	7711 - 206 Street
Legal Description:	Portion of Southerly Portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588
Area:	0.95 ha (2.34 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1A and Compact Lot Zones R-CL(A) and R-CL(B)
Willoughby Community Plan:	Mixed Residential and Greenway
Yorkson Neighbourhood Plan:	Mixed Residential and Greenway

BACKGROUND/HISTORY:

The subject site is currently zoned Suburban Residential Zone SR-2 and designated "Mixed Residential" (20 – 25 units per hectare / 8 – 10 units per acre) and "Greenway" in the Yorkson NP. Yorkson NP identifies the need for a neighbourhood pocket park in the southwest quadrant of the Yorkson area. The security of a neighbourhood pocket park has been included as a final reading condition to development applications in this area. The subject development application proposes to dedicate and construct a neighbourhood pocket park at the southern portion of the subject property, along with the ecological greenway.

This application also includes four (4) single family lots at the northern portion of the site and two (2) remainder single family lots resulting from the adjacent northern application (ToL Project 08-23-0155).

DISCUSSION/ANALYSIS:

Qualico Developments has applied to amend the Yorkson Neighbourhood Plan and to rezone 0.95 ha (2.34 ac) portion of land in the Yorkson NP Southwest Phase from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B). The proposed development will facilitate a single family residential development consisting of four (4) single family lots, completion of two (2) single family lots resulting from the adjacent northern application (ToL Project: 08-23-0155), and completion of a neighbourhood pocket park.

Adjacent Uses:

North: Two (2) single family lots zoned Residential Zone R-1A and Residential Compact Lot Zone R-CL(B), designated "Mixed Residential" in the Yorkson NP, included in development application (ToL Project 08-23-0155) approved by Council on October 5, 2020.

South: Suburban residential lot zoned Suburban Residential Zone SR-2, designated "Mixed Residential" in the Yorkson NP;

East: Future 206 Street, beyond which are lands zoned Comprehensive Development CD-77, designated "Townhouse" in the Yorkson NP, currently under Development Permit application (ToL Project 08-23-0184) proposing 157 townhouse units, and single family lots zoned Residential Compact Lot Zones R-CL(A) and R-CL(B), designated "Mixed Residential" in the Yorkson NP;

West: Suburban residential lot zoned Suburban Residential Zone SR-2, designated "Mixed Residential" in the Yorkson NP, (ToL Project 08-23-0155) proposing 23 units (10 single family lots, seven (7) rowhouses and six (6) semi-detached units).

Yorkson Neighbourhood Plan Amendment:

The subject site is designated "Mixed Residential" in the Yorkson Neighbourhood Plan. The "Mixed Residential" land use designation allows development at a density of 20 – 25 units per hectare (uph) (8 – 10 units per acre (upa)) provided a mix of attached and detached residential units is maintained. Within this land use designation, a maximum of 75% of the units may be detached (single family) while a minimum of 25% the units should be attached. Due to provision of the neighbourhood pocket park, dedication of the ecological greenway, and widening of 206 Street for a riparian area provided within the median, the developable area of the site has been reduced to 0.26 ha (0.64 ac). As a result of the reduced developable area, the application includes proposed NP amendment to lower the minimum density and not to provide attached housing forms. More specifically, the proposal includes the following amendments:

- Column C (Type Mix): Minimum of two (2) attached residential types with no type to exceed 60% of the total required attached residential unit mix. The proposal does not include attached residential units.
- Column C (Type Mix): Minimum of three (3) detached residential types with no type providing less than 10% and more than 40% of the single family units. The proposal includes one (1) single family unit type.
- Column D (Gross Density). Overall mixed residential density of 20 minimum and 25 maximum uph (8 – 10 upa). The proposed density is 15.4 uph (6.25 upa).
- Column E: (Proportion): Maximum of 75% single family residential and minimum 25% multi-family residential. The proposal includes 100% single family.

Staff are supportive of the development proposal as it meets the requirement of the Yorkson NP by providing a neighborhood pocket park and complies with the overall objectives of the Willoughby Community Plan and the intent of the "Mixed Residential" designation of the Yorkson Neighbourhood Plan. The differences between the proposal and the provisions of the Yorkson NP can be accommodated through a site-specific amendment to the plan as outlined in Bylaw No. 5747.

Official Community Plan Consultation Policy:

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

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan, 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 as the plans anticipate development in the Willoughby Community Plan and Yorkson Neighbourhood Plan

Zoning Amendment:

Rezoning Bylaw No. 5748 proposes to rezone the subject lands from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) to facilitate development of four (4) single family lots and completion of two (2) single family lots that will be part of the adjacent lots to the north (ToL Project 08-23-0155). As shown on the site plan included in this report and Council report for ToL Project 08-23-155 to the north, Lots #28 and #35 are oversized lots. The surplus area of each lot has a restrictive covenant prohibiting construction until such time as these two (2) lots are consolidated and redeveloped with the subject property. As part of this development application, future portion of Lots #28 and #35 are proposed to be rezoned and subsequently will be consolidated with the remaining lots. The proposal complies with the provisions of the proposed Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B).

Public Consultation:

Consistent with Policy 07-164, the applicant held a virtual public meeting on September 8, 2021. Results of the Developer Held Public Information Meeting were compiled and are provided as Attachment D.

Development Permit No. 101198 (Form and Character):

All of the Yorkson NP area is designated as a mandatory Development Permit area in the Willoughby Community Plan. The subject site is located in "Development Permit Area 'B – Residential" which establishes objectives aDnd guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment C). For the single family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision. The exterior design control agreement typically addresses the form, character, and siting of individual single family homes constructed in a development.

Development Permit No. 101290 (Streamside Protection):

Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses. The required widths of these no disturbance zones, referred to as "Streamside Protection and Enhancement Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow and fish presence. Map 2 (Watercourse Classification) of the Yorkson Neighbourhood Plan depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3.

Three (3) watercourses are located adjacent to the project site within the 206 Street corridor, one (1) Class C (green-coded) drainage and two (2) Class B (yellow-coded) constructed watercourses (Schedule A of Attachment B). The watercourses convey drainage northward within the 206 Street corridor to fish bearing reaches of Yorkson Creek approximately 700 m downstream.

The Yorkson Neighbourhood Plan requires consolidation of existing 206 Street watercourses and SPEA within a north-south aligned SPEA ('habitat corridor') within the 206 Street road alignment between 76 and 78 Avenue. The 206 Street habitat corridor adjacent to the project site encompasses approximately 3842 m^2 (41,355 ft^2) with the western half of the habitat corridor (i.e., 1991 m^2 (21,431 ft^2)) being constructed by this project. Construction of the eastern half of the habitat corridor was secured through ToL Project 08-23-0113 on the east side of 206 Street.

The applicant's proposal provides 1921 m^2 (20,677 ft^2) of the habitat corridor and will include a reconstructed watercourse and native riparian plantings. Staff note that 206 Street design constraints result in the proposal providing approximately 70 m^2 (753 ft^2) less habitat corridor than required by the Yorkson Neighbourhood Plan, but the area deficit is offset through an enhancement effort that exceeds minimum OCP Schedule 3 requirements.

Protection of SPEAs, acceptance of streamside restoration and enhancement plans and details, and security have been made a development prerequisite.

Based on the results of the applicant's streamside submission, the proposed streamside enhancements, and adherence to the conditions of this permit, staff believe the proposal is consistent with the objectives of the Yorkson NP and OCP Schedule 3. The proposal also supports the Township's Sustainability Charter objective to enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. Proposed Streamside Development Permit No. 101290 is attached to this report (see Attachment B) and depicts the 206 Street habitat corridor (see Schedule B of Attachment B) for Councils' consideration.

Greenways and Pocket Park:

This application proposes to secure a one (1) acre neighbourhood pocket park required in the Southwest Phase of the Yorkson NP. The neighbourhood pocket park is proposed in the southerly portion of the subject site and is bounded by future four (4) single family lots to the north, 205B Street and future single family development to the west, 206 Street to the east, and the site zoned Suburban Residential SR-2 to the south.

The applicant is required to dedicate and construct the above noted pocket park including an ecological greenway, a 4.5 m wide street greenway, and wildlife tunnel crossing of 206 Street. Details of the pocket park design and open space improvements are required to be finalized to the acceptance of the Township prior to final reading of the rezoning bylaw. As a condition of final reading the proponent will be required to transfer the pocket park and greenway lots to the Township, and secure their construction, as part of a Servicing Agreement.

Tree Protection / Replacement:

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 20 significant trees exist on the subject site and within the required park / greenway dedications. One (1) significant tree is proposed to be retained on the developable portion of the site, with an additional 11 significant trees proposed to be retained within the pocket park and greenway areas. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 32 replacement trees are required, 12 of which will be planted within the developable portion of the site, with another 20 being secured and planted

within the park/greenway dedications on the project. In addition, approximately 11 street trees are required along the road frontages (in compliance with the Township's Street Tree and Boulevard Plantings Policy). Post development, approximately 55 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.

Existing Parks:

The closest existing park is Willoughby Community Park located approximately 950 m west of the site. The Yorkson NP identifies a need for a neighbourhood pocket park to serve this quadrant of Yorkson. This requirement will be completed, pending Council approval of this application.

Access and Servicing:

Access to the proposed single family lots will be from the future 77A Avenue that will connect to 206 Street. Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure servicing works such as construction of road works, greenways, a neighbourhood pocket park, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and the Yorkson Engineering Servicing 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.

Road dedications, widenings, and necessary traffic improvements for 206 Street, 205B Street, 77A Avenue, and 76B Avenue will be required in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Yorkson Neighbourhood Plan to the acceptance of the Township. In addition, driveway access will be prohibited to 206 Street through a restrictive covenant.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018) 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 which are $6,808.00 per single family lot for a total contribution amount of $40,848.00.

School Sites:

School District 35 has provided comments (Attachment E) and anticipates that the proposed development will generate approximately three (3) new students for Donna Gabriel Elementary (located approximately 250 m northwest of the site), one (1) new student for Peter Ewart Middle School (located approximately 700 m west of the site) and two (2) new students for RE Mountain Secondary School (located approximately 700 m west of the site). Subdivision: Preliminary subdivision plans have been submitted in support of the rezoning application. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's

Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Transit:

Transit has been extended into the Yorkson neighbourhood. Bus line 595 is currently available on 208 Street approximately 0.5 km to the east of the subject proposal. Transit service is also available on 200 Street.

Policy Considerations:

The proposed development is located in an area designated for 'Mixed Residential' purposes in the Yorkson NP. The proposed amendment to the Yorkson NP is, in staff's opinion, consistent with the broader objectives, vision, and principles outlined in the NP. Site specific amendments to the Yorkson NP are required to accommodate variances from provisions outlined in Section 4.2.1 (Residential Policies).

Staff recommend that Council give first and second reading to Bylaws No. 5747 and 5748 (subject to completion of nine (9) development prerequisites), authorize issuance (at the time of final reading) of Development Permit No. 101198 (form and character) and Development Permit No. 101290 (streamside protection), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Zorica Andjelic
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101198 (Form and Character)
ATTACHMENT B	Development Permit No. 101290 (Streamside Protection)
ATTACHMENT C	Willoughby Community Plan Development Permit Guidelines
ATTACHMENT D	Public Information Meeting Summary
ATTACHMENT E	School District 35 Comments

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101198

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

1. Name: Qualico Developments (Vancouver) Inc.

2. Address: 310, 5620 – 152 Street
   Surrey, BC
   V3S 3K2

3. 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: Southerly Portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588

   CIVIC ADDRESS: 7711 206 Street

4. 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. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
   c. Payment of supplemental Development Permit fees prior to its issuance.

5. 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 _____, 2021

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101290

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

1. NAME: Qualico Developments (Vancouver) Inc.

   ADDRESS: 310, 5620 – 152 Street
   Surrey, BC
   V3S 3K2

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: Southerly Portion Lot 26 Section 23 Township 8 New Westminster District Plan 59588

   CIVIC ADDRESS: 7711 206 Street

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

   a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
   b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

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

   This permit is not a building permit.

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

   This permit shall have the force and effect of Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

   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.

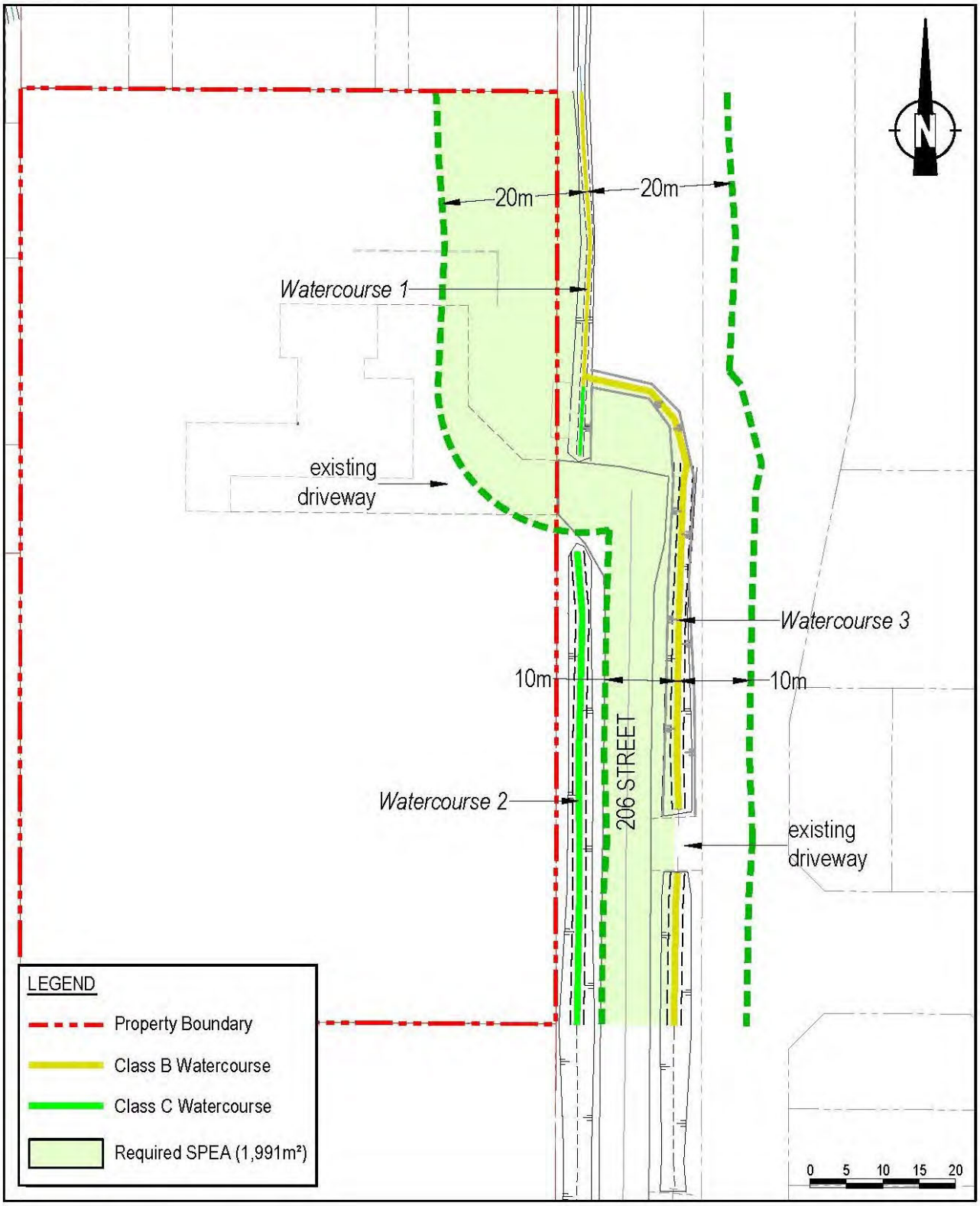
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2021.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area

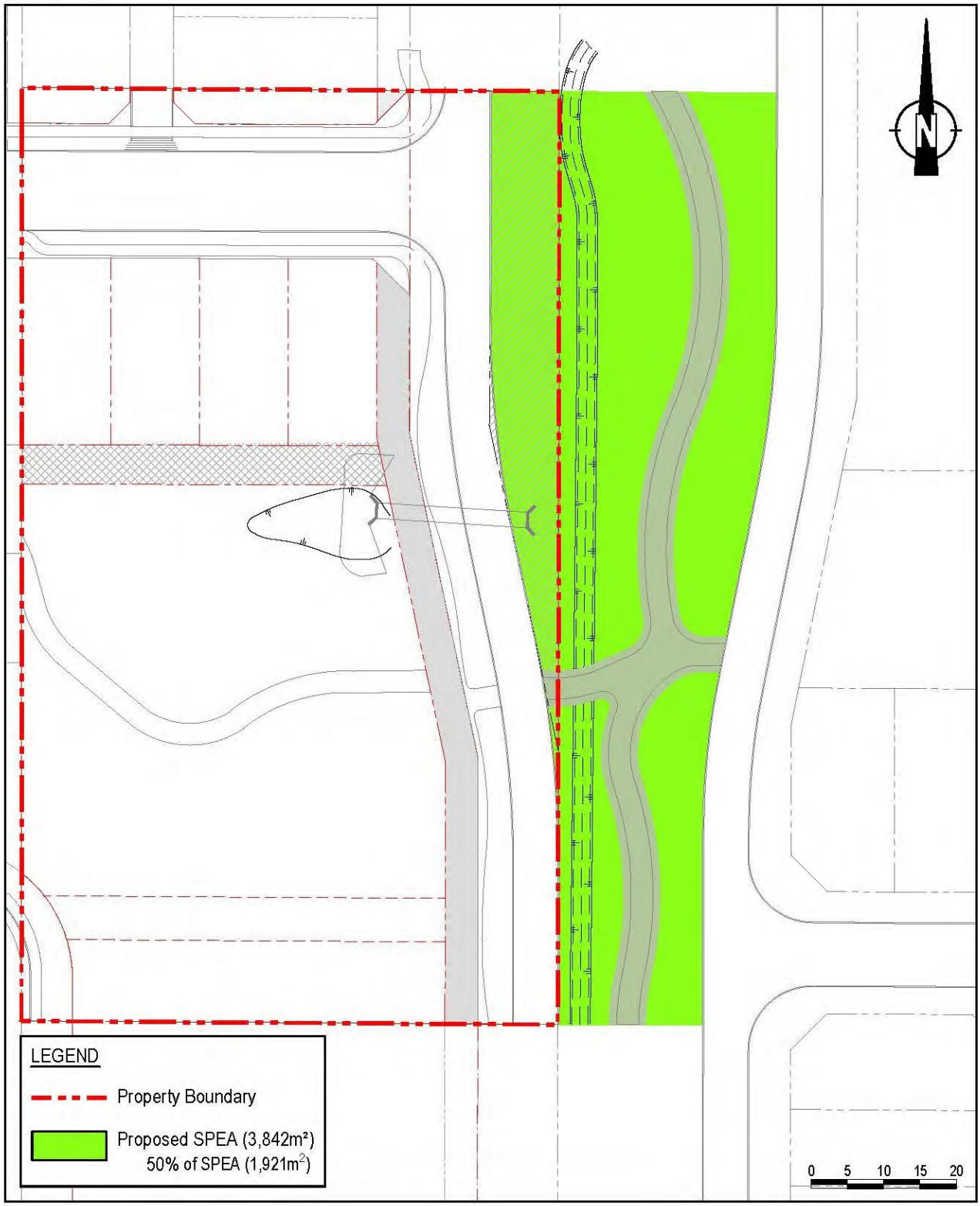
SCHEDULE A



Township of Langley
Est. 1873

REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA

Unless the owner of land first obtains a development permit or produces a registerable building scheme acceptable to the Township, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of an additional dwelling unit, or work exceeding value of $50,000 measured in 2000 dollars, must not be started.

Development permit guidelines for this area are as follows:

- Where an existing estate character house is to be retained, new infill units shall be designed in a complementary style, using features such as roof slope, building massing and finish materials to create a cohesive development.
- Where a new "main house" is to be developed as part of the development, the overall project should appear as a cohesive development compatible with the remainder of the neighbourhood.
- Infill units shall be sited and designed to limit overview of adjacent rear yards, and to permit sun penetration onto adjacent properties. Building height is to be compatible with existing houses in the neighbourhood.
- Only one driveway access will be permitted per each original parcel. As such, the main house and infill units will share one access. On a corner lot, a second driveway access would be permitted from the other street.
- Wherever possible, existing mature vegetation should be retained and enhanced by new plantings.
- Where possible, infill units should be sited around a courtyard and/or common parking area.

06/02/06 - Bylaw No. 4475 Deleted Section 4.1.2 Commercial and Business/Office Park Areas Development permit guidelines.

04/02/08 - Bylaw No. 4586 Deleted Section 4.1.3 Development Permit Area 'B' – Residential Density Bonus and Multi-Family

4586
04/02/08

4.1.2 DEVELOPMENT PERMIT AREA "B" – RESIDENTIAL

Lands identified as "Residential" on Map 4, Development Permit Areas are hereby designated as development permit areas under Section 919.1(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating 'landmark' architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.
- In order to allow for stormwater infiltration to maintain flow in watercourses, development is encouraged to maintain low surface imperviousness through compact building form and site layout, consideration shall be given to alternative stormwater and road standards, use of pervious surface materials where feasible and preservation of existing vegetation.
- Multi family buildings shall be designed to maximize avoidance of leaky condominium syndrome by using industry best building practices.

- Mail box kiosks located within a stratified development shall be protected from the weather, be architecturally integrated into the development and be located adjacent to a visitor parking stall with pull-out.
- Presenting garages to public roads is discouraged. Offsetting garages behind the front face of the building is encouraged. Carports are not permitted. Developments shall register a restrictive covenant on title preventing conversion of the garage to any other use that prohibits vehicle storage.
- Development of street facing buildings (i.e. the front door is facing towards the municipal roadway) is required abutting a street or street greenway, other than 200 and 212 (between 76 and 80 Avenues) Streets.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- A strong street presence is required through inclusion of elements such as extended porches and patios, recessed entries, ground oriented units with direct pedestrian street access, and other similar arrangements. Where individual street access to residential units is not practical, building design should foster a relationship with the adjacent street and pedestrians using the street.
- Buildings should be oriented to streets, greenways, or other public spaces, neither gated nor turning away from the public realm, to provide overview for safety and encourage resident involvement with the activities of the neighbourhood.
- Pedestrian street access to individual residential units is strongly encouraged in order to reinforce pedestrian activity and street life.
- Private outdoor spaces of residential buildings fronting public streets shall provide a sense of separation while still contributing to the streetscape. Semi-private outdoor spaces adjacent to the public realm shall be similarly arranged.
- 5101 28/09/15 Private driveway access over greenways should be consolidated and minimized to ensure maximum safety of the users of the greenway. Private driveways may be restricted to laneway access only.

Building Form

- 5101 28/09/15 Roofscape is an important element of building design. Green roofs and green walls are encouraged in compliance with the BC Building Code. Roofs may also be developed to provide resident amenity. Open areas of flat roofs shall be finished with pavers or other coloured materials to enhance the view from above. Pitched roofs are required unless a green roof or amenity space incorporating landscaping is provided. Flat roofs shall be designed to enhance the view from adjacent buildings with patterned, textured and/or coloured materials and also include activity areas and or green roofs. Low albedo (light coloured) roofing should be used to the greatest possible extent consistent with appearance from above and avoidance of glare from light reflection for the visual comfort of occupants.
- Ground level and roof areas created by setbacks shall be used as active outdoor space wherever possible, arranged to create ‘eyes on the street’, and appropriately landscaped.
- Building entrances should be clearly identified by the architecture of the building and include articulation or added elements to provide weather protection.

Exterior Design and Finish

- The main entrance of the building should be clearly identified by the architecture of the building and include such elements as pedestrian awnings, canopies, and building overhangs to provide protection from the weather.
- Exterior finish of buildings shall be high quality to ensure integrity of the building envelope design, and to present an attractive appearance.

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

Landscaping

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- Significant tree stands and tree corridors shall be incorporated into the development. A Tree Management Plan shall be prepared and submitted in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 (Schedule I – Tree Protection), as amended from time to time.
- Roof top patios shall be landscaped with water and electrical outlets.
- On-site landscaping shall be required to enhance the appearance of the development, screen parking, loading and utility areas, and garbage containers/enclosures from adjacent properties and roadways. Best efforts should be made to appropriately screen all utility boxes and meters.
- A landscape plan shall be prepared by a registered B.C. Landscape Architect.
- Playground facilities shall be provided, in accordance with the Township's Child Friendly Amenity Area requirements, as amended.
- Entrances shall be articulated with appropriate low fencing and high quality features to provide distinction between public and private space.
- Where lots abut municipal property (i.e. environmental area or a park) a black coated chain link fence shall be constructed to municipal standard. If an adequately landscaped buffer (native plant species are encouraged) of at least 2 metres in width is provided on the greenway side of the fence to the acceptance of the Township, other fence types may be used provided they are visually permeable above 122 cm (48 inches) and do not exceed 180cm (6 feet) in total height.
- If security fencing is required for storage areas, black coated chain link fencing screened with hedging material may be used.
- A 5 metre wide landscaping area and a fence shall be provided on multi family properties along abutting lots designated for non residential development (other than municipal greenspace). Fences should be aesthetically designed and reflect adjacent residential building character where applicable.
- The use of perimeter berms (in most circumstances), high fences and security gates is not permitted to provide surveillance and a more pedestrian-friendly street system. Fences adjacent to a public road allowance or a street greenway shall not exceed 122

cm (48 inches) in height. These fences shall complement the building in terms of design character, materials, and colour. Fences must permit observation of the public realm and incorporate landscaping to soften their appearance form the road.

- Landscape materials and design, on development sites and within road right-of-ways and other public spaces, shall be selected in the context of adjacent developments as well as overall community character, all in consultation with the Township.
- Landscape site planning and design shall incorporate both hard and soft materials in support of the principles of CPTED.
- Where fencing or guards are used for life safety purposes or public/private space definition within the landscape, such enclosures shall be as transparent as possible in support of CPTED objectives.
- All retaining walls shall be composed of split face concrete block, natural stone, or patterned cast-in-place concrete. Material selection shall be in the context of, and integrate with similar installations on adjacent properties.
- The public realm shall incorporate street furniture and amenities, heritage artifacts, and public art pieces, to enhance the pedestrian experience and contribute to the character, unity and identity of the neighbourhood.
- The design, materials and finishes of site furniture and pedestrian walkways shall be selected and should be generally consistent throughout the neighbourhood.
- Street and site furniture shall be durable and have a low life-cycle cost; be selected to discourage vandalism and use for skateboard activity; and be designed to meet the needs of a wide range of users including children, seniors, and those with disability.
- On-site utilities shall be architecturally integrated into the development or screened from view through a combination of hard and/or soft landscaping.
- Landscape planting within residential and commercial areas shall use minimum 50% native plantings with appropriate character, and mixed with other non-invasive plants.
- Use of materials such as permeable paving to maximize surface permeability to the greatest extent possible and practical is encouraged.
- The following surface treatments shall be incorporated into on-site hard surfaces and/or walkway design as a substitute for conventional pavement in low traffic areas.
- Porous pavement in areas with low-risk of ground water contamination. Porous pavements may be applied to lanes/access roads, driveways, and low-traffic parking areas.





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





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



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



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

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Parking Lot Landscaping

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

Parking and Traffic/Pedestrian Circulation

- Pedestrian connections shall be provided throughout the development, including through parking lots, and to adjoining land uses. Ornamental paving materials (stamped and coloured concrete or better) are required for all pedestrian connections.
- Provision of underground parking is encouraged and shall be designed with CPTED principles. Access to either underground or structured parking should be from a lane if possible.

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





- Without compromising the safety of users, all surface parking shall be visually screened from sub-neighbourhood streets through a combination of building arrangement and landscaping.
- At grade frontage shall be for commercial uses with only the access and egress points visible from the street.
- Vehicular access and egress points shall be combined and the presence and appearance of garage entrances should be designed so that they do not dominate the street frontage of a building.
- Horizontal floor designs are preferred to allow for adaptive reuse. Scissored floor designs are discouraged.
- Garage entrances shall have less prominence than the pedestrian entrances. A separate pedestrian entrance to the garage shall be provided. . This may be achieved through:
  - The relative importance of the garage entrance reduced by enhancing the pedestrian entrance.
  - Locating the entry on the side of the facade where it will draw less attention than if it is centered on the facade.
  - Recessing the portion of the facade where the entry is located to help conceal it.
  - Extending portions of the structure over the garage entry to help conceal it.
  - Emphasizing other elements of the facade to reduce the visual prominence of the garage entry.
  - Use of screening and landscaping to soften the appearance of the garage entry from the street.
  - Locating the garage entry where the topography of the site can help conceal it.
- Pedestrian entrances shall be separate from vehicular access points.
- Uses near access and egress points shall include design elements that reduce conflict between uses.

- o Ramps to additional levels are to be contained within the structure and screened from view.
- o Access and egress points shall have consistent sidewalk texture, colours and material for that portion intersecting with the streetscape.
- o Provide separate parking areas for residential and commercial uses.
- o The façade shall be architecturally integrated into the building and otherwise screened from view. Green walls and planters may be used in combination with architectural integration for this effect.
- o Setbacks from above the second storey shall be incorporated into the design.
- o If rooftop parking is provided additional landscaping shall be required consistent with Parking Lot Landscaping. Planters with arbors shall be provided continuously along the parapet.
- o Lighting on the exterior (including the roof) shall be consistent with the entire building. Ornamental lighting shall be used on the rooftop parking areas.
- o Public and private parking shall be clearly identified through a system of numbering and signage.
- o Underground parking structures shall be planned for the convenience and safety of users; shall have walls and ceilings finished in a light coloured paint for reflectivity; and shall incorporate motion-activated lighting to the greatest extent permitted.
- o Adequate secured, sheltered and screened bicycle parking be provided on-site for short term and long term bicycle parking/storage facilities.

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  - Short term bicycle parking should be in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft-resistant material that is securely anchored to the floor or ground.
  - Longer term bicycle storage areas provided (secured in a separate room/enclosed area) as part of a parking structure should be located close to elevators and access points.

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4.1.2.4 TOWNHOUSES/ROWHOUSE

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

Site Design

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

Landscaping

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

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4.1.2.5 APARTMENTS

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

Architectural Details

- Street facing facades of free-standing apartment buildings shall be designed for a pedestrian scale with the first storey architecturally differentiated from upper floors.
- The apparent mass of a building shall be reduced through roof design, facade articulation and shadowing.
- Incorporate a 'good neighbour' policy by ensuring building heights being stepped or terraced to relate to adjacent buildings.
- Building height and massing shall be in proportion to adjacent open space.
- The main entrance of each apartment building should include an awning, canopy, porte-cochere or other architectural element to provide protection from the weather.
- Orient the main building entrance to the street and provide a secondary building entrance and pedestrian link to adjacent municipal greenspace where applicable.
- Avoid blank or undifferentiated facades.
- Provide weather protection from parking area to front entrance where appropriate.

Landscaping

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

Parking and Traffic/Pedestrian Circulation

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

4.2 COMMERCIAL DEVELOPMENT PERMIT PROVISIONS

4.2.1 DEVELOPMENT PERMIT AREA "C"– LOCAL COMMERCIAL

Lands identified as "Development Permit Area "C"– Local Commercial" on Map 4, Development
4475 Permit Areas are hereby designated as development permit areas under Section 919.1(1) (f) of
06/02/06 the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

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The objective of this development permit area designation is to encourage development of attractive and safe commercial areas and reduce conflict with adjacent land uses.

Development permit guidelines are as follows:

- Developments in each commercial node shall be coordinated in terms of architectural design, landscaping, fencing and signage. The height, massing and siting of buildings and design of signage and other elements should contribute to creating a sense of gateway into the neighbourhood.
- The architectural and landscape design should be appropriate for the local context. Architectural design should draw inspiration from Langley's rural heritage.

September 20, 2021

Our File: 2111-03365-06

Township of Langley

Community Development Division

20338 65 Avenue

Langley, BC V2Y 3J1

Attention: Zorica Andjelic, Planner

Summary Report - Public Information Meeting

Proposed Yorkson Neighbourhood Park Development, Township of Langley Project No. 08-23-0203

INTRODUCTION

This report is submitted to the Township of Langley in accordance with the Developer Held Public Information Meetings Policy (07-164). The policy was amended in May 2021 to include guidelines for conducting virtual Public Information Meetings (PIM) in response to concerns for public health and safety due to COVID-19. The organization and logistics for this PIM are in accordance with this amended policy.

The PIM for development application 08-23-0203 was held on Wednesday, September 8, 2021. The project represented property located at 7711 206 Street.

The purpose of the meeting was to introduce the project and project team, present the development plans, and obtain feedback from the community via an online live chat mediated by the project presenters.

NOTIFICATION

The public was notified in two (2) ways (Attachment 1):

1. **Direct mail-out to neighbouring properties**

   29 mail-out invites mailed on August 25, 2021, 14 days prior to scheduled PIM.

2. **Two (2) advertisements in the local newspaper (Langley Advanced Times)**

   August 26 and September 2, 2021.

Township of Langley staff generated and provided a mail-out map and prepared mailing labels. Due to mailing delays for return mail during COVID-19, no notice has been returned as undeliverable at the time of this report.

The notification and newspaper advertisements provided general information, including an overall description of the development and website for the PIM, as well as the subject site. A site location map was included to provide spatial context. Contact information and website access information was provided on the invitation, allowing community members unable to attend the meeting to submit questions, comments and inquiries directly to the project team.

INFORMATION MEETING LOGISTICS

Due to virtual PIM policies, the logistics are slightly different from in-person PIMs, with certain information and materials made available to the wider public earlier than would be for an in-person PIM.

Project Website

The project website serves as the main hub for the various activities that distribute information about the project site once residents receive notice or are aware of the PIM.

The website became publicly available on August 26th, 2021 with access QR code and website description being provided via notification letter and newspaper advertisements. The website presented an overview of the proposed project and invited those who are interested to register for the PIM meeting, or to provide early comments to the consultant contact. It was also noted on the website that a questionnaire would be made available starting from the day of the meeting. The deadline to complete the questionnaire was also noted on the website. The project website provided more in-depth information at an earlier point compared to an in-person PIM. This allowed interested residents the opportunity to browse the information on their own time and provided various methods for submitting comments and feedback.

Online Meeting

The PIM was held online in a webinar format over Zoom. The meeting was scheduled for 1 hour, from 7:00pm – 8:00pm on Wednesday, September 8, 2021. A representative from the Township of Langley Development Services Department two representatives of the proponent (Qualico Developments) were in attendance to observe the PIM.

The consulting team in attendance included the following individuals:

James Pernu *Senior Planner – McElhanney*	**Raymond Sull** *Senior Engineer – McElhanney*
Clover Mei *Planner – McElhanney*	**Jori Porter** *Arborist – McElhanney*
Lisa Blanchard *Biologist – Envirowest Consultants*	

PUBLIC INFORMATION MEETING DETAILS

A total of 3 attendees registered for the event between June 4th and June 17th (*Attachment 2*). All registrants attended the meeting. It should be noted that one attendee appear to reside in City of Surrey.

The meeting was organized as follows:

- 5 min registration
- 20min live presentation
- 35min Question & Answer (Q&A) session

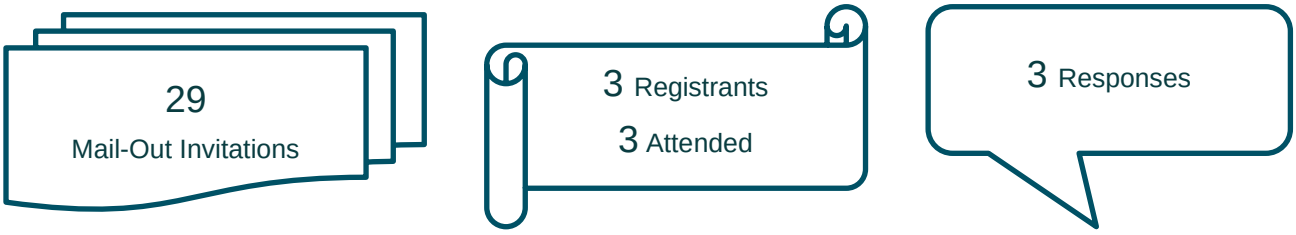
A total of 17 slides were presented at the PIM (Attachment 3). Attendees were informed that all questions submitted will be answered during the Q&A period, and that they are able to utilize either "Raise Hand" to ask question verbally, or to submit a text through the Q&A box provided on Zoom.

The following display boards were presented via PowerPoint in the meeting space in the following information categories:

Welcome & Housekeeping
Project Team
Project Overview
Site Context
Site Plan
Architectural Design
Landscaping
Tree Management
Habitat Boulevard
Servicing
Feedback & Thank you

An online questionnaire was also made available starting in the afternoon of the meeting, and attendees were directed to the questionnaire during and at the end of the meeting to provide their inputs.

PUBLIC INFORMATION MEETING RESULTS



A questionnaire was prepared to gather public input on the proposed development. The questionnaire included four (4) questions that pertains to the development, and community members were given an opportunity to provide additional comments. Based on responses received, one (1) respondent appeared to reside the City of Surrey.

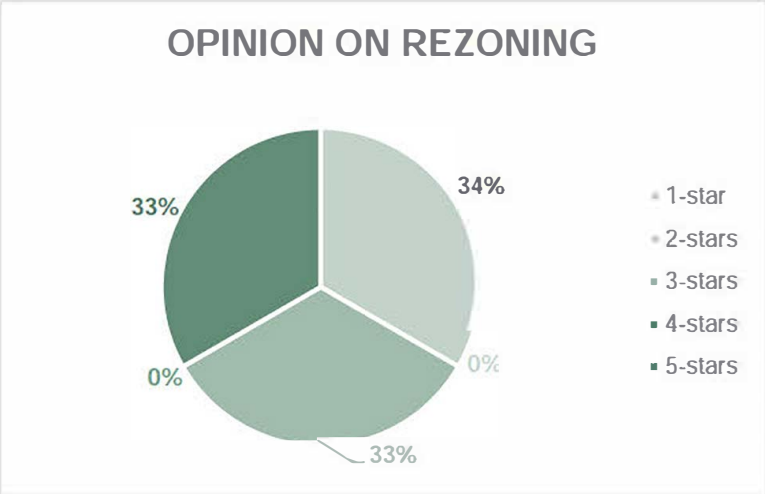
Type of question presented:

5-star rating scale
Four (4) questions are presented in this style, where: *1 star = Strongly Disagree* *3 stars = No Opinion* *5 stars = Strongly Agree*

The information collected from the questionnaires is summarized below for the four (4) questions.

Question 1

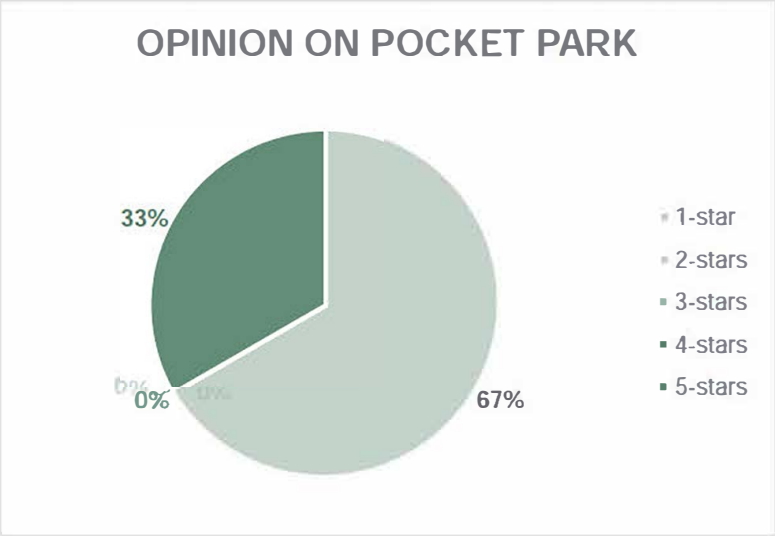
Please rate your opinion on the proposed site rezoning from Suburban Residential SR-2 zone to Single Family Residential Zone R-1A and Single Family Compact Residential Zones R-CL(A) and R-CL(B). This is for the proposed development of six single family homes. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Opinion on rezoning is evenly split between the tree respondents. One respondent had no opinion, one noted strong support, and one noted strong disagreement.

Question 2

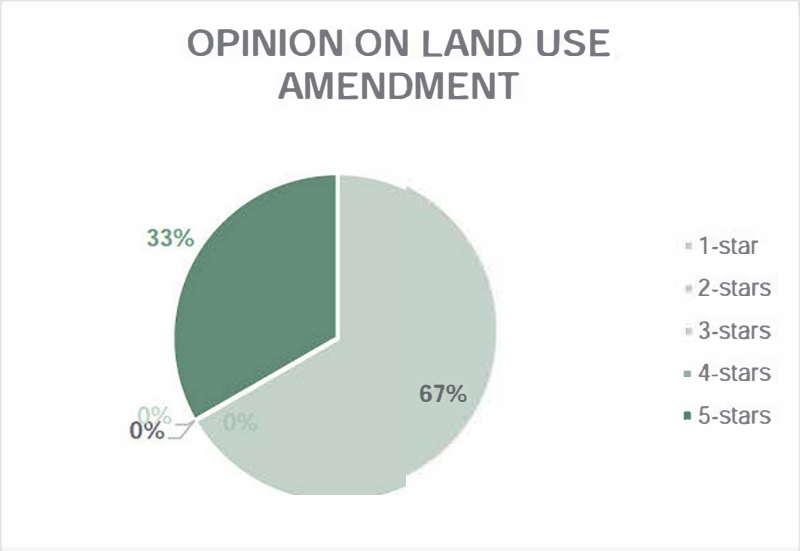
Please rate your opinion on the development of a one-acre neighbourhood pocket park in the subject site. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Question 2 received two strong opposition, and one strong support.

Question 3

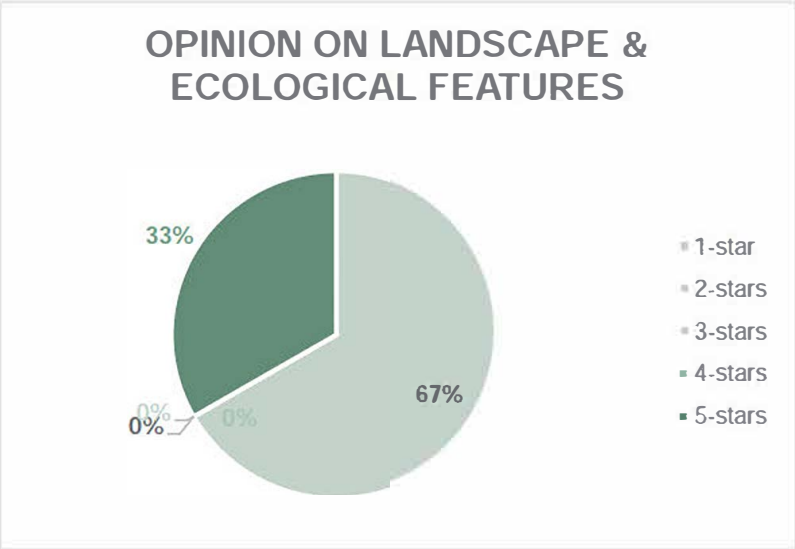
In order to provide the one-acre neighbourhood pocket park, a land use amendment is required. The land use amendment is requesting for a slightly lower development density (7.48 units per acre) than is stated in the Yorkson Neighbourhood Plan for this area (8 units per area). Please rate your opinion on this amendment to accommodate the proposed pocket park. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Question 3 also have two responses in strong opposition and one in strong support.

Question 4

Please rate your opinion on the proposed landscape design regarding integration and connectivity of trail and active use within the pocket park and proposed ecological features. Where 1 star = Strongly Disagree, 3 stars = No Opinion, 5 stars = Strongly Agree.



Question 4 also received two in strong opposition and one in strong support.

COMMENTS SECTION

The questionnaire included space to provide additional comments. Additional comments were provided on all 3 questionnaires, these comments are direct quotes from participants' questionnaires and organized by themes:

- I don't think so the proposed pocket park is making any sense [because] if you're taking 25 meter from the ecological greenway and putting towards pocket park how this can be possible to one parcel and all other properties have to leave 30 meters for greenway. How small species will survive in that 5 meter space. If you allow this pocket park to use 25 meter of ecological greenway then TOL is starting new trend of using the greenway land into other use, which is very dangerous for near future or I suggest if you allowing this then take out the greenway and let everyone use on it own way. I strongly oppose this pocket park.

- We have a few major concerns regarding the development. The first is the issues with traffic with the current road plan. Having 76B Ave curve downward and turn through the south property to become 76A Ave will make turning onto 206 St Northbound more difficult given the amount of people that will be living in the area and the traffic in the area. If 76B goes straight through and is shared both with bottom of the planned property and the top of the south property to connect through 206 St, then traffic will flow more easily in this area. Furthermore, a couple of years ago, the Donna Gabriel Robins elementary school position was planned by the developers to be on the south side of 78 Ave, but the city said to put it on the north side of 78 Ave due to concerns

with children being too close to the greenway. Why isn't this a concern with the current plan on the greenway given that there will be even more foot traffic in the area?

- We are extremely in favour of the location of the pocket park because it is centrally located in the northwest Yorkson neighbourhood plan. As there are many new houses being built and families moving into this area, this park is extremely essential and we are in complete favour to start the building of the pocket park as soon as possible. Thank you.

DISCUSSION

Based on the comments, there are two attendees voicing concern on the pocket park regarding size of the ecological greenway and road grid. The following response addresses the concern/issues raised for this project.

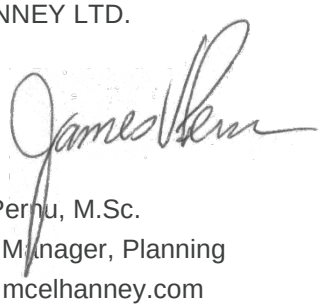
- 76B Avenue has been proposed to terminate at the property and continue southward due to existing development application on the neighbouring property requiring 205B Street to provide frontage and access to proposed development. Per Yorkson Neighbourhood Plan, the proposed pocket park is to be 1-acre in size. The proposed development satisfies the requirement while providing continuous residential lots fronting 77A Avenue, consistent with surrounding neighbourhood development configuration. Should 76 B Avenue connect to 206 Street directly, the road will cut across the existing property, where the remaining area will not be enough to contain the pocket park and ecological greenway.

CONCLUSION

The completed questionnaires showed a majority of support for the proposed development rezoning. Many of the respondents expressed excitement with the positive potential the proposed uses will bring. If you have questions about this report, please do not hesitate to contact me.

Yours truly,

McELHANNEY LTD.



James Pernu, M.Sc.
Division Manager, Planning
jpernu@mcelhanney.com

Attachments:

1. Mail out and Newspaper Advertisement
2. Registration and attendance data
3. Powerpoint slides
4. Questionnaire responses

McElhanney

PUBLIC INFORMATION MEETING INVITATION

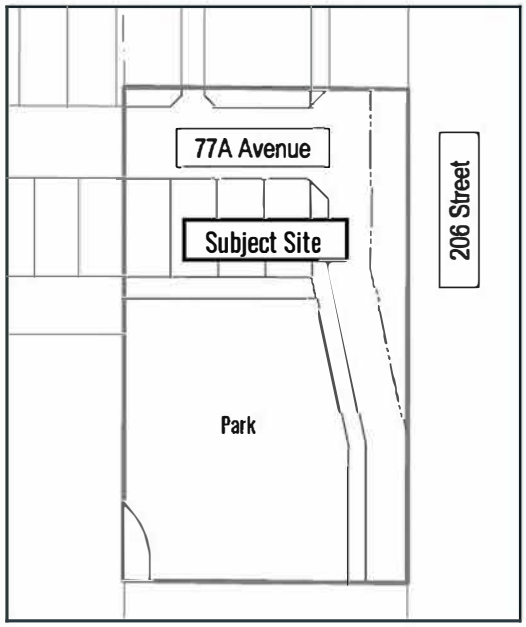
Township of Langley Project 08-23-0203
McElhanney Project 2111-03365-06
Located at 7711 206 Street

For more project details and access to the online public meeting please visit our project website as shown on the reverse.

You are invited to attend a Public Information Meeting to review and discuss the proposed development project in the Yorkson Neighbourhood in the Township of Langley.

Project Location: 7711 206 Street

Proposal: Yorkson Neighbourhood Plan amendment and to rezone from Suburban Residential (SR-2) to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B). Subdivision for 6-residential lots, neighbourhood pocket park, ecological greenway, and complete the road and greenway dedications on 206 St.



Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

McElhanney

PUBLIC INFORMATION MEETING INVITATION

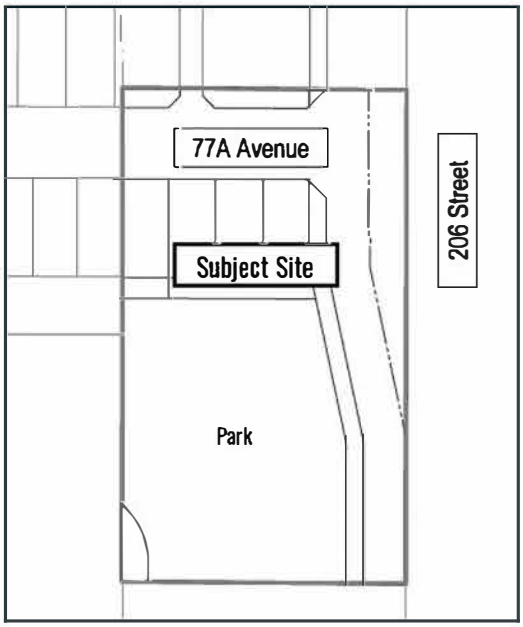
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Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

McElhanney

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

PUBLIC INFORMATION MEETING INVITATION

Wednesday, September 8, 2021
7:00pm - 8:00pm

Project Website
https://arcg.is/aazLj

7:00pm - 7:10pm Welcome
7:10pm - 7:30pm Presentation
7:45pm - 8:00pm Q&A

For more information contact:

James Pernu
Project Manager/Planner
(604)-424-4889
jpernu@mcelhanney.com

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THIS IS NOT A NOTICE OF PUBLIC HEARING

New women's addiction centre opens

Patricia Hope House is located in west Surrey, near the Langley border

Heather Colpitts
heather.colpitts@langleyadvancetimes.com

A new 20-bed addiction centre for women has opened in South Surrey, near the border with Langley, offering residents about two-and-a-half years of live-in treatment and transitional support.

The Patricia Hope House, located 19465 16th Ave., held a grand opening event in mid-August, with more than 160 people attending.

It was a long road to get to this place, according to Angie Appenheimer, the resource development director with Adult & Teen Challenge Society of B.C.

In June 2019, the society's original women's program in Abbotsford was forced to look for another home. In December 2019, the Surrey site was for sale, but there were complications.

The City of Surrey had placed a four-year freeze on business licences for new recovery facilities, she noted.

"They were in a bad position, attempting to mitigate further risk of poorly run facilities and programs, which would consequently bring further detriment to vulnerable people and the community," she said.



Patricia Hope House was officially opened on Saturday, Aug. 14, 2021. (Patricia Hope House photo)

Other obstacles remained, including the purchase price of $2.7 million, as well as municipal and provincial approvals, Appenheimer said.

"Rezoning alone was a typical eight-month process; one that exceeded the approaching two-month subject removal deadline. But, the Adult & Teen Challenge team persevered, believing that the seemingly impossible could be accomplished," she said.

The live-in centre is a place where up to 20 women from anywhere in Canada can take part in the minimum year-long faith-based program.

Additionally, there is a minimum 18-month transition segment called the 'Successful Living Program,' where women transition according to their individual needs. Women are to be given opportunities to volunteer, find employment, pursue education, or apply to the organization's leadership program.

"The centre is named after a woman named Patricia, a cherished daughter, mother, sister, and friend, whose life was cut short by addiction," Appenheimer explained.

"Trauma, broken families, job loss, and difficult life transitions all put an incalculable stress on people's mental health," the centre's opening announcement said. "There is an interplay between depression, anxiety, PTSD, psychosis, and suicide with addiction."

One of the reasons the facility is needed is that the COVID-19 pandemic has "greatly" increased addiction through isolation and an unprecedented lack of human connection.

Added government financial resources, the release noted, "gave way to increased drug use."

"Unfortunately, the ones who suffer are the most vulnerable. While opioid drug overdoses mostly claim men's lives, vulnerable women are not accounted for in the addiction epidemic for many reasons."

The residential centre is operated by Adult & Teen Challenge BC, part of an international Christian-based program that was started in the 1950s by a rural Pennsylvania preacher. It also offers programs for men in Chilliwack and the Okanagan.

"Stepping out in faith, believing that a much needed facility for women would become a reality in Surrey, the Adult & Teen Challenge BC leadership team made an offer on the property for $2.7 million," Appenheimer explained about the purchase. "Within eight weeks, private donor pledges were received for $2.1 million."

The society took ownership in Aug. 14, 2020, one year before the grand opening.

The building sat empty for seven months as the society worked to get all requirements in place.

"The facility received its assisted living approvals in April 2021, and the women were finally able to move into their beautiful new 'place to call home'. They were all able to witness an incredible journey of faith and perseverance," Appenheimer said.

"In May, a mortgage-match campaign began and in another eight weeks, the remaining $600,000 was raised."

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project No. 08-23-0203

Wednesday, September 8, 2021 7:00pm - 8:00pm

Project Website https://arcg.is/aazLj

QR Code

Due to COVID-19 and concerns for public health and safety, engagement will be conducted virtually online.

The proponent has applied to the Township of Langley to:

Amend Yorkson Neighbourhood Plan and to rezone 7711 206 Street from Suburban Residential (SR-2) to Residential R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) to permit 6 single-family residential lots. Provision of a 1-acre neighbourhood pocket park, 0.03 ha. (0.07 ac.) ecological greenway and 0.21 ha. (0.52 ac.) of riparian and road dedication to complete 206 Street per the Yorkson Neighbourhood Plan.

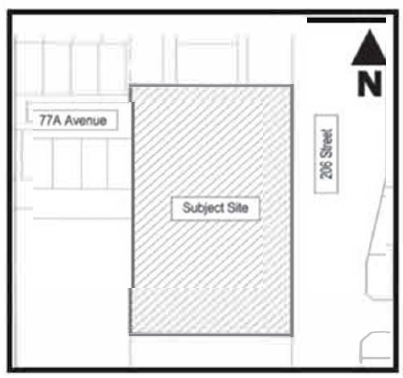
Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Meeting Schedule

7:00pm - 7:10pm
Welcome

7:10pm - 7:30pm
Presentation

7:30pm - 8:00pm
Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

Virtual Public Information Meeting – Thursday, September 16th, 2021

Please note that this is not a Public Hearing Notice

Virtual Public Information Meeting and Website for proposed apartment development located at the following addresses: **20120, 20130, 20140, 20150, 20160 and 20170 53A Avenue, Langley, BC**

Dear Resident,

We are RKDI (Langley 4) Homes Ltd. working with Keystone Architecture & Planning Ltd on a proposed 5 storey residential apartment building, consisting of 85 apartment suites. You are invited to review and discuss this proposal at our project website and upcoming virtual meeting. The purpose of this website is to seek input from local residents and to provide information as well as address any questions that they may have as we proceed with our development application.

The proposed development involves the following:

- Official Community Plan (OCP) amendment from the current High Density Residential designation to the Low Rise Residential designation proposed in the draft new OCP
- Rezoning from RS1 (Single Family Residential) Zone to a CD (Comprehensive Development) Zone.
- To accommodate a 5 storey apartment building, consisting of 85 apartment suites.



Due to social distancing requirements, we invite you to please visit the public information meeting website https://langleycityapartment.ca for the building design and plans. The website will be live between **September 8th September 15th** to receive public commentary. We will also be running a Microsoft Teams meeting where interested parties can join and provide comments directly to the development. The meeting will be held from **4:00pm 6:00pm on Thursday, September 16th**. If you would like to take part email mail@keystonearch.ca and you will be sent an invite.

Sincerely,

RKDI (Langley 4) Homes Ltd.



If you have received this notice and have tenants in occupation, please ensure this notice is posted for them in a common area of your building as they will not receive this notice directly.



At your SERVICE

Langley politicians offer views on key issues

THIS WEEK: Each Langley school trustee was asked: *What can the school district do next year to help students who fell behind because of the disruptions of the pandemic?*

Their answers are online at www.langleyadvancetimes.com

UP NEXT: Langley MLAs are being asked: *Should the province be ready to compensate businesses if their bottom line is adversely impacted by the new passport rules?*

Watch for their answers online Sunday.

Romeo, Romeo, wherefore art thou, doggo?

Thanks to strangers rallying, 81-year-old mom has her beloved dog home

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

Romeo's owner would like whoever rescued her dog to know just how grateful she is.

On Wednesday, Aug. 18, the 12-year-old Maltese Poodle-cross went missing from the backyard of his Walnut Grove home, triggering a search effort that saw residents of the Langley neighbourhood come out in droves.

Romeo's 81-year-old owner, and the owner's daughter, who asked to remain anonymous, were amazed by the response when they put the word out on social media.

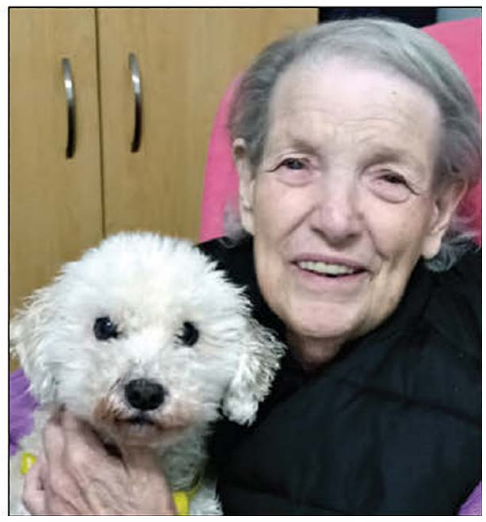
It has been a rough year for her mother, the daughter told the **Langley Advance Times**.

The grandmother recently had to endure a 13-week hospital stay to battle a bacterial infection.

"Throughout her time in hospital, her faithful dog Romeo would either sit on her chair or lie on her bed, and wait for her return," the daughter described.

"There was nothing we could do to coax him to be with us, or even sleep upstairs with us. Romeo knew where his momma's space was and he patiently waited for her return, even if it meant being alone."

A few weeks after they were reunited, "you can imagine the heartbreak and horror of me going into our recently purchased home's backyard, to find the rickety wooden fence partially fallen down and Romeo gone. I went in and broke the news to grandma and took off to find him."



On Wednesday, Aug. 18, Romeo, a 12-year-old Maltese Poodle-cross, went missing from the backyard of his Walnut Grove home, triggering a search effort that saw residents of the Langley neighbourhood come out in droves. (Special to Langley Advance Times)

Romeo is timid, "a real quiet little boy" who was unlikely to approach strangers.

When the family put the word out, the response was immediate.

"Folks who are still strangers to us, drove for an hour and a half through the suburb looking for a baby that wasn't theirs. Teens and young adults jumped onto bikes or into cars and rode and drove around searching. Neighbours immediately set off with their dogs, trying to find ours. Runners, walkers, dog owners, dog walkers, neighbours, friends and strangers hit the roads, paths, parks and forests looking for Grandma's baby."

It was during this frenzy of searching, she related,"that we found love. The kindness of strangers, neighbours and friends poured out love to us and gave us hope."

Romeo was located the next day, safe and sound, at the Animal Emergency Clinic of the Fraser Valley on 204th Street, where someone had taken him.

"To the person who saw a senior pup, took pity and who drove him to the shelter for the night, so that he would be safe and be found again by us, thank you," the daughter said.

The clinic was unable to give them the name of Romeo's rescuer, so they decided to make a public thank-you.

"They said that they wouldn't be able to give us your name, and said that they had thanked you on our behalf, but [my mother and I] want you to know, that you, along with a team of other strangers, neighbours and friends in our community, are our heroes."

"You rescued us from yet another heartbreak during this miserable year. Thank you, thank you, thank you!"

Virtual Public Information Meeting – August 30th

Please note that this is not a Public Hearing Notice

SYNC PROPERTIES

Virtual Public Information Meeting and Website for proposed townhouse development located at the following addresses: **19824 54th Avenue and 5380, 5376, 5372, 5368 & 5364 198th Street, Langley, BC**

Dear Resident,

We are Sync Properties working with Keystone Architecture & Planning Ltd on a proposed 6-building townhouse development, consisting of 30 townhouse units. You are invited to review and discuss this proposal at our project website and upcoming virtual meeting. The purpose of this website is to seek input from local residents and to provide information as well as address any questions that they may have as we proceed with our development application.



The proposed development involves the following:

- Official Community Plan (OCP) Amendment from the current Low-Density Residential designation to the Low-Rise Residential designation proposed in the draft new OCP to permit a 6-building, 30-unit townhouse development
- Rezoning from RS1 (Single Family Residential) Zone to a CD (Comprehensive Development) Zone.
- To accommodate a 6-building townhouse development, consisting of 30 townhouse units.

Due to social distancing requirements, we invite you to please visit the public information meeting website **www.sync198townhomes.com** for the building design and plans. The website will be live between **August 18th to August 30th** to receive public commentary. We will also be running a Microsoft Teams meeting where interested parties can join and provide comments directly to the development. The meeting will be held on **August 30th @ 4:00-6:00pm.** If you would like to take part email mail@keystonearch.ca and you will be sent an invite.

Sincerely,

Sync Properties

SYNC PROPERTIES



If you have received this notice and have tenants in occupation, please ensure this notice is posted for them in a common area of your building as they will not receive this notice directly.

DEVELOPER LED
PUBLIC INFORMATION MEETING
Township of Langley Project No. 08-23-0203

Wednesday, September 8, 2021 7:00pm - 8:00pm

Project Website https://arcg.is/aazLj

QR Code

Due to COVID-19 and concerns for public health and safety, engagement will be conducted virtually online.

The proponent has applied to the Township of Langley to:

Amend Yorkson Neighbourhood Plan and to rezone 7711 206 Street from Suburban Residential (SR-2) to Residential R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) to permit 6 single-family residential lots. Provision of a 1-acre neighbourhood pocket park, 0.03 ha. (0.07 ac.) ecological greenway and 0.21 ha. (0.52 ac.) of riparian and road dedication to complete 206 Street per the Yorkson Neighbourhood Plan.

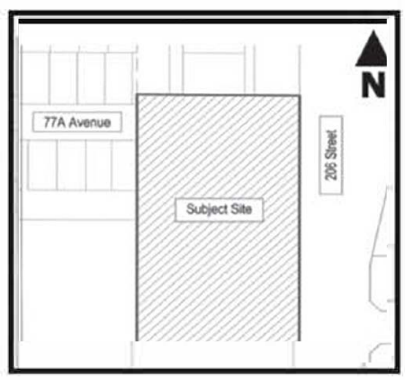
Residents are invited to attend a Public Information Meeting to discuss the development proposal with the project team and to provide input that will be forwarded to Township of Langley Council for consideration.

Meeting Schedule

7:00pm - 7:10pm
Welcome

7:10pm - 7:30pm
Presentation

7:30pm - 8:00pm
Q&A



For more information, please visit our project website, or contact James Pernu at 604-424-4889, or by email at jpernu@mcelhanney.com.

Library welcomes

Special collection available to borrow

Joti Grewal
joti.grewal@blackpress.ca

A travelling library is making its way through Langley in an effort to strengthen children's sense of community belonging and start dialogue about immigration.

The Langley Children Committee and the Langley Literacy Network have launched the Canadian version of "I'm Your Neighbour Books," a take on the U.S.-based campaign

The Welcoming Library is a collection of acclaimed children's picture books featuring new arrival and new Canadian families, explained Alicia Rempel, spokesperson for the Langley community groups.



Rempel

"This project is a larger literacy movement founded to draw attention to immigration, children's literature and to its potential to start sometimes difficult conversations about who belongs here, welcoming, assimilation, and how to celebrate all families," she said.

The local organizations behind the project aim for readers to "both meet a stranger on the page and to see aspects of their own family reflected."

Studies have shown that reading builds empathy and that cross-racial scenes in picture books build acceptance.

Each book contains a discussion guide affixed to the inside back cover to facilitate engagement about welcoming and belonging.

The collection of 30 books is available to borrow at no cost. The travelling library can be taken out by community and schools groups by contacting: info@langleyliteracynetwork.com.

# Registered	**3**
# Cancelled	**0**
# Approved	**3**

First Name	Last Name	Email	Address	Approval Status
FOIPPA s.22(1)				approved
				approved
				approved

Max Concurrent Views	3

Attended	User Name (Original Name)	Time in Session (minutes)
Yes	FOIPPA s.22(1)	50
Yes		61
Yes		55



7711 206 ST DEVELOPMENT

ToL 08-23-0203

DEVELOPER-LED PUBLIC INFORMATION MEETING

September 8, 2021

7:00pm – 8:00pm

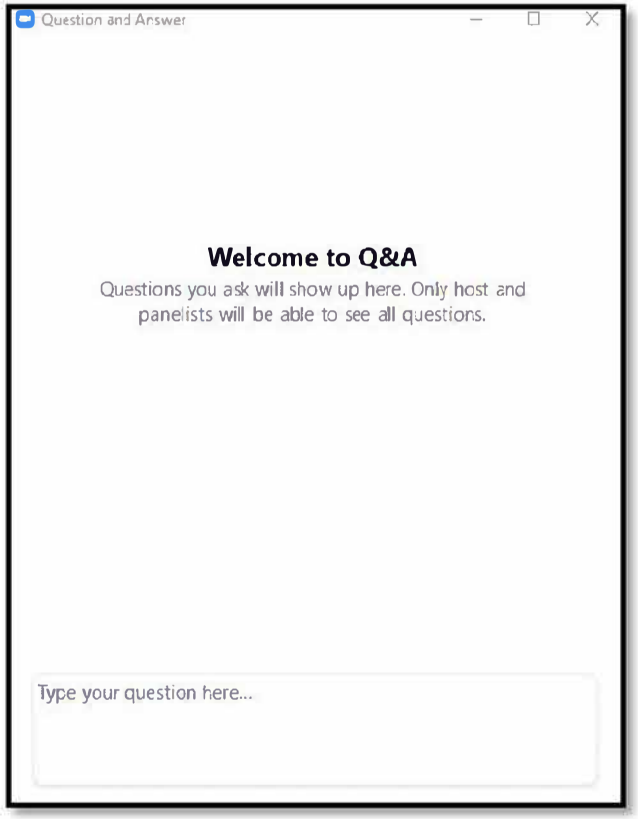
WELCOME & HOUSEKEEPING

SCHEDULE

7:05pm – 7:25pm **Presentation**
7:25pm – 8:00pm **Q&A**

There will be a question period at the end of the presentation.

Please submit your questions to the moderator via the Q&A box.



WELCOME & HOUSEKEEPING

SCHEDULE

7:05pm – 7:25pm **Presentation**
7:25pm – 8:00pm **Q&A**

If you'd like to speak, please click the Raise Hand ✋ button found in the webinar controls.

We will take all questions during the Q&A period.



ONLINE ENGAGEMENT GUIDELINES

- ✓ Comments, questions, and feedback on the proposed development
- ✓ Respecting the views of fellow community members, staff, and the project team
- ✗ Zero tolerance for profane language, harassment, and discrimination of others

Comments and/or participants that do not respect our guidelines will be removed at the discretion of the moderator. Thank you for taking part in shaping your community!

PROJECT TEAM

QUALICO® communities



McElhanney

Tynan Consulting Ltd.



envirowest consultants inc.
www.envirowest.ca

PRESENTATION

- Project Overview
- Site Context
- Site Plan
- Architectural Design
- Landscaping
- Tree Management
- Habitat Boulevard
- Servicing
- Community Feedback

PROJECT OVERVIEW

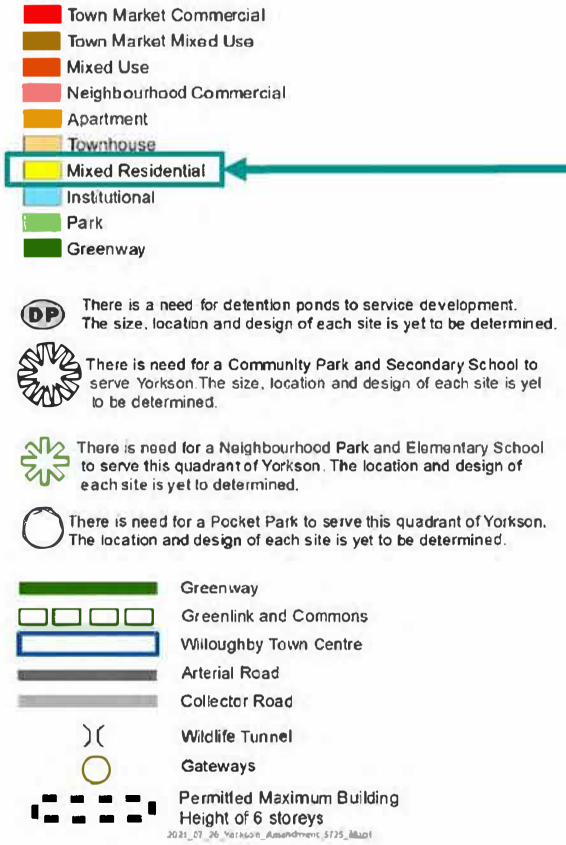
PROPOSAL

Rezone the existing property from Suburban Residential Zone (SR-2) to Residential and Compact Lot Zones (R-1A, R-CL(A) and (B)) allow for the development of:

- A one-acre neighbourhood pocket park
- Continuation of adjacent and planned greenways
- 4 single family homes
- 2 partial single family lots to complete off-site development



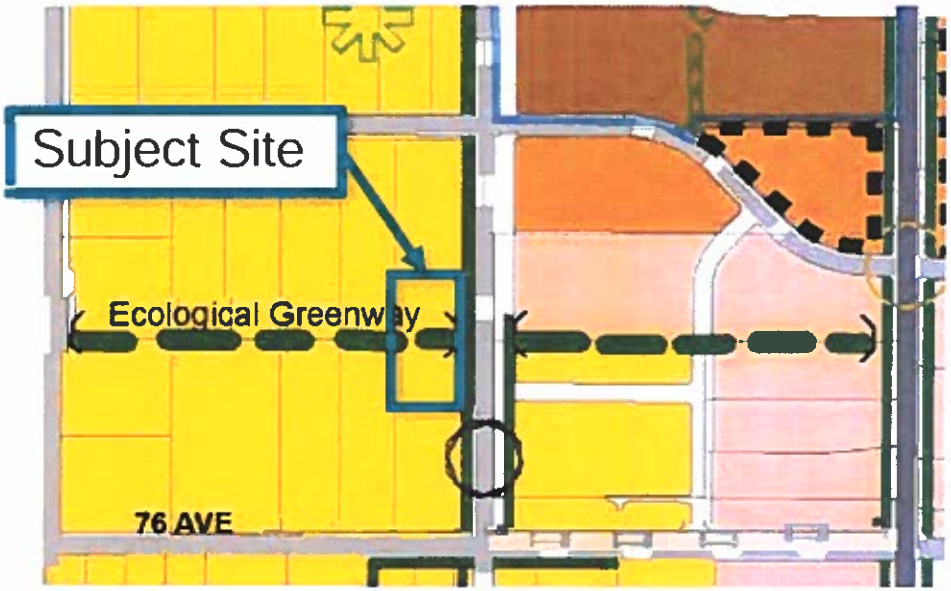
YORKSON NEIGHBOURHOOD PLAN





YORKSON NEIGHBOURHOOD PLAN

Amendment of the Yorkson NP is required in order to accommodate the proposed one-acre pocket park and proposed unit density.



SITE PLAN

LEGEND

- Site Boundary
- Retained Deciduous Tree
- Retained Coniferous Tree
- R1-A
- R-CL(B) Rear
- R-CL(A) Front
- Pocket Park
- Greenway / Boulevard
- Multi-use Path / Sidewalk
- 206 St Habitat Boulevard
- Ecological Corridor
- Meandering Creek
- Servicing Corridor
- Wildlife Corridor (W)



H.1

ARCHITECTURAL DESIGN





LANDSCAPING

Multi-use pathway, playground area, and open recreational space.

Pathway connects to offsite habitat boulevard path on 206 St. and to future sidewalk on 76B Ave.



TREE MANAGEMENT

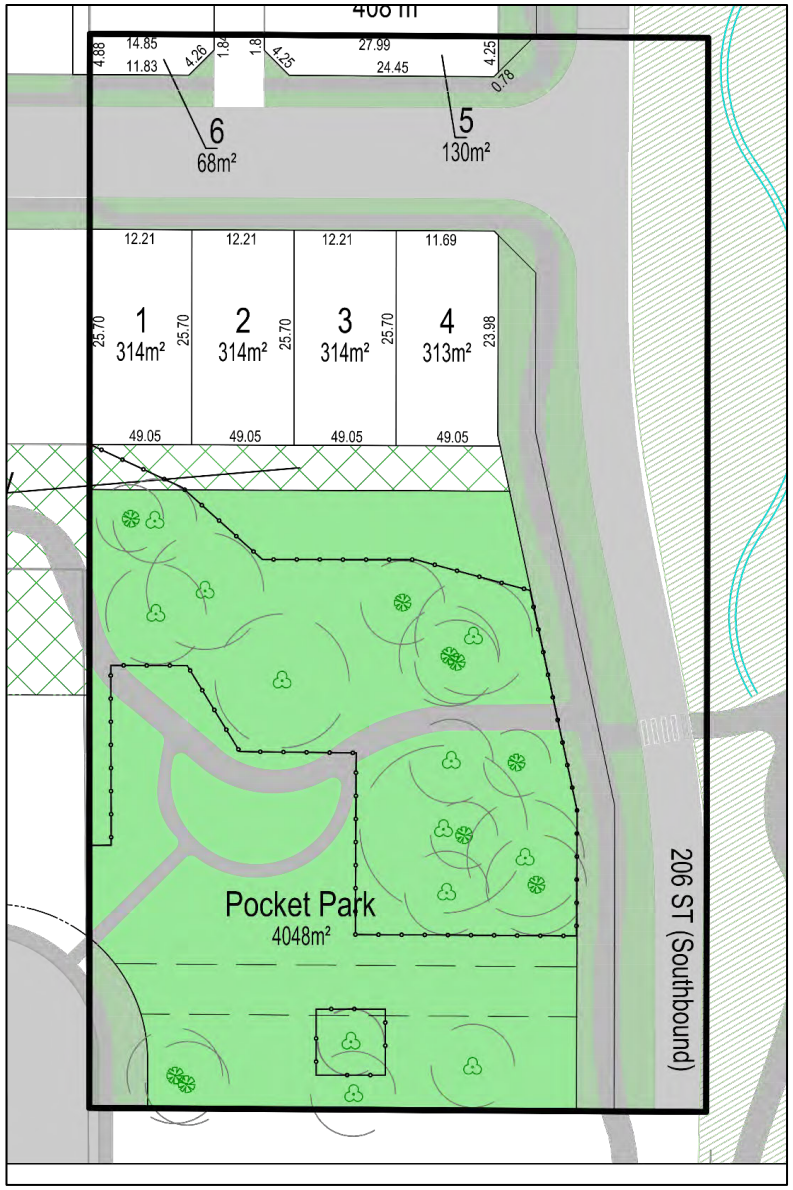
Retained

24 on-site

Removed Trees

46 on-site

*removal due to conflict with proposed building/servicing, or in hazardous condition



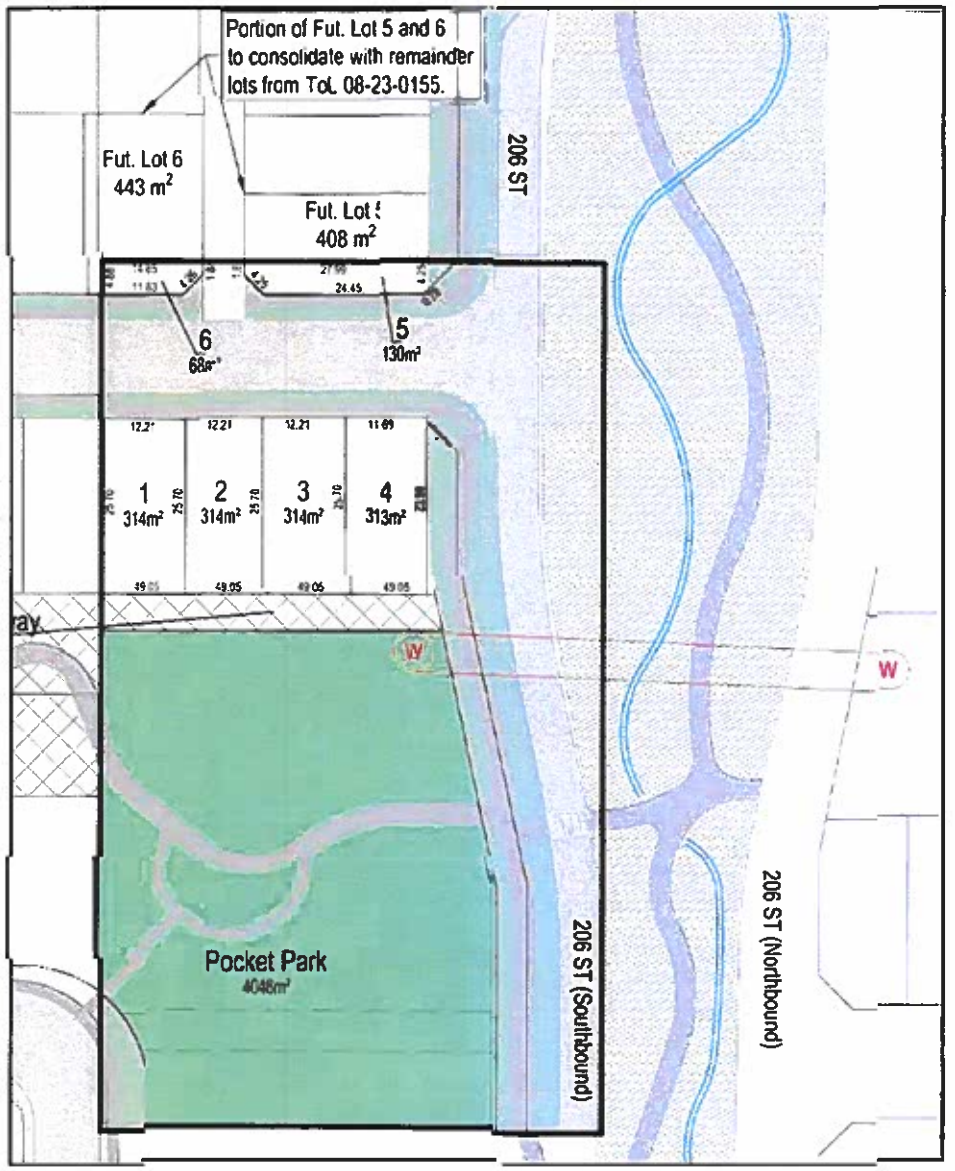
LEGEND

- Retained Deciduous Tree
- Retained Coniferous Tree
- Tree Root Protection Zone
- Tree Protection Fencing
- Servicing Right-of-Way

HABITAT BOULEVARD

Yorkson headwaters realigned as meandering channel within the 40m habitat boulevard to the east of the site.

Continuation of multi-use pathway from the pocket park to the west.



LEGEND

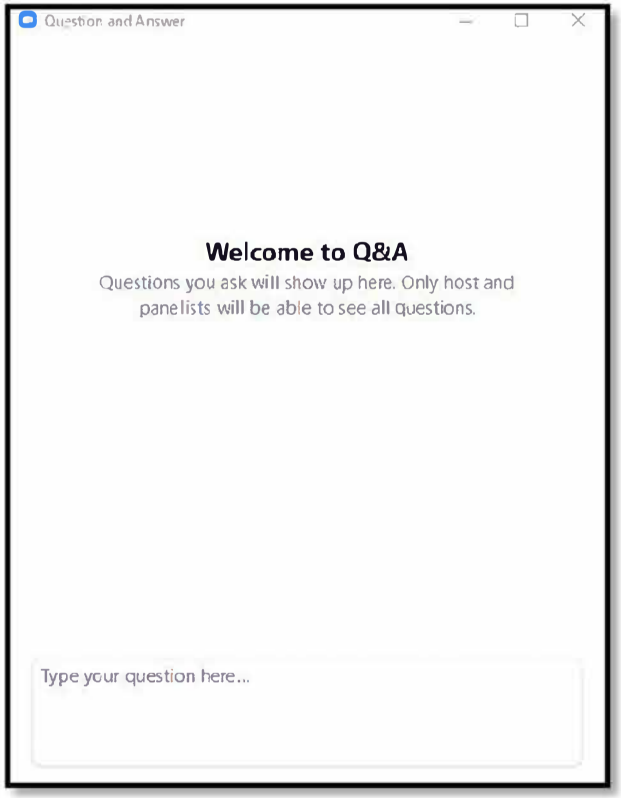
- Pocket Park
- Greenway / Boulevard
- Multi-use Path / Sidewalk
- 206 St Habitat Boulevard
- Ecological Corridor
- Meandering Creek
- Servicing Corridor
- (W) Wildlife Corridor

SERVICING


LEGEND
Site Boundary
W
Existing Water
D
Existing Drainage
S
Existing Sanitary
W
Proposed Water
D
Proposed Drainage
S
Proposed Sanitary
Meandering Creek
206 St Habitat Boulevard
Servicing Corridor
77A AVE
76B AVE
206 ST (Southbound)

QUESTION & ANSWER

Please submit your questions using the Q&A box or use the Raise Hand button to speak.





THANK YOU!

James Pernu

604-424-4889 |
jpernu@mcelhanney.com

QUESTIONNAIRE

Please complete by Sept 12, 11:59pm.

https://arcg.is/aazLj



Name	Residential address		Question 1 Please rate your opinion on the proposed site rezoning from Suburban Residential SR-2 zone to Single Family Residential Zone R-1A and Single Family Compact Residential Zones R-CL(A) and R-CL(B). T...	Question 2 Please rate your opinion on the development of a one-acre neighbourhood pocket park in the subject site.	Question 3 In order to provide the one-acre neighbourhood pocket park, a land use amendment is required. The land use amendment is requesting for a slightly lower development density (7.48 units per acre) th...	Question 4 Please rate your opinion on the proposed landscape design regarding integration and connectivity of trail and active use within the pocket park and proposed ecological features.
FOI PPA s. 22(1)	FO PPA s. 22(1)		1	1	1	1
FOI PPA s. 22(1)	FO PPA s. 22(1)	Langley BC	3	1	1	1
FOI PPA s. 22(1)	FO PPA s. 22(1)	Langley BC	5	5	5	5

Name	Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous
FOIPPA s. 22(1)	I don't think so the proposed pocket park is making any sense bcoz if you're taking 25 meter from the ecological greenway and putting towards pocket park how this can be possible to one parcel and all other properties have to leave 30 meters for greenway. How small species will survive in that 5 meter space. If you allow this pocket park to use 25 meter of ecological greenway then TOL is starting new trend of using the greenway land into other use, which is very dangerous for near future or I suggest if you allowing this then take out the greenway and let everyone use on it own way. I strongly oppose this pocket park.
FOIPPA s. 22(1)	We have a few major concerns regarding the development. The first is the issues with traffic with the current road plan. Having 76B Ave curve downward and turn through the south property to become 76A Ave will make turning onto 206 St Northbound more difficult given the amount of people that will be living in the area and the traffic in the area. If 76B goes straight through and is shared both with bottom of the planned property and the top of the south property to connect through 206 St, then traffic will flow more easily in this area. Furthermore, a couple of years ago, the Donna Gabriel Robins elementary school position was planned by the developers to be on the south side of 78 Ave, but the city said to put it on the north side of 78 Ave due to concerns with children being too close to the greenway. Why isn't this a concern with the current plan on the greenway given that there will be even more foot traffic in the area?
FOIPPA s. 22(1)	We are extremely in favour of the location of the pocket park because it is centrally located in the northwest Yorkson neighbourhood plan. As there are many new houses being built and families moving into this area, this park is extremely essential and we are in complete favour to start the building of the pocket park as soon as possible. Thank you.

Respondent

1 | Anonymous

07:35
Time to complete

1

Please note that personal information collected on the questionnaire is for the sole purpose of providing Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney on September 8, 2021. All personal information provided will be removed and redacted from questionnaires and final report before forwarding to Council and will be destroyed after the stated purpose for the collection is complete.

All personal information created, held or collected by McElhanney is protected under British Columbia's Personal Information Protection Act and McElhanney has developed procedures with respect to the proper collection, use and disclosure of such information. *

- (●) I have read and consent to the above.

2

Name *

FO PPA s. 22(1)

3

Residential address *

FO PPA s. 22(1)

4

Phone number / email (optional)

FO PPA s. 22(1)

5

How did you hear about this Public Information Meeting? *

- ○ Langley Advanced Times Newspaper Ad
- ○ Resident Mail-out Invite
- ◉ Word-of-mouth
- ○ Other

6

Please rate your opinion on the proposed site rezoning from Suburban Residential SR-2 zone to Single Family Residential Zone R-1A and Single Family Compact Residential Zones R-CL(A) and R-CL(B). This is for the proposed development of six single family homes.

Where 1 star = Strongly Opposed, 3 stars = No Opinion, 5 stars = Strongly Support.

★ ☆ ☆ ☆ ☆

7

Please rate your opinion on the development of a one-acre neighbourhood pocket park in the subject site.

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8

In order to provide the one-acre neighbourhood pocket park, a land use amendment is required. The land use amendment is requesting for a slightly lower development density (7.48 units per acre) than is stated in the Yorkson Neighbourhood Plan for this area (8 units per area).

Please rate your opinion on this amendment to accommodate the proposed pocket park.

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9

Please rate your opinion on the proposed landscape design regarding integration and connectivity of trail and active use within the pocket park and proposed ecological features.

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★☆☆☆☆

10

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(Maximum 4000 characters)

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Respondent

2 | Anonymous

42:14
Time to complete

1

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2

Name *

FO PPA s. 22(1)

3

Residential address *

FO PPA s. 22(1) Langley BC

4

Phone number / email (optional)

FO PPA s. 22(1)

5

How did you hear about this Public Information Meeting? *

- ○ Langley Advanced Times Newspaper Ad
- ◉ Resident Mail-out Invite
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Respondent

3 | Anonymous

14:49
Time to complete

1

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- (●) I have read and consent to the above.

2

Name *

FO PPA s. 22(1)

3

Residential address *

FO PPA s. 22(1) Langley BC

4

Phone number / email (optional)

FO PPA s. 22(1)

5

How did you hear about this Public Information Meeting? *

- ○ Langley Advanced Times Newspaper Ad
- ◉ Resident Mail-out Invite
- ○ Word-of-mouth
- ○ Other

6

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13 October 2021

Zorica Andjelic
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Project 08-23-0203 / Brann/Qualico Developments (Vancouver)

CIVIC: 7711 206 Street and 20600 Block of 77A Avenue

LEGAL: Southerly Portion Lot 26 Plan 59588 and future Lots 28 & 35 Plan EPP68699; all of Section 23 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	**6**	**3**	**1**	**2**

Given the current school catchments this development would impact Donna Gabriel Robins 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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 31 DISCHARGE (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5745

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO. 31 DISCHARGE (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5745

A Bylaw to discharge Land Use Contract No. 31

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 Land Use Contract No. 31 Discharge (McTaft Properties Ltd.) Bylaw 2021 No. 5745”.

2. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under M101052 is hereby discharged with respect to the lands described as:

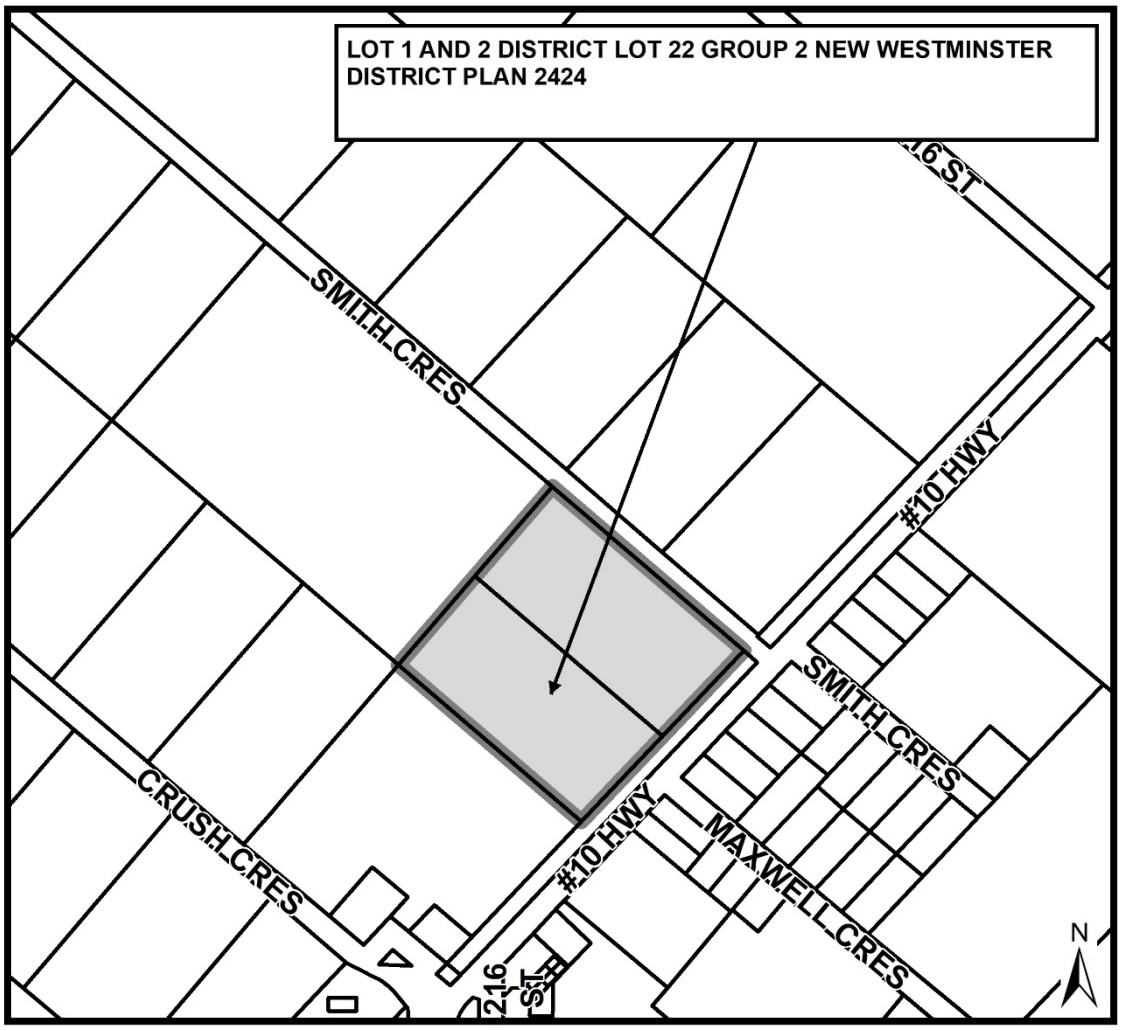
   Lots 1 and 2 District Lot 22 Group 2 New Westminster District Plan 2424

   as shown delineated on Schedule “A” attached to and forming part of this Bylaw.

READ A FIRST TIME the	22	day of	November	, 2021
READ A SECOND TIME the	22	day of	November	, 2021
PUBLIC HEARING HELD the	13	day of	December	, 2021
READ A THIRD TIME the		day of		, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5745



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5746

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MCTAFT PROPERTIES LTD.) BYLAW 2021 NO. 5746

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 (McTaft Properties Ltd.) Bylaw 2021 No. 5746".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-167" after the words "Comprehensive Development Zone CD-166"
   (2) Adding to Section 110.1 after the words "CD-166" the words "CD-167 – 1.7 ha"
   (3) Adding after Section 1066 "Comprehensive Development Zone CD-166" the following as Section 1067 "Comprehensive Development Zone CD-167"

1067 **COMPREHENSIVE DEVELOPMENT ZONE CD-167**

Uses Permitted

1067.1 In the CD-167 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) accessory open storage
3) bakeries
4) *brewery or distillery*
5) building supplies, lumber yards
6) offices accessory to permitted industrial *uses*
7) parking of *commercial vehicles*
8) public works yards, maintenance and storage facilities
9) the light manufacture, assembly, repair, finishing and packaging of products
10) transportation and trucking terminals and compounds including public transportation depots
11) warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products
12) workshops for the following and similar trade contractors; *building*, electrical, heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs, paving, and landscape contractors including the sale of garden ornaments, swimming pools and outdoor furniture
13) *general industrial uses*

Industrial Uses

1067.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

1067.3 Material stored in a permitted accessory open storage area shall not be located within a setback as described in Section 1067.6.

Residential Use

1067.4 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family.*

Lot Coverage

1067.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

1067.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 15 metres from a lot line except:

a) 10 metres from a lot line abutting a rail right of way (Plan 22161);
b) no setback is required from an interior rear or interior *side lot line* abutting an M or CD Zone permitting industrial uses.

Height of Buildings and Structures

1067.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

1067.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1067.9 All *lot*s created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1067.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

3. Rezoning the lands described as:

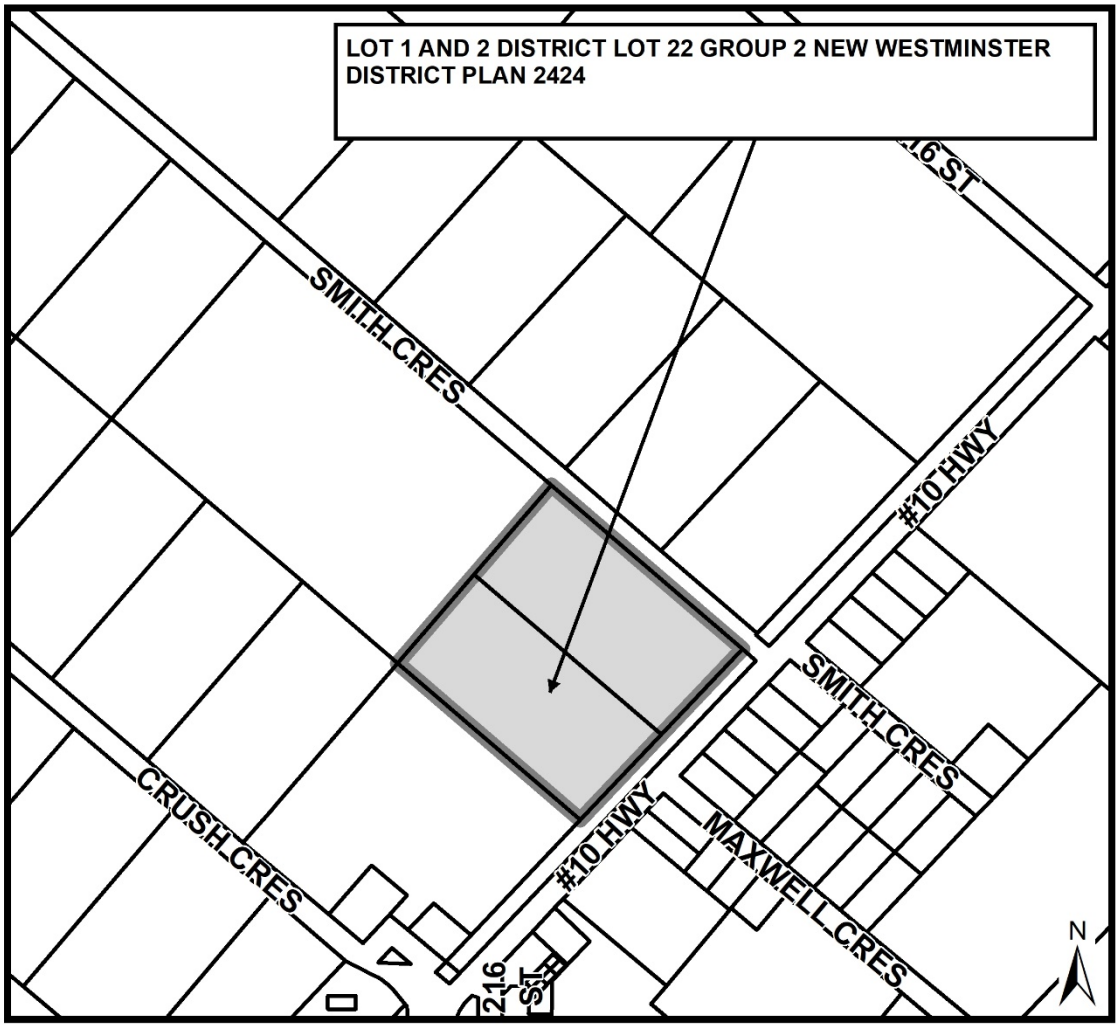
Lot 1 and 2 District Lot 22 Group 2 New Westminster District Plan 2424

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-167.

READ A FIRST TIME the	22	day of	November	, 2021.
READ A SECOND TIME the	22	day of	November	, 2021.
PUBLIC HEARING HELD the	13	day of	December	, 2021.
READ A THIRD TIME the		day of		, 2022.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the		day of		, 2022.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5746



Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	OCTOBER 4, 2021 – REGULAR MEETING	**REPORT:**	21-112
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-18-0001
SUBJECT:	LAND USE CONTRACT DISCHARGE AND REZONING APPLICATION NO. 100588 (MCTAFT PROPERTIES LTD. / 6897 GLOVER ROAD AND 21690 SMITH CRESCENT)		

PROPOSAL:

Application to discharge Land Use Contract No. 31 and rezone the subject properties located at 6897 Glover Road and 21690 Smith Crescent to Comprehensive Development Zone CD-167.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Land Use Contract Discharge and Rezoning Bylaws No. 5745 and 5746, subject to completion of six (6) development prerequisites, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed land use contract discharge and rezoning applications are consistent with the overall objectives of the Township's Official Community Plan and Rural Plan.

RECOMMENDATIONS:

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

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

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

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

EXECUTIVE SUMMARY:

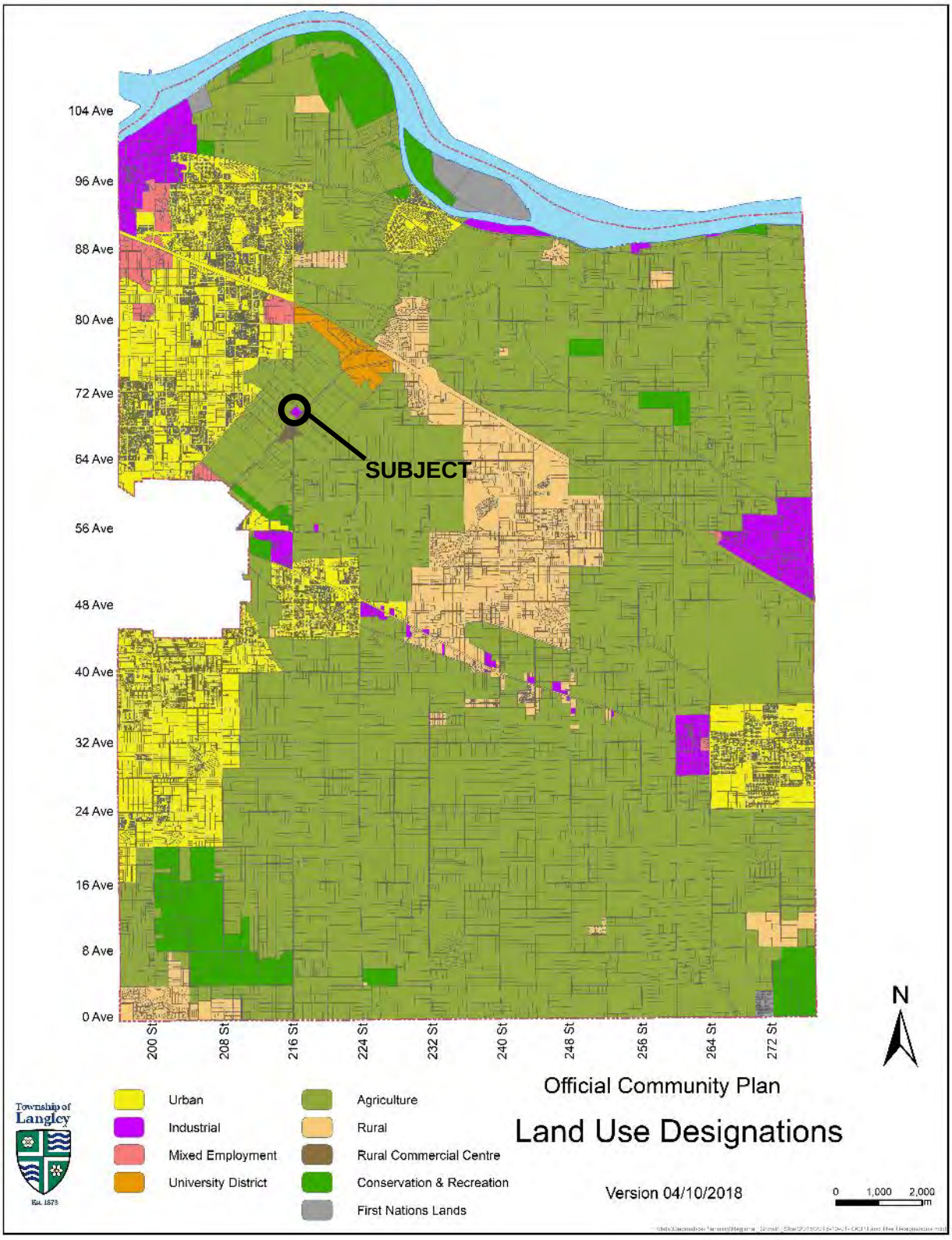
Pacific Land Group has applied on behalf of McTaft Properties Ltd. to discharge Land Use Contract No. 31 and rezone the subject properties located at 6897 Glover Road and 21690 Smith Crescent to Comprehensive Development Zone CD-167. The proposed rezoning formalizes uses currently accommodated on site under the existing land use contract as well as additional industrial uses.

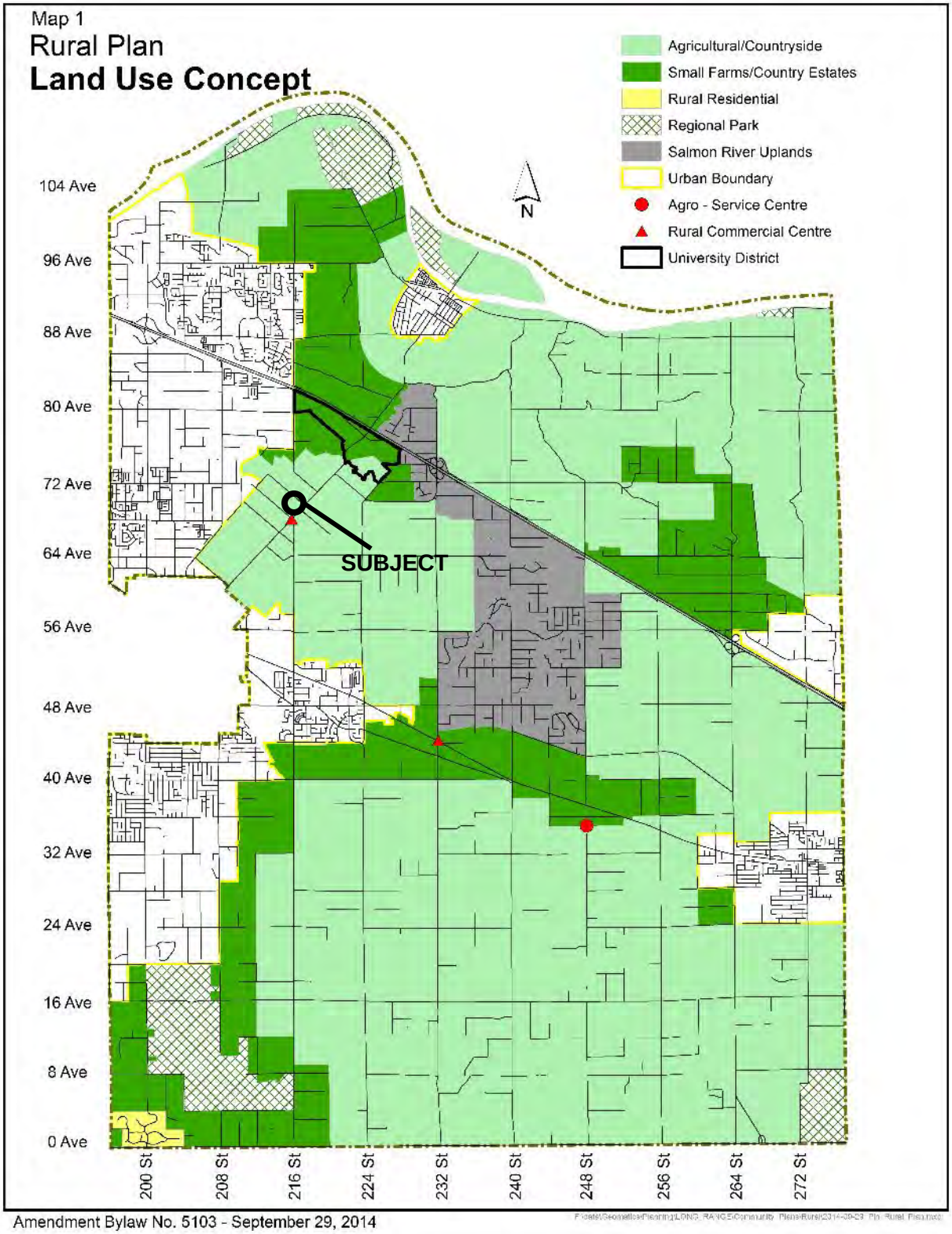
Provincial legislation requires that all land use contracts be discharged by June 30, 2024 and at that time the underlying zoning will regulate land use going forward unless a formal rezoning process is initiated by the landowner and ultimately approved by Council.

The applicant has elected discharge the land use contract and amend the Zoning Bylaw to accommodate the current land use as well as provide for future redevelopment of the site by adding other industrial uses to the list of permitted uses in proposed Comprehensive Development Zone CD-167. No development is proposed at this time and any future development of the site will require issuance of a Development Permit. Final reading of Bylaws No. 5745 and 5746 is contingent upon completion of six (6) prerequisites outlined in this report.

PURPOSE:

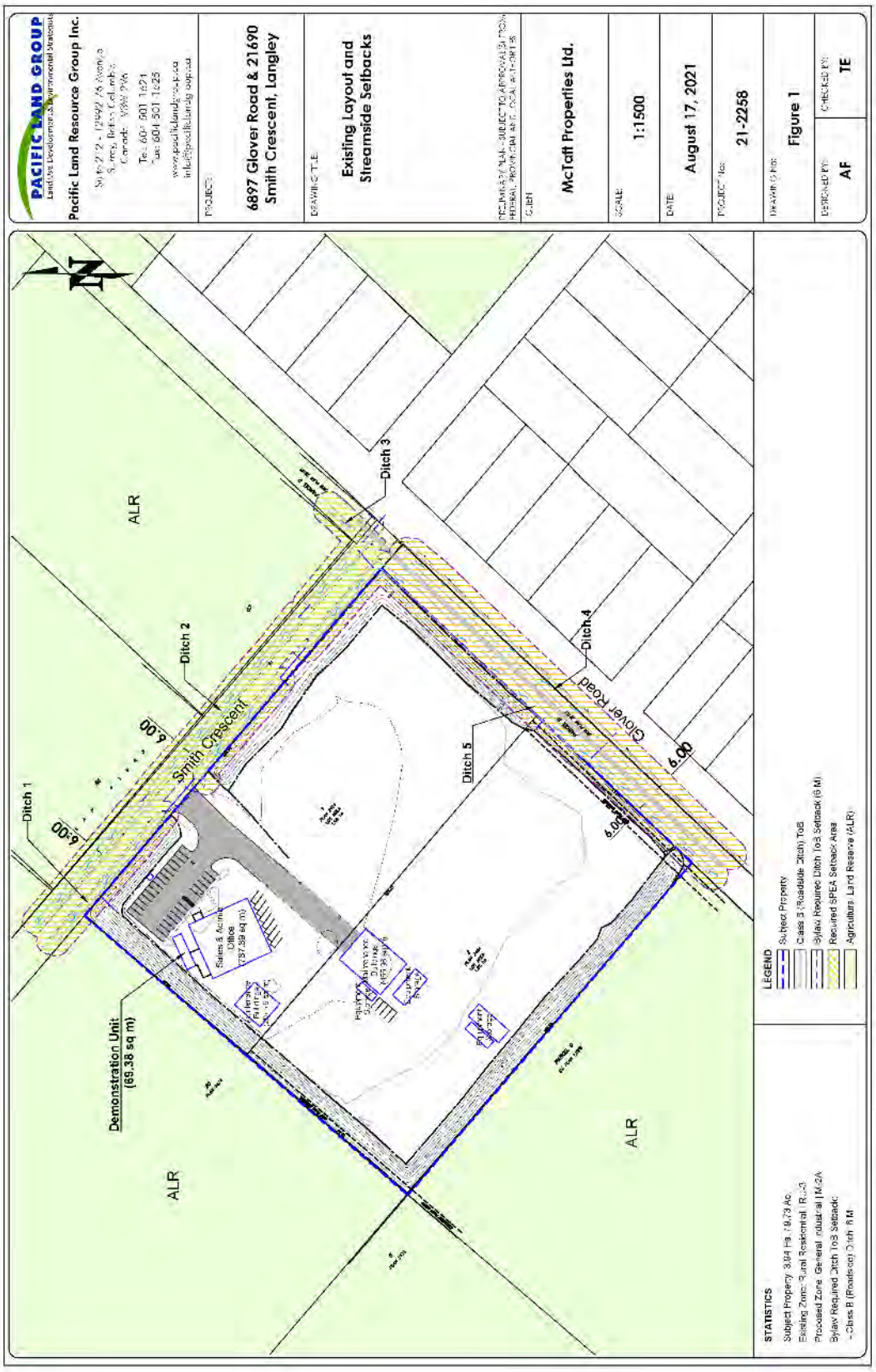
The purpose of this report is to advise and make recommendations to Council with respect to Land Use Contract Discharge Bylaw No. 5745 and Rezoning Bylaw No. 5746.


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
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre
Conservation & Recreation
First Nations Lands
Official Community Plan
Land Use Designations
Version 04/10/2018
0 1,000 2,000
m


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



ZONING BYLAW NO. 2500



SITE PLAN – PROVIDED BY APPLICANT

REFERENCE:

Owner:	McTaft Properties Ltd. 21690 Smith Crescent Langley, BC V2Y 2R1
Applicant / Agent:	Pacific Land Group Inc. 212, 12992 – 76 Avenue Surrey, BC V3W 2V6
Legal Description:	Lots 1 and 2 District Lot 22 Group 2 New Westminster District Plan 2424
Civic Address and Area:	21690 Smith Crescent (1.9 ha / 4.92 ac) 6897 Glover Road (1.95 ha / 4.81 ac)
Existing Zoning:	Land Use Contract No. 31
Underlying Zoning	Rural Zone RU-3
Proposed Zoning:	Comprehensive Development Zone CD-167
Official Community Plan:	Industrial
Rural Plan:	Agriculture/Countryside
Development Permit Area:	Area “C” – Rural Commercial, Industrial, Multi-Family and Intensive Residential

BACKGROUND / HISTORY:

The subject properties are designated Industrial in the Official Community Plan (OCP), recognizing the existing industrial use of the properties. The subject site is bounded on the north, south and west by the Agricultural Land Reserve (ALR). The subject site was excluded from the ALR on October 17, 1975.

The site is regulated by Land Use Contract No. 31 with underlying Rural Zone RU-3 zoning. The site accommodates a storage facility for modular trailers operated by Britco. A Land Use Contract (LUC) is a mechanism to govern land use matters (as an alternative to a Zoning Bylaw) enabled by the province through the Municipal Act for a limited time period in the mid-1970’s. Land Use Contracts, similar to a Zoning Bylaw, regulate items such as permitted uses, lot size, and setbacks.

In the late 1970’s, the province amended the Municipal Act to eliminate the LUC provisions resulting in all future land use matters being regulated by Zoning Bylaws. In 2014, the province adopted amendments to the Local Government Act which require the termination of existing LUCs by June 30, 2024. Once a LUC is terminated, the applicable underlying zone comes into effect.

Land Use Contract No. 31 was adopted by Council on June 22, 1976 and allows service and industrial uses such as storage and warehousing of raw materials and manufactured products, light manufacturing including construction of trailers, campers, RV’s, and commercial vehicles. Should Land Use Contract No. 31 lapse, the Rural Zone RU-3 zoning would come into effect.

The current land use would then be considered pursuant to non-conforming use provisions of the Local Government Act given the subject site's underlying RU-3 zoning does not accommodate the current land use.

Land Use Contract No. 31 has specific provisions that require the site to be developed in accordance with the terms of the contract (similar to a development permit) which requires construction of permanent buildings and installation of landscaping. Staff note a previous owner commenced the storage of modular trailers without any site improvements. Litigation between the Township and the previous owner resulted in the Township being unsuccessful in preventing the current use from occurring on site without the site developing in accordance with the provisions of Land Use Contract No. 31 based on the Supreme Court of British Columbia ruling dated July 21, 1992.

In order to formalize the existing land uses and provide for future development of the site, the applicant is proposing to discharge Land Use Contract No. 31 (before it lapses) and to rezone the subject property to Comprehensive Development Zone CD-167. The applicant has not applied for a development permit at this time. The site is included in Development Permit Area "C" – Rural Commercial, Industrial, Multi-Family and Intensive Residential in the Rural Plan and accordingly, Council will be provided the opportunity to review the form and character of any future development of the site.

DISCUSSION / ANALYSIS:

Pacific Land Group has applied to discharge Land Use Contract No. 31 and rezone the subject property to Comprehensive Development Zone CD-167. The land uses currently permitted under Land Use Contract No. 31 include storage and warehousing of raw materials and manufactured products, light manufacturing including construction of trailers, campers, RV's and commercial vehicles. Comprehensive Development Zone CD-167 proposed uses include:

1. Accessory buildings and uses
2. Accessory open storage
3. Bakeries
4. Brewery or distillery
5. Building supplies, lumber yards
6. Offices accessory to permitted industrial uses
7. Parking of commercial vehicles
8. Public works yards, maintenance and storage facilities
9. The light manufacture, assembly, repair, finishing and packaging of products including the construction of trailers, campers, recreational or commercial vehicles or modules
10. Transportation and trucking terminals and compounds including public transportation depots
11. Warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products
12. Workshops for the following and similar trade contractors; building, electrical, heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs, paving, and landscape contractors
13. General industrial uses

The applicant has provided the following rationale with respect to the application:

> *To clarify the intent of this application, the owner is not currently seeking to redevelop the property. The rezoning application has been undertaken as a precautionary measure to ensure the current industrial use can continue undertaking site modifications to support the existing business operations once the Land Use Contract is terminated. The current operation was first established in the early 2000s and now employs approximately twenty full-time employees and four-to-six subcontractors.*
>
> *The property owner is seeking a rezoning now to avoid potential issues that will arise when the Land Use Contract is discharged in 2024 and the underlying zoning becomes the applicable land use regulation. These issues include development limitations that will prevent the business from replacing aging structures and making necessary modifications to the site to support changes in business operations. The rezoning would also provide greater certainty to the property owner should it become necessary to move the current operation to a new site in the future. At this time, the owner is not intending to make any changes to the use or structures on the property as part of this rezoning process.*

According to Township records, the subject operation was issued a business licence in 2004 for "portable modular building sales office". Upon a change in ownership, a subsequent business licence was issued between 2011 to 2017 for "rental building storage yard". From 2017 to present a business licence is active on the site for "modular building storage".

Adjacent Uses:

North:	Smith Crescent, beyond which is land in the Agricultural Land Reserve, zoned Rural Zone RU-3, designated Agricultural / Countryside in the Rural Plan;
South:	Land in the Agricultural Land Reserve, zoned Rural Zone RU-3, designated Agricultural / Countryside in the Rural Plan;
East:	Glover Road, beyond which are residential properties zoned Suburban Residential Zone SR-2 and designated Agricultural / Countryside in the Rural Plan; and
West:	Land in the Agricultural Land Reserve, zoned Rural Zone RU-3, designated Agricultural / Countryside in the Rural Plan.

Rural Plan:

The subject site is designated Agriculture / Countryside in the Rural Plan. This land use designation is primarily intended for food production; however, the subject site is not included in the ALR. The Rural Plan recognizes existing industrial uses and provides for additional industrial uses in order to support the rural economy. The proposed rezoning of the subject site to Comprehensive Development Zone CD-167 is consistent with the provisions of the Rural Plan.

LUC Discharge:

Bylaw No. 5745 proposes to discharge Land Use Contract No. 31.

Zoning Amendment:

Rezoning Bylaw No. 5746 proposes to rezone the subject site to a site specific Comprehensive Development Zone CD-167.

Parking:

No changes to the site are currently proposed though staff note that under the parking requirements of the Zoning Bylaw, 36 parking spaces are required with 41 parking spaces provided.

Tree Protection/Replacement:

Tree protection and replacement matters will be addressed at time of Development Permit in accordance with Schedule I – (Schedule I – Tree Protection) of the Subdivision and Development Servicing Bylaw.

Landscape:

The Recreational Greenway Plan of the OCP anticipates a recreational trail connection along Glover Road. Accordingly a 3 m (10 ft) wide multi-use trail along the eastern property line fronting Glover Road (in accordance with the OCP and Subdivision and Development Servicing Bylaw) is included as a development prerequisite.

As the site is bounded to the north, south and west by the ALR application of edge planning principles are appropriate to protect adjacent farm uses from negative impacts of industrial development, should Council support the proposed rezoning. Accordingly, the applicant will be required to secure (by restrictive covenant) a 15 m (49 ft) wide ALR buffer along the south, east, and west boundaries of the subject site.

Intergovernmental Implications:

As the subject site is located within 800 m of a controlled access highway (Highway 10), approval of the Rezoning Bylaw by the Ministry of Transportation and Infrastructure is required prior to Council's consideration of final reading. Preliminary correspondence from the Ministry of Transportation and Infrastructure (June 28, 2021) indicated no objection to the proposal.

Servicing:

The subject properties are designated Service Level 1 – Urban. Full municipal services currently exist on the site. Staff note that Transportation Canada placed a notice and order on the subject properties January 20, 2003 in response to the intersection condition at Smith Crescent and Glover Road which restricts commercial trucks longer than 7 m (23 ft) from crossing the rail tracks.

Accordingly, as a condition of rezoning, provision of a traffic impact assessment including implementation of any recommended improvements overall and/or for the intersections at Smith Crescent and Glover Road as well as Smith Crescent and Crush Crescent including the ninety-degree bend on Smith Crescent to the acceptance of the Township of Langley General Manager of Engineering, MOTI, and Transport Canada requirements.

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.

Policy Considerations:

The discharge of Land Use Contract No. 31 and rezoning of the subject site to Comprehensive Development Zone CD-167 is consistent with the overall objectives of the Rural Plan and adjacent land uses in the area. Accordingly, staff recommend Council give first and second reading to Bylaws No. 5745 and 5746 (subject to six (6) development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Daniel Graham
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** NOVEMBER 22, 2021

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 11-18-0001

SUBJECT: LAND USE CONTRACT DISCHARGE AND REZONING APPLICATION NO. 100588 (6897 GLOVER ROAD AND 21690 SMITH CRESCENT) - MCTAFT PROPERTIES LTD

The purpose of this memorandum is to provide Mayor and Council with information regarding the uses currently permitted under Land Use Contract LUC No. 31, in comparison with the uses proposed under the proposed Comprehensive Development Zone CD-167.

On October 4, 2021, Council considered the subject LUC 31 discharge and rezoning application submitted by McTaft Properties Ltd. and referred the following proposed amendments to staff for a legal opinion:

That the following uses be removed from the application:

7 – Parking of commercial vehicles;

9 – The light manufacture, assembly, repair, finishing and packaging of products including the construction of trailers, campers, recreational or commercial vehicles of modules;

10 – Transportation and trucking terminals and compounds including public transportation depots; and

11 – Warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products.

As directed by Council, staff have prepared the following table comparing the uses currently permitted under LUC 31 and uses proposed under Comprehensive Development Zone CD-167:

Land Use Contract 31	Proposed Comprehensive Development Zone CD-167
1. Light Manufacturing 2. Construction of trailers 3. Construction of campers and RV's, 4. Construction of commercial vehicles 5. Construction of modules 6. Storage and warehousing of raw materials 7. Storage and warehousing of manufactured products. RESTRICTIONS: • No use shall be carried on whereby an injurious, offensive, or disagreeable noise or nuisance shall or may be occasioned, caused or made;	1. Accessory buildings and uses 2. Accessory open storage 3. Bakeries 4. Brewery or distillery 5. Building supplies, lumber yards 6. Offices accessory to permitted industrial uses 7. Parking of commercial vehicles 8. Public works yards, maintenance and storage facilities 9. The light manufacture, assembly, repair, finishing and packaging of products including the construction of trailers, campers, recreational or commercial vehicles or modules 10. Transportation and trucking terminals and compounds including public transportation depots

• No commercial operations of a retail nature shall be carried on said lands	11. Warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products 12. Workshops for the following and similar trade contractors; building, electrical, heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs, paving, and landscape contractors 13. General industrial uses

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

AMENDMENT BYLAW 2021 NO. 5753

EXPLANATORY NOTE

Bylaw 2021 No. 5753 amends the Langley Building Bylaw 2008 No. 4642 Appendix A to update fees required to administer the bylaw reflective of current construction valuation to coincide with increased industry construction costs as well as updates to staff review time required to determine compliance with additional revisions to British Columbia Building Code regulations.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

AMENDMENT BYLAW 2021 NO. 5753

WHEREAS it is deemed necessary and desirable to amend Langley Building Bylaw 2008 No.4642;

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

1. This Bylaw may be cited for all purposes as “Langley Building Bylaw 2008 No. 4642 Amendment Bylaw 2021 No. 5753”.

2. The “Langley Building Bylaw 2008 No.4642” is amended as follows:

   i) Existing “Appendix A” is deleted in its entirety and replaced with new “Appendix A” as attached.

READ A FIRST TIME the	13	day of	December	, 2021
READ A SECOND TIME the	13	day of	December	, 2021
READ A THIRD TIME the	13	day of	December	, 2021
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

APPENDIX "A"

1.0 GENERAL FEES

a) **WORK WITHOUT PERMIT** - If any Construction for which a Permit is required under this Bylaw begins before Permit Issuance has occurred, the fee payable as determined in the following schedules may be doubled.

b) **WORK CONCEALED PRIOR TO INSPECTION** - If any work for which a Permit has been issued under this Bylaw that has been covered up, completed, or performed without an inspection being accepted, a fee of double the value prescribed in 1.0 (d) of this Appendix must be paid for each inspection required where works have been concealed as the Building Inspector deems appropriate prior to the next inspection.

c) **REFUNDS** - No fees or part thereof paid to the Township shall be refunded if a start has been made on Construction. If no start has been made and if the Building Inspector so certifies, the Township may refund to the Owner or Agent with respect to an issued Permit the amount of the Permit fee less $50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee. Refunds may only be requested within 2 years of date of Permit Issuance and will not be given unless a written request is received by the Building Inspector.

d) **RE-INSPECTIONS** - Where any inspection carried out pursuant to this Bylaw discloses work not in compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, and a subsequent inspection is thereby made necessary, the fee for such subsequent inspection may be $155.00 in 2022, $160.00 in 2023, and $165.00 thereafter. Where a Permit Holder fails to have the work inspected, accessible and ready at the time the inspection, has not requested cancellation of an otherwise already requested inspection prior to the commencement of the business day of the subject inspection, or because requirements outlined in the Township's Erosion and Sediment Control Bylaw are not in place, an additional fee of $155.00 in 2022, $160.00 in 2023, and $165.00 thereafter for each subsequent call for inspection made necessary thereby may be charged.

e) **CHANGE OF OWNER OR REGISTERED PROFESSIONAL** - In the event of a change of Owner or Registered Professional before Construction is complete, and providing no changes are proposed to the issued Permit, a valid Permit may be transferred upon payment of a recording fee of $85.00 in 2022, $92.50 in 2023, and $100.00 thereafter for each Permit, or in the case of a change of Registered Professional, the above prescribed fee for each change of person. The new Permit Holder must become responsible for depositing with the Township any applicable bond or security amounts as listed hereunder.

f) **RENEWALS** - Where a Permit has lapsed and the Building Inspector has established that the proposed work complies with the Building Code, this Bylaw and all other applicable enactments including other Township bylaws, the Permit may be renewed on payment of a renewal fee of $75.00.

g) **REGISTERED PROFESSIONAL FEE REDUCTION** - Where appropriate Registered Professionals are retained by the Owner and provide Letters of Assurance for design and field review as specified in the Building Code; and the Township indicates in writing to the Owner that in issuing the Permit it is relying on the certification of the Registered Professionals; the Permit fee must be reduced by 2.5 % for any one property. This reduction reflects the cost of the work that would otherwise be done by the Building Inspector to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws.

h) **ALTERNATIVE SOLUTION PROPOSAL REVIEW** - For the initial review of an alternative solution proposal, a fee of $400.00 for Part 9 Buildings and $500.00 for Part 3 Buildings is payable with submission of the information and documentation. If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee of $200.00 for Part 9 Buildings and $250.00 for Part 3 Buildings, is payable with each subsequent submission.

i) **CHANGE OF ADDRESS:** A fee must be paid in accordance with the Langley Building Numbering Bylaw, as amended, where an address change can be accommodated and the request is based on personal preference. In addition to this fee, where a valid Building Permit(s) exist and are active on the property that is the subject of the change of address request, a fee calculated based upon $100.00 per hour of staff time (minimum 1 hour), must be paid to update the new building number for the file records.

j) **REVISION TO ISSUED BUILDING PERMIT DRAWINGS:** A fee calculated based upon $100.00 per hour of staff time (minimum 1 hour), must be paid.

k) **REVISIONS PRIOR TO PERMIT ISSUANCE:** A fee of 50% of the Permit fee will be charged for an application that requires 3 or more revisions. For revisions other than those as described above where an Owner or Agent requests revisions to a Permit Application or is required to make revisions where necessary to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a fee calculated based upon $100.00 per hour of staff time (minimum 1 hour), must be paid.

l) **DEMOLITIONS** - Where a Building or Structure or portion of a Building or Structure is to be demolished, the Permit fee for such work must be $150.00.

m) **SECONDARY SUITE INSPECTIONS**: - A fee of $100.00 must be paid for the inspection of an existing secondary suite or the conversion of finished space to a secondary suite.

n) **INSPECTION FOR MOVING A BUILDING OR STRUCTURE** – A fee of $150.00 must be paid upon application to move an existing Building or Structure onto a parcel of land within a 50km radius of the Site. Fees for inspections for greater distances will be evaluated on an individual basis.

o) **CONVERSION OF A FINISHED BASEMENT TO SECONDARY SUITE**: - A Permit fee of $200.00 must be paid to convert an existing finished basement to a secondary suite with a second set of cooking and laundry facilities.

p) **TITLE SEARCH –** When a title search is required by the Township to confirm ownership and all encumbrances on the property a fee of $30.00 must be paid at time of Permit Issuance.

q) **RESTRICTIVE COVENANT DETAIL** – When title searches indicate further detailed restrictive covenant information is required to review the language of the encumbrances on the property in relation to a Permit Application, a fee of $50.00 for each detailed restrictive covenant retrieved must be paid at time of Permit Issuance.

r) **LIQUOR LICENCE REVIEW** – A fee of $100.00 is required to be paid for the review and approval of drawings and documents associated with a Liquor Licence application to the Liquor and Cannabis Regulation Branch.

s) **ANNUAL DOCUMENT FILING FEE** – An administration fee of $75 must be paid for the review, filing and follow-up related to Permits that require annual ongoing submission of documentation.

t) **FILE RESEARCH LETTER**– The fees payable for a File Research Letter to provide a summary overview of a property based on existing Township of Langley historical Building Permit records, not inclusive of providing copies of documents per address or PID, are as follows:

i. Singe family and two family residential:

$125.00 in 2022, $135.00 in 2023, and $145.00 thereafter, and

ii. Multi-family residential, Commercial, Industrial, and Institutional:

$165.00 in 2022, $175.00 in 2023, and $185.00 thereafter.

2.0 BUILDING PERMIT FEES

2.1 In accordance with the Valuation Schedule, the fees payable for the issuance of a Permit must be as follows:

a) $52.50 for work the valuation of which is not more than $1,000.00;

b) $10.50 for each additional $1,000.00 or fraction thereof up to and including $50,000.00;

c) $8.25 for each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $500,000.00; and

d) $7.75 in 2022, $8.00 in 2023, and $8.25 thereafter for each additional $1,000.00 or fraction thereof in excess of $500.000.00.

2.2 A minimum Building Permit fee of $100.00 shall be payable at the time of issuance of a Permit, in addition to the provisions of Section 2.1 above.

3.0 VALUATION SCHEDULE

3.1 For the purposes of assessing the Building Permit fee under Section 2.0 of this Appendix, the Construction value shall be determined as:

a) for Building or Structures constructed as standard single and two family dwellings or accessory:

Type	Value in 2022	Value in 2023	Value in 2024 and thereafter
Main Storey	$1025.00 per m2	$1105.00 per m2	$1185.00 per m2
Other Storey Finished	$950.00 per m2	$1015.00 per m2	$1090.00 per m2
Other Storey Unfinished	$310.00 per m2	$335.00 per m2	$360.00 per m2
Basement Finished	$885.00 per m2	$950.00 per m2	$1020.00 per m2
Basement Unfinished	$285.00 per m2	$305.00 per m2	$325.00 per m2
Finishing a Storey	$585.00 per m2	$625.00 per m2	$670.00 per m2
Finishing a Basement	$590.00 per m2	$635.00 per m2	$685.00 per m2
Renovation of existing dwelling	$430.00 per m2	$460.00 per m2	$495.00 per m2
New Foundation	$300.00 per m2	$325.00 per m2	$350.00 per m2
Garage or Closed Accessory	$355.00 per m2	$380.00 per m2	$405.00 per m2
Carport of Open Accessory	$155.00 per m2	$165.00 per m2	$175.00 per m2
Greenhouses (Glass)	$155.00 per m2	$165.00 per m2	$175.00 per m2
Greenhouses (Fiberglass)	$95.00 per m2	$105.00 per m2	$115.00 per m2
Greenhouses (Plastic)	$75.00 per m2	$80.00 per m2	$85.00 per m2

Wood burning Chimneys, Stove, Insert, or Fireplace	$6,500.00 per Flue	$6,900.00 per Flue	$7,500.00 per Flue
Gas Fireplaces	$3,225.00 each	$3,500.00 each	$3,750.00 each

b) for all other classes of Buildings and Structures, the Marshall & Swift Valuation Plan will be used to establish the valuation in accordance with Township Policy No. 07-405.

4.0 PLUMBING PERMIT FEES

a) For the installation of each of the first two plumbing fixtures,
$26.50 in 2022, $27.00 in 2023, and $27.75 thereafter;

For each additional fixture, a fee per fixture of,
$19.25 in 2022, $19.75 in 2023, and $20.25 thereafter;

b) For the installation of each sump, catch basin, manhole, interceptor,
$27.75 in 2022, $28.50 in 2023, and $29.25 thereafter;

c) For the installation of each of the first two fire sprinkler heads,
$27.75 in 2022, $28.50 in 2023, and $29.25 thereafter;

For each additional head, a fee per head of,
$1.40 in 2022, $1.45 in 2023, and $1.50 thereafter;

d) For the installation of any fireline main valve station,
$80.75 in 2022, $82.75 in 2023, and $85.00 thereafter;

e) For the installation of a Siamese Connection,
$53.75 in 2022, $55.00 in 2023, and $56.50 thereafter;

f) First 30 m of water & sewer line over 100 mm,
$40.00 in 2022, $41.00 in 2023, and $42.25 thereafter;

Each additional 30 m or part thereof over 100 mm,
$19.50 in 2022, $20.00 in 2023, and $20.50 thereafter;

g) For the connection to a septic tank / field, sanitary sewer, or water connection,
$70.00 in 2022, $71.75 in 2023, and $73.50 thereafter;

h) For the installation of each testable backflow prevention device,
$53.75 in 2022, $55.00 in 2023, and $56.50 thereafter;

i) Minimum Plumbing or Fire Sprinkler Permit
$100.00 in 2022 and thereafter;

j) For the installation of a geothermal heating system, $75.00 in 2022 and thereafter; and

k) For the installation of a new or conversion to a single family solar system, $50.00 in 2022 and thereafter.

5.0 SIGN PERMIT FEES

5.1 For the purpose of assessing Permit fees for a Sign Permit, the contract price value for the proposed sign will be used and applied to Section 2.0 in determining the Permit fee.

5.2 The fees payable for the issuance of a Sign Permit must be:

a) for the changing of a copy in an existing sign, a Permit fee of $43.75 in 2022, $45.00 in 2023, and $46.50 thereafter, or

b) for all other types of signs, as described in Section 5.1, however not less than a minimum fee of $87.50 in 2022, $90.00 in 2023, and $92.50 thereafter.

6.0 CHANGE OF USE

For a Permit to change the occupancy or use of a Building or Structure, a minimum change of use fee in the amount of $210.00 in 2022, and $225.00 thereafter must be paid. Where the change of use requires review time beyond one hour of staff time to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a fee calculated based upon $100.00 per hour of staff time must also be paid in addition to the above prescribed change of use fee.

7.0 FILE RECORDS

To assist in the cost of preparing permanent digital records of Construction, fees shall be determined as follows utilizing a Construction value as determined in accordance with Section 3.0 to Section 5.0, inclusive:

7.1 **for all new single family dwellings,** 0.025% of the Construction value, subject to a minimum of $51.25 in 2022, $52.50 in 2023, and $53.75 thereafter to a maximum of $102.50 in 2022, $105.00 in 2023, and $107.75 thereafter.

7.2 **for all new and or additions of commercial, industrial, institutional and multi-family projects,** 0.025% of the Construction value, subject to a minimum $205.00 in 2022, $210.00 in 2023, and $215.25 thereafter to a maximum of $307.50 in 2022, $315.00 in 2023, and $322.75 thereafter.

7.3 **for all miscellaneous Permits such as single family additions, accessory, agricultural, sign, plumbing, fire sprinkler, irrigation, tenant improvement Permits, etc,** 0.015% of the Construction value, subject to a

minimum of $30.75 in 2022, $31.50 in 2023, and $32.25 thereafter to a maximum of $102.50 in 2022, $105.00 in 2023, and $107.75 thereafter.

8.0 BOND PROCESSING FEE

A processing fee for any bond or security amounts as required by this bylaw is required, in the amount of $75.00 for Buildings and Structures as described in sections 7.1 of Appendix A of this Bylaw where submitted in the form of cash or cheque, and $150.00 for Buildings and Structures as described in sections 7.2 of Appendix A of this Bylaw where submitted in the form of an irrevocable letter of credit, with both payable at time of Permit Issuance. This is a non-refundable fee.

9.0 ADMINISTRATION FEE

An administration fee of $75.00 must be applied on each occasion the Township requires Township Property to be cleaned due to sediment, debris, or other deleterious material being tracked onto the roads or sidewalks from Construction; for the process of cancellation of a Permit; for the transfer of a Permit to a new Permit Holder and for similar clerical administration work that the Building Inspector deems a fee is required. This is a non-refundable fee.

10.0 DEVELOPMENT REVIEW FEES

10.1 DEVELOPMENT ENGINEERING

To assist in the cost of reviewing Site services, lot grading, and stormwater management, where civil drawings are required as part of a Building Permit application, a non-refundable Site plan review fee is required to be paid in the amount of:

a) for commercial, industrial, institutional and multi-family projects, 0.35% of the Construction value, subject to a minimum of $600.00 and a maximum of $9,500.00, or

b) for single family dwelling and agricultural projects, 0.055% of the Construction value, subject to a minimum of $150.00 and a maximum of $400.00.

10.2 STREAMSIDE PROTECTION

To assist in the cost of coordinating implementation of the provincial Riparian Areas Protection Regulation (as amended), or, Schedule 3 (“Development Permit Areas: Streamside Protection and Enhancement”) of the Langley Official Community Plan Bylaw 1979 No. 1842, a review fee amount of $250.00 is required where a Building Permit Application requires submission of an assessment in conjunction with either of the above noted legislative requirements.

10.3 PROTECTIVE SERVICES

To assist in the cost of review where the Fire Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a multi-family, commercial, industrial, or institutional project, a fee is required to be paid in the amount of 0.05% of the Construction value of the work associated with that project, subject to a minimum of $500.00 in 2022, $625.00 in 2023, and $750.00 thereafter to a maximum of $1,000.00 in 2022, $1,250.00 in 2023, and $1,500.00 thereafter.

11.0 FINAL LOT GRADING BOND

To ensure that the works and services for individual lots is completed in accordance with the accepted plans, a final lot grading bond in the amount of $3,500.00 will be provided at the time of Permit Issuance. The final lot grading bond will be released once the project has received an accepted final inspection.

12.0 LANDSCAPE BOND

To ensure that landscape works for constructed projects is completed in accordance with the accepted plans, a landscape bond in the amount of the approved landscape estimate will be provided at the time of Permit Issuance. The landscape bond will be released once the work has been approved by the Township.

13.0 MOVING OF BUILDINGS ADMINISTRATION AND SECURITY DEPOSIT

Where a Building or Structure is moved in accordance with the provisions of Section 13.0 of this bylaw, a fee of $300.00 is required to be submitted to conduct the process as described in Section 13.5. A security deposit in the form acceptable to the Township in the amount of $5000.00 is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance.

14.0 SECOND DWELLING SECURITY DEPOSIT

A security deposit in the form acceptable to the Township in the amount of $25,000.00 is required at time of Permit Issuance to cover any costs incurred in gaining compliance of the Site with all Township bylaws involving the Construction of a second dwelling on the Site in accordance with Section 14.0 of this Bylaw.

15.0 DAMAGE AND COMPLIANCE BOND

a) In addition to any other fee payable pursuant to this Bylaw, where the Construction Site is served by any street upon which there is a sidewalk, curb and gutter, drainage swale, municipal ditch, street light, street tree, storm sewer, sanitary sewer, water service, or a combination of any of these, either existing or required to be completed prior to final inspection and acceptance of the property, the Owner or Agent for a Permit must at the time of Permit Issuance, deposit a damage and compliance bond with the Township in the amount of:

i) for each single family residential dwelling unit,

a. where the Construction Site fronts a street where a sidewalk or curb and gutter are located, $3000.00 per unit, or

b. where the Construction Site does not front a street where a sidewalk or curb and gutter are located, $1500.00 per unit,

ii) $500.00 for Buildings or Structures that are mobile homes, accessory, additions less than 90 square meters in Building area, swimming pools, signs, or other Buildings or Structures where the Building Inspector deems the proposed works are applicable at this damage and compliance bond rate, or

iii) $150.00 per meter of Site frontage, to a maximum of $22,500.00, whichever is the greater amount for other than single family residential development.

b) Damage and compliance bonds collected must be in the form of cash or cheque for the first $5,000.00. Monies in excess of $5,000.00 may be collected in the form of an irrevocable letter of credit.

c) These damage and compliance bonds may be applied by the Township in payment of any costs or expenses which may be incurred by the Township in repairing, installing or replacing Township Properties which are damaged during, and such damage is attributable to, the carrying out or Construction of the works authorized by the said Permit or which are incidental to such works; or, for clearing any debris, materials, dirt, chattels or equipment which has accumulated on any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance as a result of work carried out in connection with the said Permit.

d) The damage and compliance bond will be returned to the Permit Holder after:

i) a final inspection has been accepted by the Building Inspector,

ii) the Building Inspector has ascertained either that no damage has occurred or that if any damage to Township Property has occurred, the said damage has been repaired or corrected to the satisfaction of the Building Inspector, and

iii) where a development permit has been issued for the Site in conjunction with the Construction included as part of the subject Permit as part of this Bylaw, verification from a Registered Professional or other appropriate industry authority that the Construction works have been completed in substantial conformance with the conditions listed as part of the development permit.

e) The Building Inspector must inspect Township Properties adjacent to the Construction Site after final inspection and acceptance of Construction. Any

damage to Township Properties caused directly or indirectly by the Construction related to the Permit not repaired or corrected at the date of such inspection, must be recorded, and the Owner or Agent must be required to repair or correct the damage within 45 days from the date of notification. Failure to repair or correct the damage within the said 45 days, must result in the forfeiture of the full amount of the damage and compliance bond, which will be used by the Township to complete the repairs, and the Permit Holder must have no further claim upon the damage and compliance bond or any part thereof. The Township must, at its convenience, complete the necessary repairs and the full cost of the repairs must be taken from the damage and compliance bond. Should the damage and compliance bond be more than the cost of the repairs the remainder will be returned to the Owner or Agent. Should the cost of the repairs be more than the damage and compliance bond, the Owner or Agent of the property for which the Permit has been issued will be required to pay those costs exceeding the damage and compliance bond. If the costs are not paid they may be added to, and collected in the same manner as taxes.

f) Where during the course of Construction the Building Inspector, discovers that any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance is obstructed by debris, materials, dirt, chattels or equipment of the Owner or his Agent, he or she will have debris, material dirt, chattels or equipment cleaned up without notice and all costs deducted from the deposited cash, cheque, or irrevocable letter of credit provided by the Owner or Agent. The Owner or Agent will then be required to deposit sufficient money to return the damage and compliance bond to its original amount.

g) Forfeiture of damage and compliance bond moneys in no way relieves the Owner or Agent of responsibility for the total cost of repair or correction should the cost exceed the damage and compliance bond money.

h) The Owner or Agent is responsible for making an inspection of all Township Properties adjacent to the Site and must submit a report, with photographs attached, of any existing damage, to the Township Engineer, prior to commencing Construction. All damage at final inspections will be assumed to be caused by the Owner or Agent, unless reported as outlined above.

16.0 ENERGY EFFICIENCY PERFOMANCE BOND

To ensure that energy efficiency works related to each Part 9 dwelling unit are completed in accordance with the required Step of the Energy Step Code as specified in Section 7.5 of this Bylaw, an energy efficiency performance bond in the amount of $2,500.00 per dwelling unit, to a maximum of $25,000.00 per Building Permit or project, will be provided at the time of Permit Issuance. The energy efficiency performance bond will be released once it has been verified that the project has been constructed to achieve the energy efficiency performance level in accordance with the required Step of the Energy Step Code as outlined in the Building Code, and has received an accepted final inspection.

17.0 GREEN BUILDING PERMIT REBATE PROGRAM

A) For the purpose of this Section, the following definitions apply:

1. "**Eligible Dwelling Unit**" means Construction of a new Part 9 dwelling unit less than 600m^2 in Building area, or alteration, addition, or renovation of an existing Part 9 dwelling unit where a Permit Application is submitted on or after January 1, 2014, and upon completion of Construction achieves an efficiency rating, to a performance level of:

   a) for a new dwelling unit to a minimum level of Step 4 or Step 5 of the Energy Step Code, or Passive House certification, as outlined in the BC Building Code for a single family dwelling unit, two family dwellings, townhouses, rowhouses, or manorhomes, or

   b) for an existing single family dwelling where the Building is altered, added to, or renovated, and upon its completion, where the annual energy consumption rating of the Building, electric base loads excluded from the comparison, is reduced from its pre-existing level as established by the EnerGuide Rating System.

2. "**Green Building Permit Rebate**" means a rebate fee that is issued upon completion of Construction for an Eligible Dwelling Unit where a portion of the original Permit fee is returned to the Permit Holder. Green Building Permit Rebates shall be in the amount specified as follows, except for end units, those being dwelling units located physically at each end of a row in a multiple unit building (maximum two per building) that reach a performance level as indicated in either (b)(i) or (b)(ii) below, shall receive an amount 25% more than as specified below for non end units:

   a) for a new single family dwelling as designated in the Township of Langley Zoning Bylaw as amended,

      i. $1,000 where constructed to a minimum level of Step 4 of the Energy Step Code, or

      ii. $1,500 where constructed to a minimum level of Step 5 of the Energy Code, or Passive House certification,

   b) for each new dwelling unit forming part of a two family dwelling, townhouse, rowhouse, or manorhome as designated in the Township of Langley Zoning Bylaw as amended,

      i. $300 where constructed to a minimum level of Step 4 of the Energy Step Code, or

      ii. $500 where constructed to a minimum level of Step 5 of the Energy Step Code, or Passive House certification, and

c) for each existing single family dwelling where the Building is altered, added to, or renovated where the annual energy consumption rating of the Building is reduced from its pre-existing level by more than 10 gigajoules per year (GJ/year),

i. $15 per GJ/year of the net difference in anticipated annual energy consumption savings calculated between the pre-existing and post construction EnerGuide assessments, to a maximum Green Building Permit Rebate value of $750, provided,

ii. the Green Building Permit Rebate amount in (i) above is not to exceed the original Permit fee submitted at the time of Permit Issuance.

3. "**Sustainable Construction Fee**" means a fee payable at time of Permit Issuance applicable to all classes of Buildings and Structures as described in sections 7.1, 7.2, as well as alterations, additions, and renovations of single family dwellings as described in section 7.3 of Appendix A of this Bylaw.

B) The Sustainable Construction Fee as prescribed by this Appendix is payable at the time of Permit Issuance in accordance with the following as established by the Valuation Schedule in Section 3.0 of this Appendix:

1. For new dwelling units,

a) $0.91 in 2022, $0.925 in 2023, and $0.95 thereafter for work the valuation of which is not more than $1,000.00;

b) $0.40 in 2022, $0.45 in 2023, and $0.50 thereafter for each additional $1,000.00 or fraction thereof up to and including $50,000.00;

c) $0.31 in 2022, $0.33 in 2023, and $0.35 thereafter for each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $500,000.00; and

d) $0.11 in 2022, $0.115 in 2023, and $0.12 thereafter for each additional $1,000.00 or fraction thereof in excess of $500.000.00.

2. For alterations, additions, and renovations of single family dwellings, the Sustainable Construction Fee shall be calculated based on the values listed in 17.0(B)(1) of this Appendix being multiplied by a factor of 2.0.

C) The Green Building Permit Rebate fee as prescribed by this Appendix may be issued for an Eligible Dwelling Unit when the Permit Holder has provided to the satisfaction of the Building Inspector within 90 days of receiving an accepted final inspection notice:

a) the program enrollment form,

b) confirmation from a Certified Energy Advisor that a pre-construction energy efficiency evaluation was conducted for the Eligible Dwelling Unit (P or D file),

c) verification from a Certified Energy Advisor that Construction has achieved the applicable level of performance as specified in the Energy Step Code for consideration as an Eligible Dwelling Unit as described in Section 17.0 of this Appendix in the form of an Energy Efficiency evaluation report (N or E file),

d) verification that the Eligible Dwelling Unit information file has been submitted and accepted to National Resource Canada's EnerGuide for Houses database, and

e) in the absence of b), c) or d) above, confirmation of Passive House certification, and

f) the program rebate submission form.

D) Entitlement to receive a Green Building Permit Rebate under this Appendix shall in no way relieve the Owner from full responsibility for carrying out Construction, or having the Construction carried out, in accordance with the requirements of the Building Code, this Bylaw and all other applicable enactments including other Township bylaws.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Bylaw #5023
07/10/13

LANGLEY BUILDING BYLAW 2008 NO. 4642

APPENDIX "B"

APPENDIX B REPEALED – BYLAW #5132 March 2, 2015

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2022 REVENUE ANTICIPATION BORROWING BYLAW 2021 NO. 5759

EXPLANATORY NOTE

The purpose of Bylaw 2021 No. 5759 is to provide authorization to borrow funds between January 1, 2022 and December 31, 2022. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2022 REVENUE ANTICIPATION BORROWING BYLAW 2021 NO. 5759

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 "2022 Revenue Anticipation Borrowing Bylaw 2021 No. 5759".
2. The Corporation of the Township of Langley is hereby authorized and empowered to borrow upon the credit of the Corporation up to the maximum amount of Twenty-Five Million dollars ($25,000,000) in such amounts and at such times as the same may be required, and at a rate of interest that shall not exceed the prime rate set by the Corporation's bankers.
3. The monies so borrowed and interest thereon shall be payable on or before the 31st day of December 2022.
4. The form of obligation or obligations to be given as an acknowledgment of the liability of the Corporation for and in connection with the monies so borrowed shall be a promissory note or notes for such sums as may be required and may be advanced from time to time, signed by the Mayor and Director of Finance of the Corporation and bearing the Corporate Seal of the Corporation.
5. There is hereby set aside as security for the liability hereby authorized to be incurred the whole unpledged or unencumbered amount of unpaid taxes due to the Corporation as at December 31, 2021, and the whole of the taxes to be levied for the year 2022. When collected, revenue from property taxes must be used as necessary to repay money borrowed under the authority of Bylaw No. 5759.

READ A FIRST TIME the	13	day of	December	, 2021
READ A SECOND TIME the	13	day of	December	, 2021
READ A THIRD TIME the	13	day of	December	, 2021
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

Dear Mayor Froese, Dec 13th, 2021

Re: Moms Stop The Harm Resolution on Overdose Crisis

In November 2020, Moms Stop the Harm asked municipalities and Indigenous communities across the country for their assistance in ending the overdose and toxic drug crisis and the toll it is taking on our communities. Specifically, we asked you to consider passing a resolution on the overdose cridis. Among other things, the resolution asks the federal government to declare the overdose crisis to be a national public health emergency and develop a pan-Canadian plan that looks at decriminalization and legal regulation of drugs.

I am writing to you today to inquire whether the council will be considering our request to pass a resolution (updated version of resolution attached).

As you may know, about 23,000 Canadians died from largely preventable opioid-related overdoses between January 2016 and March 2021. In October of this year there were 6.5 deaths per day in BC alone.

It is our view that the federal government needs to do much more than it has to date, which is why we are requesting that your municipality consider passing a resolution calling on the federal government to: 1) do the right thing and declare the overdose crisis a national public health emergency, and 2) work with provinces to develop a comprehensive pan-Canadian plan for ending the overdose and drug poisoning crisis.

As of Nov 9th, 2021, there were 65 municipalities from Daniel's Harbour, NL to Victoria, BC that had already passed all or part of the MSTH resolution. You can obtain more detailed information about these resolutions at: https://www.momsstoptheharm.com/actions/2020/11/24/moms-stop-the-harm-takes-its-message-to-municipalities.

Thank you for any information or assistance you can provide. I look forward to hearing from you on this very urgent matter.

Sincerely,

Lisa Weih
(604) 970-2430

Mother of Renee Bedard (Aug 1990-Jan 2020)
Member of Moms Stop The Harm

MSTH Resolution to Municipalities on the Overdose Crisis

Whereas the opioid crisis is one of the largest public health emergencies of our lifetime, with a death on average every two hours and a death toll of 22,828 in the past five years alone (January 2016 to March 2021)

Whereas other countries have significantly reduced drug-related fatalities with reforms such as legal regulation of illicit drugs to ensure safe supply and decriminalization for personal use.

Whereas the federal government has indicated it is premature to discuss these measures until there are comprehensive supports for people to get well.

Whereas supports are needed, but measures that save lives are essential if people are to survive and access supports.

Whereas the Canadian Association of Chiefs of Police has stated that they agree the evidence suggests "decriminalization for simple possession as an effective way to reduce the public health and public safety harms associated with substance use", causing the government to indicate that it is now "deliberating" over decriminalization.

Whereas the overdose crisis rages, showing few signs of abating.

Be it resolved that the Government of Canada declare the overdose crisis a national public health emergency so that it is taken seriously and funded appropriately.

Be it also resolved that the Government of Canada immediately seek input from the people most affected by this crisis and meet with provinces and territories to develop a comprehensive, pan-Canadian overdose action plan, which includes comprehensive supports and full consideration of reforms that other countries have used to significantly reduce drug-related fatalities and stigma, such as legal regulation of illicit drugs to ensure safe supply of pharmaceutical alternatives to toxic street drugs, and decriminalization for personal use.

MAILING INFORMATION

Please send your resolution to Carolyn Bennett, Minister of Mental Health and Addictions and Associate Minister of Health, Address Locator 0900C2, Ottawa, Ontario, K1A 0K9

Please send a copy of your resolution to:

1) Moms Stop the Harm at info@momsstoptheharm.com or PO Box 31062, University Heights PO, Victoria BC V8N 6J3

2) Your local member of Parliament (MP). You can get your MP's contact information by calling 1-800-463-6868 or going to https://www.ourcommons.ca/en

Township of Langley
Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

December 8, 2021 at 7:00pm
Via Zoom

MINUTES

Present:
E. Erickson (Community Co-Chair)
Councillor E. Woodward (Council Co-Chair)

K. Ludlam and J. Wilkins

Guest:
J. Sleiman, Fraser Valley Regional Library

School Board Representative:
D. Tod

Staff:
R. Stare, Acting Director, Recreation
P. Tulumello, Director, Arts, Culture, and Community Initiatives
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – December 8, 2021

Moved by J. Wilkins,
Seconded by K. Ludlam,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the December 8, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – October 13, 2021

Moved by K. Ludlam,
Seconded by J. Wilkins,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the October 13, 2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Library Services

J. Sleiman, Library Manager, provided an update on the Fraser Valley Regional Library.

She commented that many of the changes that have been implemented for the pandemic will remain in place because they were so well received. These changes include:

- Earlier opening hours;
- FVRL Express (curbside pickup);
- Digital library cards;
- "Take and Make" bags (craft bags);
- Online programming (interactive and recorded available)

There has been an increase in the use of online collections (ebooks, audio books, emagazines, data bases etc.). The physical collection is still going strong as well with "Grab and Go" bags and "Book Club Sets being very popular. In-person programming such as knitting groups and school tours have started again but are dependent on the current health orders. FVRL is collaborating with partners in the community to present the "Library Champions" program which engages newcomers to familiarize them with library services. The also collaborate with the Langley Literacy Network, Langley Seniors Centre, Community Services, and New Directions to offer programming and services. Changing the name of the Walnut Grove Library to the Dean Drysdale Library was well received and the Brookswood library renovations are progressing well with the hopes of being complete by the end of February.

D. REPORTS

1. Council Co-Chairperson's Report

E. Erickson thanked those members whose terms have ended for their input and involvement on the committee over the years.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Capital Projects

R. Stare provided an update on some of the facility projects and upgrades at the four main recreation centres in the Township. The following information was provided:

F. WORK PROGRAM

WC Blair Recreation Centre:

- MCC Replacement (electrical controls) – moved and upgraded;
- Zone 1 and 4 renovations: Studios, meeting rooms and pre-school;
- Hot Tub UV – better efficiency, less chemicals;
- Wave Pool Generator – replacement due to failure at the end of its life;
- AHU 2 Replacement;
- Boiler Ventilation Upgrade – to prevent premature failure;
- Sauna Renovation; and
- Facility Expansion 2022 – combine weight room and fitness area into one and adding a steam room.

George Preston Recreation Centre:

- Emergency Generator in main bowl;
- Domestic Hot Water Replacement – end of life;
- Arena Header Trench Replacement – piping was original;
- Exterior safety upgrades – improved lighting; and
- Plant Safety Upgrades.

Aldergrove Credit Union Community Centre:

- Arena pressurization – building balancing;
- Lifeguard Shower Tiling – per floor safety;
- Tidal Pool and Lazy River painting.

Walnut Grove Community Centre:

- Security Upgrades – inside and outside; and
- Various pools UV upgrade – reduces the pathogens in the water and reduces chemical use.

2. Langley Outdoor Sports Advisory Group (LOSAG)

No report.

3. Museum Advisory Group Appointments

Staff presented the names of the individuals recommended for appointment to the Museum Advisory Group:

- Lori McMillan
- Kate Ludlam

MOTION
Moved by J. Wilkins,
Seconded by E. Erickson,
That the Recreation, Culture, and Parks Advisory Committee endorse the following appointments to the Museum Advisory Group:

F. WORK PROGRAM

Midori McMillan – 2 year appointment
Kate Ludlam – 2 year appointment
CARRIED

COUNCIL
Moved by J. Wilkins,
Seconded by E. Erickson,
That the Recreation, Culture, and Parks Advisory Committee recommends that Council endorse the following community members to the Museum Advisory Group, as outlined in the Recreation, Culture, and Parks Advisory Committee Terms of Reference, 8.4 Appointing Members to the Museum Advisory Group:

Midori McMillan – 2 year appointment (January 2022 to December 2023)
Kate Ludlam – 2 year appointment (January 2022 to December 2023)
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Museum Advisory Group Update

No report.

2. Volunteer Awards 2022

The RCPAC will be appointing a task force early in 2022.

3. Langley Walk 2022

Plans are underway for the 60th anniversary in May 2022.

I. NEXT MEETING

Date: January 12, 2022
Location: Langley Airport, 3rd Floor Presentation Room
Time: 7:00 pm

J. TERMINATE

Moved by J. Wilkins,
Seconded by K. Ludlam,
That the meeting terminate at 8:05pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, December 15, 2021 at 7:00pm
Via Zoom

MINUTES

Present:
E. Brett, Community Co-Chair
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

C. Eaton, L. Gates, L. George, S. Hedao, C. Martin, S. Martin and G. Wong

Staff:
C. Quin, Recording Secretary
P. Ward, Strategic/Social Planner

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – December 15, 2021

Moved by L. Gates,
Seconded by G. Wong,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the December 15, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee Minutes – November 17, 2021

Moved by L. George,
Seconded by C. Eaton,
That the Seniors Advisory Committee adopt the Minutes of the November 17, 2021 Seniors Advisory Committee meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson:

- Councillor Ferguson commended Mariam Larson's presentation regarding the Age- and Dementia-friendly Action Plan, which was endorsed by Council on December 13, 2021.
- Representing Metro Vancouver, Councillor Ferguson attended the Indigenous Rights and Legal Implications Conference.
- Councillor Ferguson commended and thanked Evan Brett for the dedication he has given to the Seniors Advisory Committee.

Councillor Arnason:

- Councillor Arnason commended Manjit Gill, Seniors Advisory Committee member for receiving the HD Stafford Citizen Award.
- Councillor Arnason thanked all members and staff for their dedication to the Seniors Advisory Committee.

E. Brett:

- E. Brett noted his term has expired as a Seniors Advisory Committee member, and wished everyone well and happy holidays.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Seniors Advisory Committee 2021 Annual Report

MOTION
Moved by L. George,
Seconded by G. Wong,
That the Seniors Advisory Committee receive and endorse the SAC 2021 Annual Report and ask staff to forward to Council.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: January 19, 2021
Location: TBA
Time: 7:00pm

J. TERMINATE

Moved by C. Eaton,
Seconded by L. George,
That the meeting terminate at 7:45pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

COUNCIL PROCESS COMMITTEE

Monday, December 20, 2021 at 9:00am
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

CHAIR: Councillor M. Kunst

PRESENT:
Mayor Froese and Councillors P. Arnason, D. Davis, S. Ferguson, B. Whitmarsh, and E. Woodward

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

W. Bauer, S. Nam, K. Mahil, K. Robinson, K. Stepto, and P. Ward

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Council Process Committee Agenda – December 20, 2021

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That the Council Process Committee approve the agenda and receive the agenda items of the December 20, 2021 meeting.
CARRIED

Councillor Davis entered the meeting at 9:10am.

Councillor Ferguson entered the meeting at 9:16am.

B. ITEMS FOR DISCUSSION

1. Social Sustainability Strategy
Report 20-124
File CD LSP00006

P. Ward and K. Robinson provided a presentation on the Social Sustainability Strategy. They noted that the purpose of the Strategy is to thrive in the face of change, sustain the positive aspects of the community, and tackle social challenges. The Strategy uses a collaborative approach amongst senior governments, Langley Township, non-profit agencies, residents, indigenous communities, public sector organizations and local businesses. The structure includes a vision statement, 10-year goals, and 5-year priorities and actions. Indigenous Relations;

B. ITEMS FOR DISCUSSION

COUNCIL
Moved by Mayor Froese,
Seconded by Councillor Whitmarsh,
That the Council Process Committee recommends that Council endorse the Social Sustainability Strategy, presented as Attachment A to this report; and further

That Council refer to 2022 budget deliberations consideration of annual operating funding in the amount of $50,000 to support implementation of the Social Sustainability Strategy.
CARRIED

2. Public Art Policy Review and Update
Report 21-23
File ACCI 7970-01

P. Tulumello provided a presentation regarding the amended Public Art Policy. He noted that the goal of public art is to enhance the Township's cultural and physical environment through:

- An activation of the public realm, including new, diverse and accessible experiences;
- A visible presence for the arts across the Township of Langley that is varying in scale and form;
- Improved access to the arts that will build new and more diverse audiences; and
- Enabling artists to explore, interpret and re-interpret the Township's heritage and unique neighbourhoods in dynamic ways.

Highlights of the proposed updates to the Public Art Policy include:

- Public Art exclusions (playground equipment, waterpark features, directional super graphics, landscape gardening) – creative design, not necessarily art.
- Outdoor art on privately owned spaces - might need to be considered under a Bylaw.
- Acquiring and siting public art – purchase, by commission, by donation, sponsorship, and community art competitions.

COUNCIL
Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That the Council Process Committee recommends that Council receive and endorse the proposed amendments to the Public Art Policy.
CARRIED

MEETING RECESSED
The meeting recessed at 10:07pm.

MEETING RECONVENED
The meeting reconvened at 10:20pm.

B. ITEMS FOR DISCUSSION

3. 2022 Draft Budget Presentation

S. Ruff, K. Mahil, and S. Nam provided a presentation regarding the 2022 Budget process and overview. The following information was noted:

- Out of the 18 Metro Municipalities the Township has the 15th lowest combined tax and utility rates.
- The TOL has the lowest tax and utility rates for the four fastest growing municipalities in the province.
- The TOL is the only one of the four fastest growing municipalities that does not have gaming revenue.
- If the TOL added an infrastructure levy of $500 per parcel it would be below the average tax and utility rate in the region and would generate $22.7M towards infrastructure and/or debt service.

Actions taken in the budget process regarding revenue include:

- The draft budget provides for a scenario of a 3% property tax increase.
- Included a growth of 1.5% - actual growth rate for 2021 was 1.38%.
- Reviewed development - permits and license fees and increased the budgeted revenue to more closely reflect current expectations of volume – resulted in increased revenue of $1.5M (1%).
- Assumed the return of 42% of revenue lost due to COVID in recreation facilities – phased in recovery over three years.
- Ongoing review of true cost recovery in all areas.

Actions taken in the budget process regarding expenditures include:

- Reviewed all discretionary increase and made preliminary adjustments.
- Reviewed contribute to capital and increases requested by staff.
- Used reserve where appropriate.
- Identified projects related to Climate Action.

The proposed 2022 Universal Budget was presented, based on a 3% increase which Council requested in July 2021.

Funding options for the current deficit include the restart grant, borrowing, and reserve funds. Debt is a financing tool, not a funding tool, and the ultimate source of the funding must be identified. Borrowing is taking 6-9 months due to delays with the Ministry. Reserves and surpluses are required in a fiscally responsible organization.

COUNCIL
Moved by Mayor Froese,
Seconded by Councillor Whitmarsh,
That the Council Process Committee recommends that Council confirms the 2022 universal tax increase of 3%;

B. ITEMS FOR DISCUSSION

That Council resolve to direct staff to use the Restart Grant of $7, 608,000 to reduce the universal tax rate for 2022; and

That Council resolve to direct staff to bring forward the 2022 Universal Utilities, Capital, and Capital carry forward budgets fur further discussions.

AMENDMENT
Moved by Councillor Whitmarsh,
Seconded by Mayor Froese,
That the second paragraph be amended to say “up to $7,608,000”.
CARRIED

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

Councillors Ferguson and Woodward opposed

C. OTHER BUSINESS

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That the meeting terminate at 12:33pm.
CARRIED

CERTIFIED CORRECT:

_____
Chair

_____
Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 13, 2021 - REGULAR MEETING	**REPORT:**	21-149
FROM:	ENGINEERING DIVISION	**FILE:**	6125-20
SUBJECT:	ALDERGROVE GATEWAY PROJECT PRE-APPROVALS		

RECOMMENDATIONS:

That Council pre-approve the Aldergrove Gateway project in the amount of $1,000,000 and the Fraser Highway Widening: 27000 Block project in the amount of $600,000 as part of the 2022 capital budget to leverage available grant funding opportunities and meet grant deadlines; and further

That Council authorize staff to execute related grant funding agreements should the grant funding application be successful.

EXECUTIVE SUMMARY:

The Aldergrove Gateway project is supported by, and aims to achieve the objectives of, the Aldergrove Core Area Plan (the "Plan"), which envisions a community where residents are able to live, learn, work and play. In support of this, the Plan calls for the development of open space nodes and community facilities that are designed for active and passive recreation activities. An additional goal of the Plan is to "reinforce the function and character of Fraser Highway as Aldergrove's traditional main street".

The proposed Aldergrove Gateway project supports these goals by providing an inclusive gathering plaza where people can socialize, attend community events, or expand their recreational experience at the adjacent Aldergrove Credit Union Community Centre (ACUCC). To support the use of the plaza and facilitate community events, the project envisions power connections, electric vehicle and e-bike charging, seating, shade sails, and light projections.

Staff have identified a grant funding opportunity, through the Canada Community Revitalization Fund stream, which provides for 75% cost share up to a maximum contribution of $750,000. If the grant application is successful, a condition of the funding would be to have at least 50% of the project's expenses incurred by March 30, 2022. In order to meet the grant condition deadlines, staff are requesting Council pre-approval of the project as part of the 2022 budget.

To ensure achievement of synergies and realize cost efficiencies, the ultimate widening of the 27000 block of Fraser Highway is also recommended for pre-approval as a companion component of the project.

PURPOSE:

To request Council consideration of funding approval prior to adoption of the 2022 budget to allow staff to meet grant expenditure timelines should funding be awarded.

BACKGROUND/HISTORY:

On September 13, 2010 Council adopted the Aldergrove Core Area Plan, which covers approximately 32 hectares (80 acres) in size in the commercial heart of downtown Aldergrove. The Plan is centered on the intersection of Fraser Highway and 272 Street and generally bounded by Bertrand Creek to the north and east, 29 Avenue to the south, and 270 Street to the west.

The Plan provides a long-term vision for a compact, mixed-use centre for downtown Aldergrove to 2041. It is premised on the creation of great streets and public open spaces through a high quality of design and a positive interface between the public and private realm at the street level. Pedestrian oriented and humanly scaled streets and plazas combined with a highly connected pedestrian network are other essential elements of the plan which are intended to foster a functional, aesthetically pleasing, and vibrant downtown Aldergrove.

The federal government has allocated $500 million over two years starting in 2021 - 2022 to regional development agencies for community infrastructure through the "Canada Community Revitalization Fund" (CCRF). Of this, a portion has been allocated to projects in Western Canada through Pacific Economic Development Canada (formerly Western Canada Economic Diversification). Through the CCRF, the federal government has committed to providing grant funding for up to 75% of project costs, to a maximum contribution of $750,000.

The CCRF provides support for communities to:

- Adapt Community spaces and assets so that they may be used safely in accordance with local public health guidelines as a result of COVID-19; and
- Build or improve community infrastructure to encourage Canadians to re-engage in and explore their communities and regions as we collectively recover from the effects of COVID-19.

Through the CCRF, eligible projects are prioritized in the following order:

1. Projects that revitalize downtown cores and main streets;
2. Projects that reinvent outdoor spaces;
3. Projects that create green infrastructure; and
4. Projects that increase the accessibility of community spaces.

As staff understands, a condition of grant funding should the application be successful would be to have at least 50% of the project expenditures incurred by March 30, 2022.

DISCUSSION/ANALYSIS:

Two companion projects are presented for Council's approval of funding as part of the 2022 budget. Subject to grant funding, the projects can be completed in a manner as to ensure achievement of synergies and realization of cost efficiencies.

As outlined below, the two identified projects are firstly: the construction of a gathering plaza at the intersection of 270 Street and Fraser Highway; and secondly, widening of the 27000 block of Fraser Highway to ultimate standards, as an integral companion of the first project, to ensure cost efficiencies.

<u>Aldergrove Gateway</u>

Building upon the success of the Aldergrove Credit Union Community Centre (ACUCC) as a public amenity, a conceptual design has been completed for what is referred to as Aldergrove Gateway at the intersection of 270 Street and Fraser Highway, adjacent to the ACUCC.

The project has been designed based on public input to augment ACUCC by providing community gathering and vendor spaces through the creation of a main street entrance plaza to the downtown core of Aldergrove and is anticipated to be completed in two phases. Consistent with the Plan, the existing commercial strip mall will be decommissioned in two phases and will be redeveloped into open space and community facilities that are designed for a variety of active and passive public open space and recreational needs.

To support the use of the plaza and facilitate community events, the project envisions power hookups, electric vehicle and e-bike charging, seating, shade areas, and light projections. Augmenting economic development goals for Aldergrove, the first phase of the project will include community gathering and vendor spaces and a unique carhop that attracts people into the downtown core of Aldergrove. Additional phases will likely include a public amphitheatre with flexible parking that can be adapted for other community uses but has not been costed yet.

The project will provide significant community benefits by providing a public gathering space for activities such as farmer's markets, night markets and other small-scale events. It will also serve as a focal point for larger community events such as the Langley Good Times Cruise-In or Civic Events (Canada Day parades, etc.).

Application to CCRF for funding support of up to $750,000 towards the project can be expected, subject to Council approval of the funding for expenditure of approximately 50% of associated costs prior to March 30, 2022. With pre-approval of this project, staff will be able to meet this goal with anticipated works including building demolition, site grading and preparation, completion of detailed design, and purchasing of required materials.

Should pre-approval be granted by Council and funding be awarded, Staff will work to finalize design elements of the first phase of the project within funding expenditure deadlines. An announcement from CCRF regarding the application is anticipated prior to the end of the year.

Fraser Highway Widening: 27000 Block

With the acquisition of 27030 Fraser Highway, the expiration of related tenant leases, and the planned demolition of structures on the property, the widening of the 27000 block of Fraser Highway can proceed as planned.

This project involves completion of the widening of the Fraser Highway corridor to its ultimate standard of four lanes, including bike lanes, street trees, sidewalks, and traffic signal modifications, as contemplated within the Township's Development Cost Charges (DCC) program.

In order to achieve project efficiencies and synergies, associated widening of the 27000 Block of Fraser Highway is proposed to be completed in conjunction with the Gateway project.

The projects will collectively support Climate Action Strategy goals and objectives, including:

Action	Description
GE-2	Implement shading features (trees, structures) for public parks, greenways, and active transportation corridors
BL-5	Reduce energy and emissions and increase resilience in existing buildings

The Aldergrove Gateway project has been designed conceptually to include additional shade structures to provide relief to residents during extreme heat events and with all lighting specified as LED thereby reducing energy consumption. Additionally, the project is anticipated to include a green wall on ACUCC, which will reduce energy consumption in the building by helping to better regulate the internal building temperature.

Financial Implications:

Available funding within the 2021 capital budget will be utilized for the demolition, site preparation, and design of the project.

The table below identifies the 2022 capital funding proposed for Council's consideration of pre-approval:

2022 Proposed Funding Source	Fraser Highway Widening	Aldergrove Gateway
Operating Revenue	$6,000	$2,500
DCCs	$594,000	$247,500
Grant Funding	0	$750,000
Total:	$ 600,000	$1,000,000

Respectfully submitted,

RYAN CHAPMAN
GRANT MANAGEMENT SUPERINTENDENT
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Conceptual Design for Aldergrove Gateway

ALDERGROVE GATEWAY - Project Function & Objectives

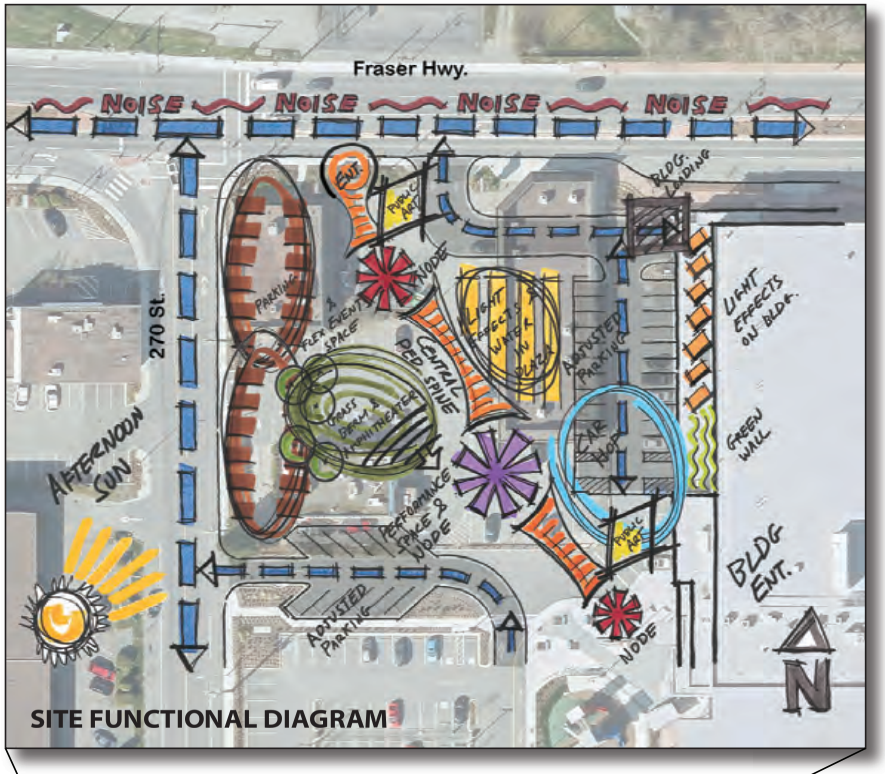
THE PROJECT

The Aldergrove Credit Union Community Centre (ACUCC) has become an anchor for community gathering and activity in Aldergrove. As the Township of Langley owns the property west of the ACUCC, an exciting opportunity exists to enhance this area's potential as the social and economic hub of Aldergrove through the development of a public plaza and flexible event space - 'Aldergrove Gateway'

At present, this property is a strip mall that is slated for phased demolition over the next two to three years.

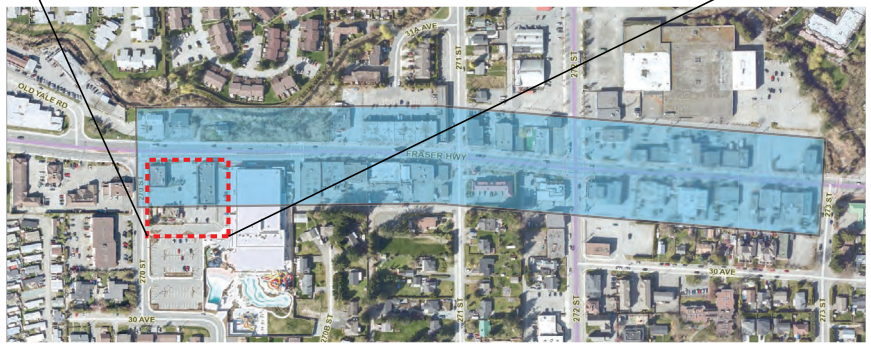


THE SITE



SITE FUNCTIONAL DIAGRAM

ALDERGROVE DOWNTOWN DISTRICT



PROJECT OBJECTIVES

- Create an iconic entrance to Aldergrove's downtown district.
- Provide a multitude of bookable public spaces that encourage community events while retaining an adequate level of parking.
- Introduce a strong pedestrian feel to the site with a direct and universally accessible linkage from Fraser Highway & 270 St. to the ACUCC main entrance.
- Create a memorable sense of place through the plaza design and interpretive features.
- Bring light and colour into the area with creative furniture, landscape elements and public art.
- Provide cooling areas for patrons with covered space, trees and activated water.
- Demonstrate principles of sustainable design.

ATTACHMENT A
N.1

ALDERGROVE GATEWAY - Site Concept & Design Rationale

A STORY TO TELL

Through the design of Aldergrove Gateway two very different stories will be told:

Bring Back the Carhop!

Canada's last 'Carhop', or drive-in restaurant, was an A&W® in Langley. Its retro feel and methods were preserved until it closed in May of 2000. The ACUCC, with its Triple O's Burger Restaurant®, and the proposed Aldergrove Mainstreet Plaza is the perfect location for a revival of the Carhop!



Aldergrove's Historic Sawmill Industry:

With its proximity to vast forests and the Fraser River, the Aldergrove area was home to numerous sawmills. Before modern technology, this industry employed armies of workers operating iconic machinery.





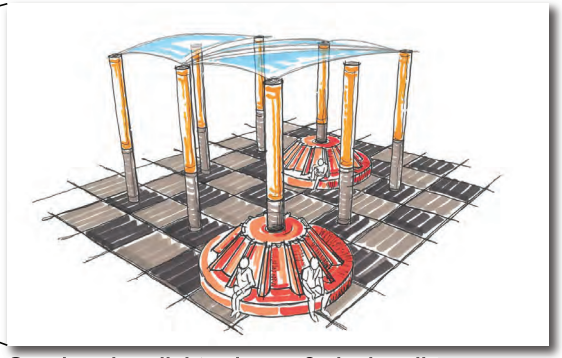
Site Plan at full build out

DESIGN RATIONALE

To convey a distinct 50s era feel, the plaza is set on a backdrop of checkerboard concrete. The circular paver accents hearken back to the days of vinyl records. An open grass space and amphitheater anchors Aldergrove Gateway. Bordered with a strip of steel, it pays homage to the iconic 50s diner stools, with their chrome edges.



Running northwest to southeast, pulling the public towards the ACUCC, is a figurative river of decorative paving. At each end is a pair of 'gear benches'. Set within a forest of light columns, they pay respect to Aldergrove's historic sawmill industry while providing unique seating and visual interest.



Gear benches, light columns & shade sails

ALDERGROVE GATEWAY - Programming

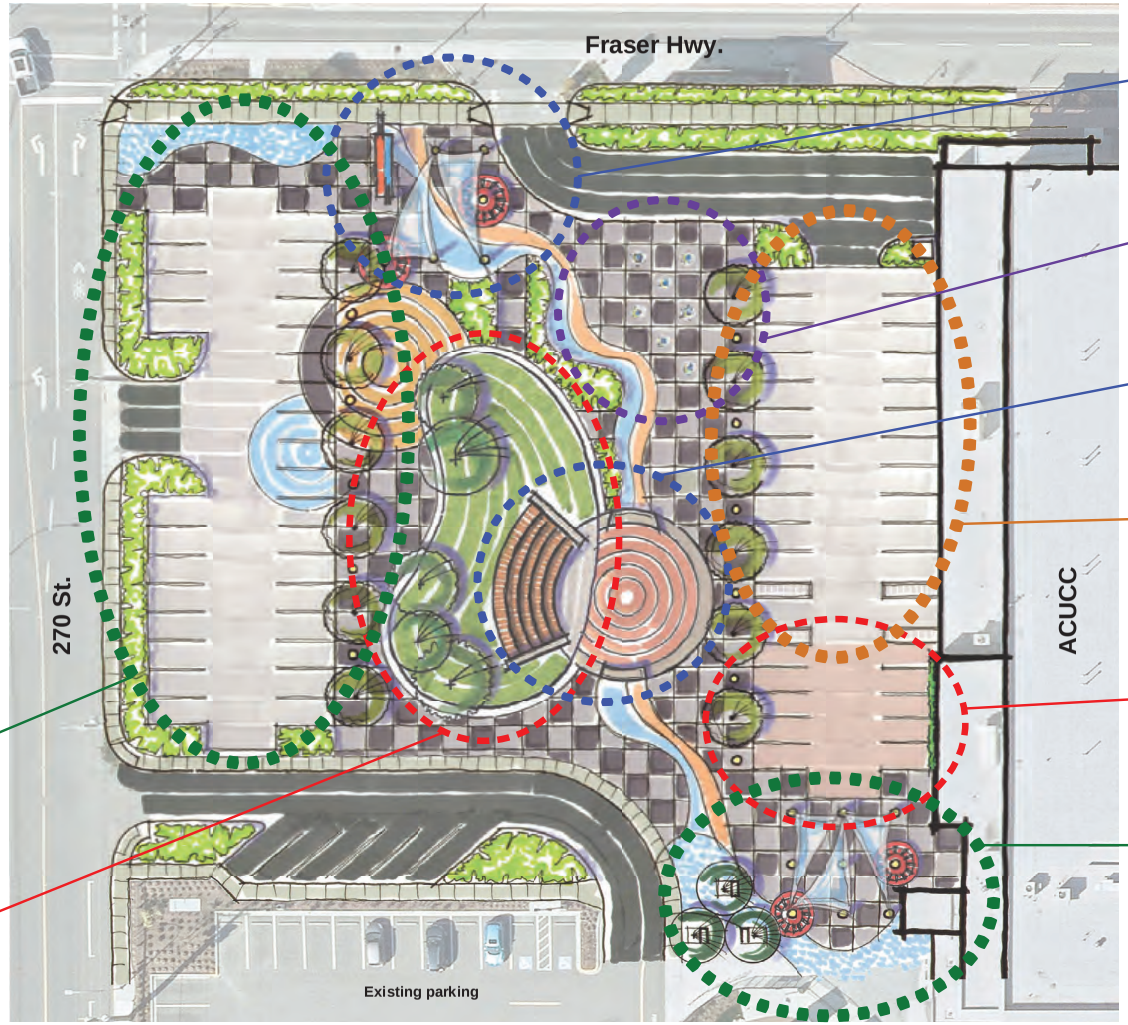
ALDERGROVE ANNUAL EVENTS

Langley Cruise-In:
A long held tradition in Langley where owners of classic and specialty vehicles come together to talk shop!

Aldergrove Fair Days:
A weekend festival with live music, markets and activities such as the famous 'tractor pull' event.

Canada Day Parade:
A parade through downtown Aldergrove followed by an afternoon of Canadian festivities and First Nations performances.

Christmas Parade:
Santa and his entourage come to town for a morning parade through downtown Aldergrove!



Plaza Entrance Node
- Illuminated downtown entrance sign
- Covered seating with public art

Water Feature
- Potential for neighbourhood cooling station: misting

Amphitheater
- Potential for seating 100 visitors
- Ideal for street performers

ACUCC & Plaza Parking
- Barrier free parking lot
- 18 pkg sp. (6 new)
- 2 existing EV pkg sp.
- 4 Handicapped pkg sp. (2 new)

Carhop!
- 10 new decorative parking stalls with no barrier curbs

ACUCC Entrance Node
- Augmented waiting space with shade, seating and public art

Plaza Parking Lot
- Barrier free parking lot and event space with electrical connection for a mobile stage and 4 vendors.
- 37 pkg sp.

Grass Berm
- Passive open space with shade trees.

ALDERGROVE GATEWAY - Project Phasing & Sustainability

PHASING

With help from the Canada Community Revitalization Fund, the Township of Langley plans to open Phase 1 of the Aldergrove Mainstreet Plaza, Summer 2022. Following the demolition of the two west buildings, and once funding is secured, the full plaza will be constructed.

A decorative 'Downtown Aldergrove' sign, in keeping with the distinct 50s theme, will be built as part of Phase 1.



A concrete block wall/curb will be constructed between Phase 1 and 2 (with handrails where necessary).

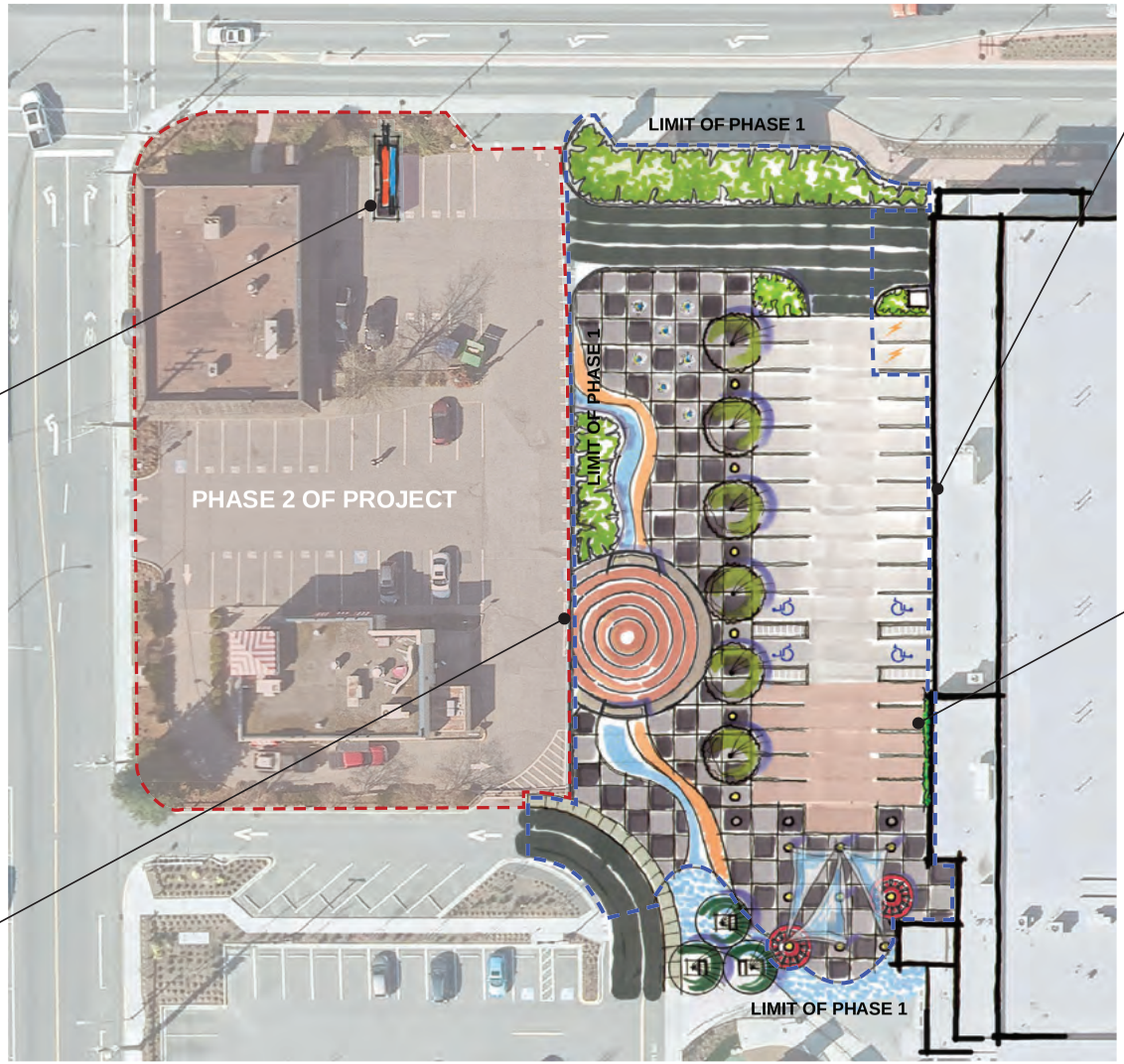


Image and video projection onto the ACUCC, will be built as part of Phase 1



SUSTAINABILITY



As part of our commitment to sustainability, a green roof will be installed on the ACUCC as part of Phase 1. Additionally, the Township of Langley intends to recycle all viable asphalt and re-use wood where possible for concrete forming and other such construction activities.

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 13, 2021 – REGULAR MEETING	**REPORT:**	21-144
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	12-06-0020
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100391 (1040651 BC LTD. / 22153 – 96 AVENUE)		

PROPOSAL:

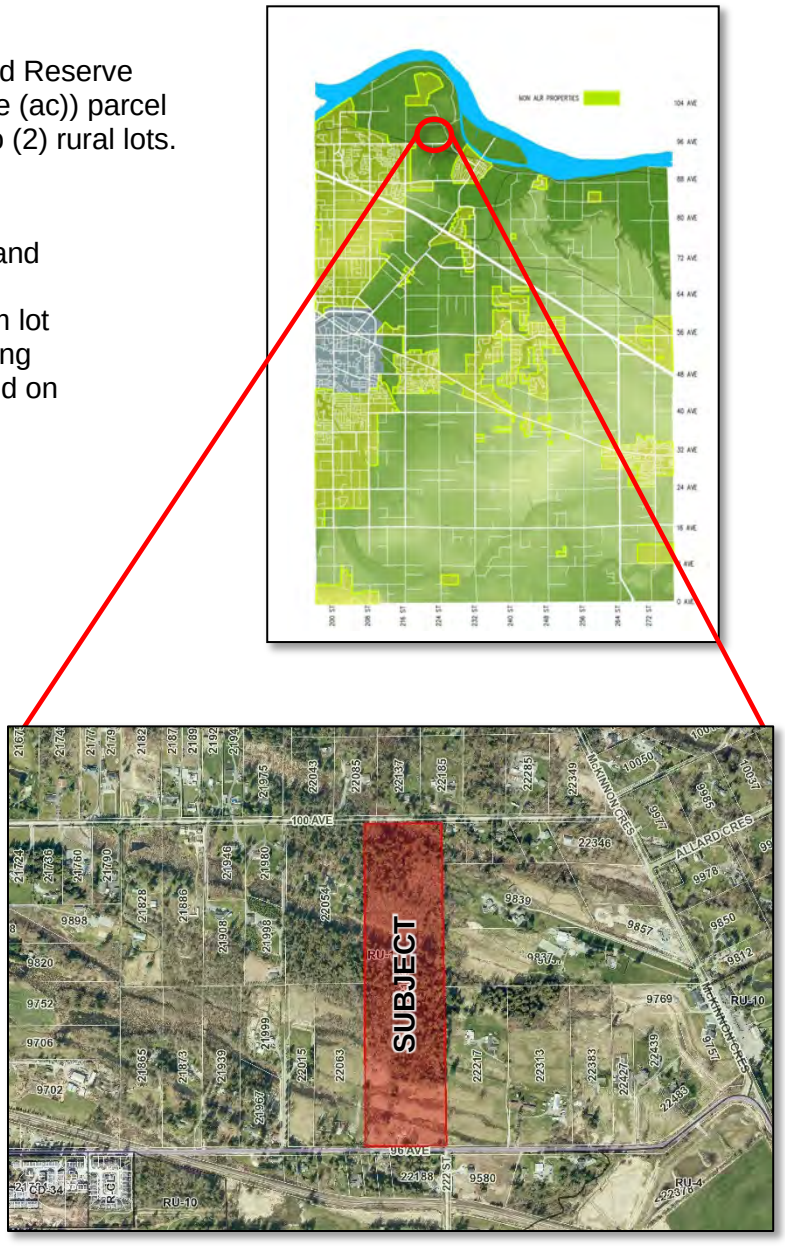
Subdivision within the Agricultural Land Reserve (ALR) of a 15.5 hectare (ha) (38.3 acre (ac)) parcel located at 22153 – 96 Avenue into two (2) rural lots.

RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size provisions of the Township's Zoning Bylaw and request consideration based on agricultural merits.

RATIONALE:

The application complies with the provisions of the Township's Zoning Bylaw.



RECOMMENDATION:

That Council advise the Agricultural Land Commission that the subdivision application submitted by Melissa Maat on behalf of the owner of the property located at 22153 – 96 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

EXECUTIVE SUMMARY:

The applicant, pursuant to Section 21(2) of the Agricultural Land Commission Act, has applied to subdivide a 15.5 ha (38.3 ac) property into two (2) rural lots.

The subject property is located at 22153 – 96 Avenue, within the ALR, designated Small Farms/Country Estates in the Rural Plan (adopted in 1993), and zoned Rural Zone RU-1 which requires a minimum lot size of 1.7 ha (4.2 ac).

A previous application to subdivide the property into eight (8) parcels was reviewed by Council at its regular afternoon meeting of November 21, 2016 and was forwarded to the ALC for consideration based on agricultural merits. That application was rejected by the ALC in April 2017.

A new application has now been submitted pursuant to Section 21(2) of the ALC Act to subdivide the 15.5 ha (38.3 ac) property into two (2) rural lots. The proposed lots would be 9.2 ha and 6.3 ha (22.7 ac and 15.6 ac) with frontage along 96 Avenue and 100 Avenue.

According to the applicant, farming the property as a single property is challenging due to the presence of a watercourse that bisects the property into a northern and a southern portion, effectively dividing the property in half. The applicant notes that this necessitates movement of farm equipment and livestock between the two (2) portions along an external 2.9 km route utilizing municipal roads, making it not viable.

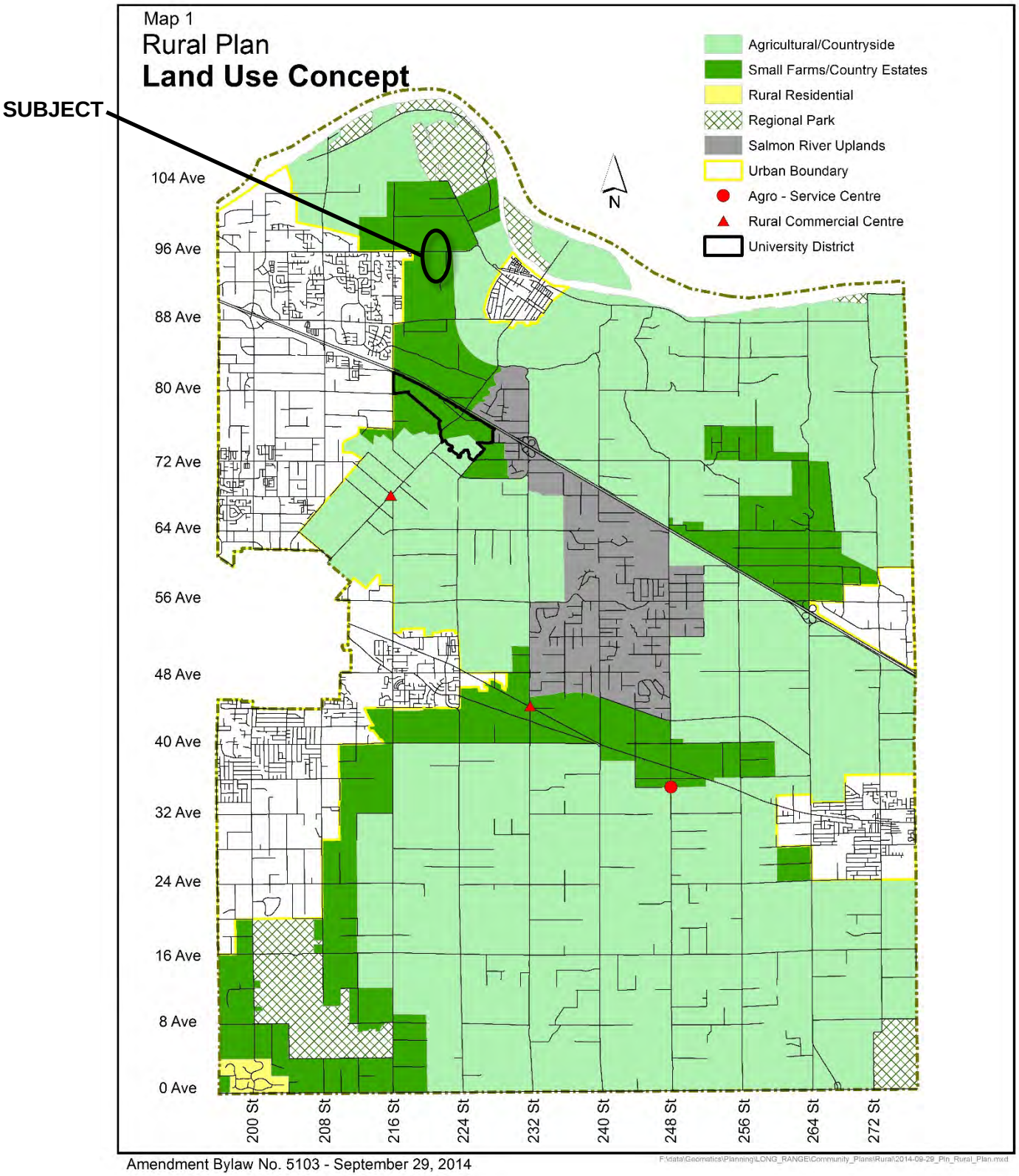
The applicant proposes that subdivision along the existing watercourse in their opinion will increase the viability of farming by accommodating two (2) separate farms, each with their own residence and support buildings.

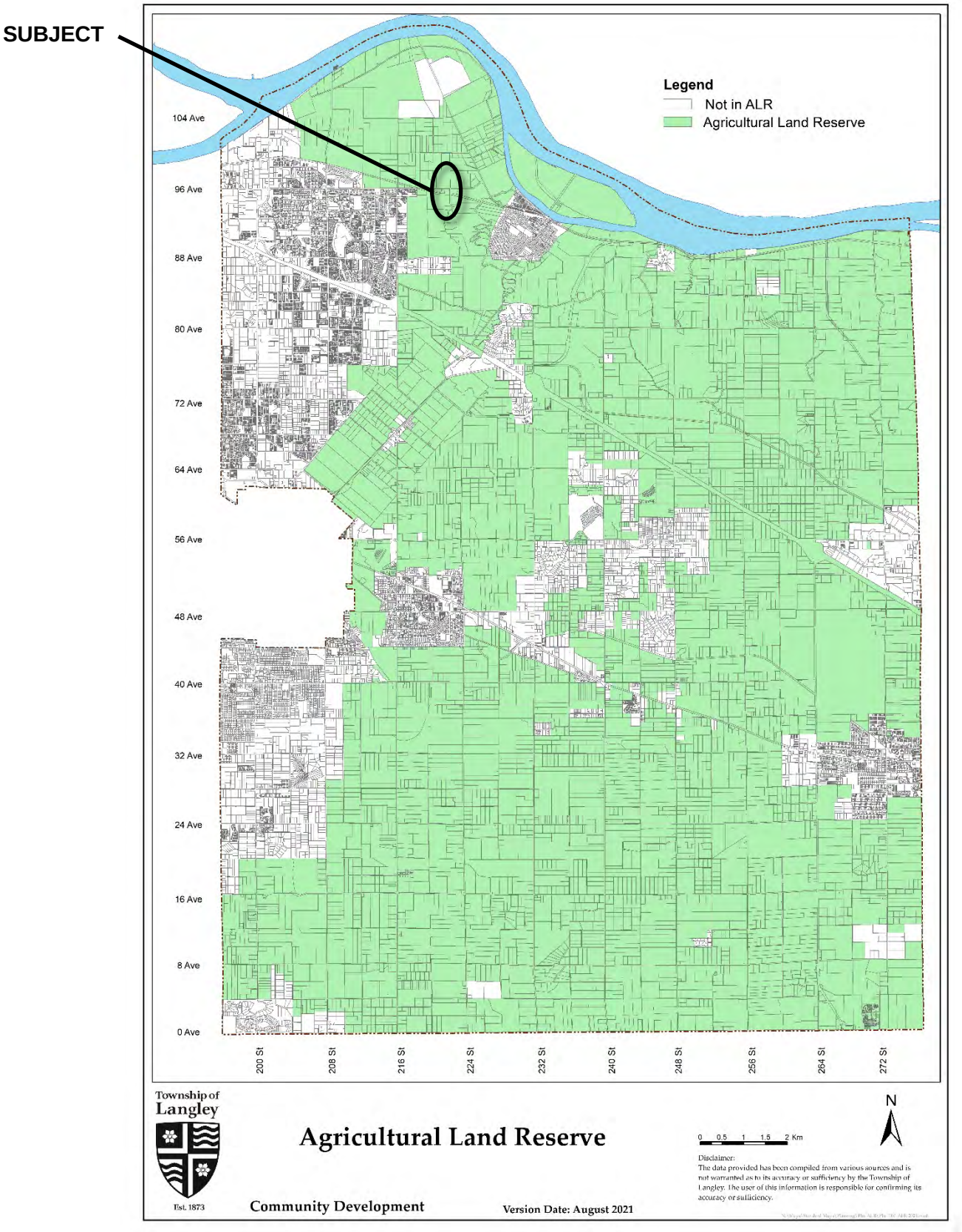
Staff recommend that Council forward the application to the ALC as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

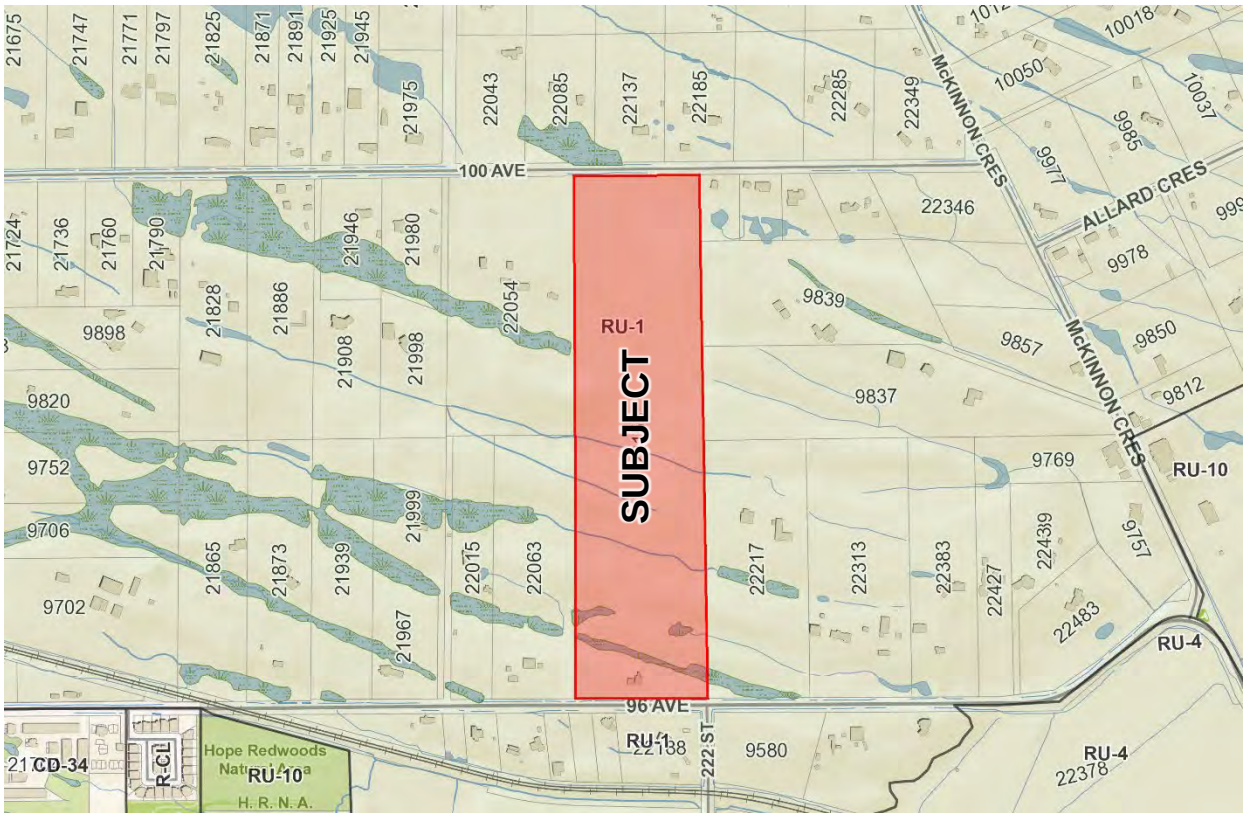
Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

PURPOSE:

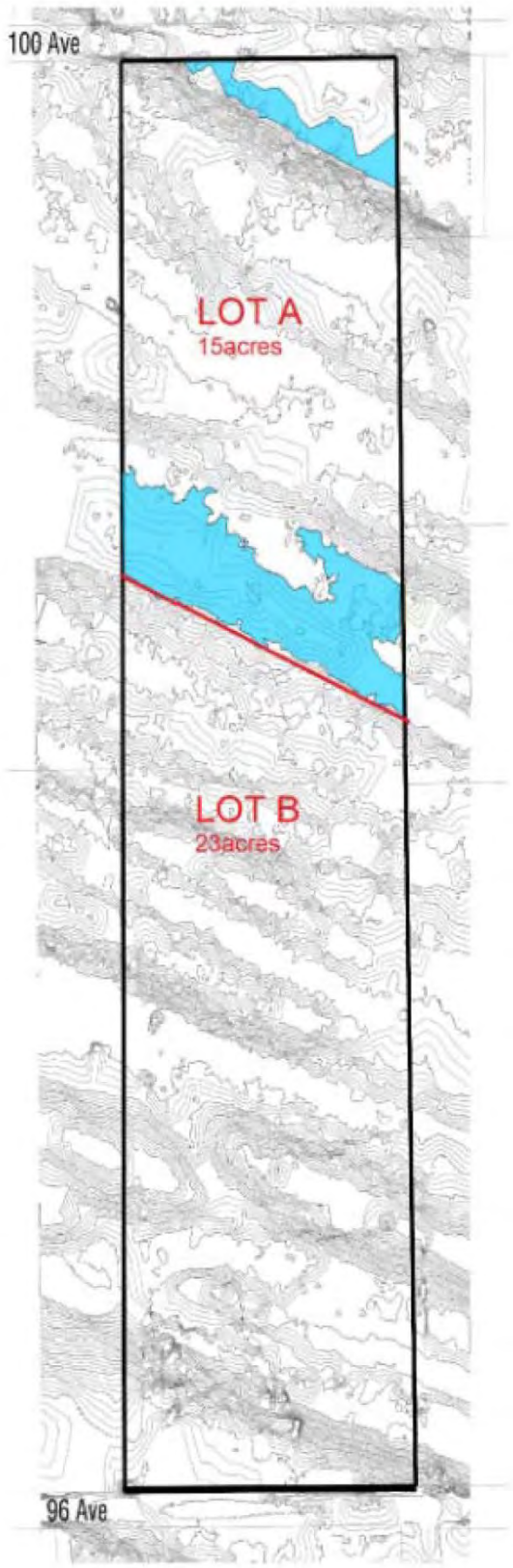
This report is to provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.


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


SUBJECT
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
Township of Langley
Est. 1873
Agricultural Land Reserve
Community Development
Version Date: August 2021
0 0.5 1 1.5 2 Km
N
Disclaimer:
The data provided has been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy or sufficiency.



ZONING BYLAW NO. 2500



PRELIMINARY SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Agent:	Melissa Maat 7286 Telegraph Trail Langley, BC V1M 2R7
Owner:	1040651 BC LTD 31095 Swift Creek Terrace S.W. Calgary, AB T3Z 0B7
Legal Description:	Lot 1 Except: The North 33 Feet; District Lot 399 Group 2 New Westminster District Plan 9016
Location:	22153 – 96 Avenue
Area:	15.5 ha (38.3 ac)
Existing Zoning:	Rural Zone RU-1
Minimum Lot Size:	1.7 ha (4.2 ac)
Rural Plan:	Small Farms/Country Estates
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND / HISTORY:

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

The subject property is located at 22153 – 96 Avenue, within the ALR, designated Small Farms/Country Estates in the Rural Plan (adopted in 1993), and zoned Rural Zone RU-1 which requires a minimum lot size of 1.7 ha (4.2 ac).

A previous application to subdivide the property into eight (8) parcels was reviewed by Council at its regular afternoon meeting of November 21, 2016 (Township of Langley Folder # AL100294) and forwarded to the ALC for consideration based on agricultural merits. This application was subsequently refused by the ALC in April 2017.

DISCUSSION / ANALYSIS:

An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 15.5 ha (38.3 ac) property into two (2) rural lots. The proposed lots would be 9.2 ha and 6.3 ha (22.7 ac and 15.6 ac) with frontage along 96 Avenue and 100 Avenue as shown on the proposed subdivision plan provided by the applicant.

According to the applicant, farming the property as a single property is challenging due to a 60 to 90 m watercourse that restricts connectivity between the north and south portions of the subject property effectively dividing the property in two. In addition, the applicant notes movement of farm equipment and livestock between portions requires an alternate 2.9 km route utilizing municipal roads and is not accessible internally due to the onsite watercourse (Attachment A).

The applicant proposes that subdivision along the existing watercourse in their opinion will increase the viability of farming by accommodating two (2) separate farms, each with their own residence and support buildings.

Description of Property:

The subject site is 15.5 ha (38.3 ac) in size and does not contain any dwellings. There are multiple yellow coded water courses and waterbodies on the property. Protection of the watercourse / waterbodies will be required at the time of subdivision (should the application be approved by the ALC).

Adjacent Uses:

North:	100 Avenue, beyond which are three (3) properties zoned Rural Zone RU-1, within the ALR and designated Small Farms/Country Estates in the Rural Plan;
South:	96 Avenue, beyond which are three (3) properties zoned Rural Zone RU-1, within the ALR and designated Small Farms/Country Estates in the Rural Plan;
East:	A property fronting 100 Avenue, two (2) properties with frontage on McKinnon Crescent and a property fronting 96 Avenue, all within the ALR and designated Small Farms/Country Estates in the Rural Plan;
West:	A property fronting 100 Avenue and a property fronting 96 Avenue both zoned Rural Zone RU-1, within the ALR and designated Small Farms/Country Estates in the Rural Plan.

Servicing:

The Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 designates the subject property Rural - Level 4. The minimum servicing requirement for each proposed lot is an individual well and onsite septic disposal system. A restrictive covenant will be required as a condition of subdivision for the location (including both primary and reserve fields), design, and maintenance of the septic fields.

As a condition of subdivision, a 10 m (33 ft) statutory right of way along the eastern edge of the property from 96 Avenue to 100 Avenue is required for future 222 Street alignment.

Policy Considerations:

The subject site is located within the ALR and designated Small Farms/Country Estates in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-1. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted.

As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Applicant ALR Subdivision Proposal

ATTACHMENT A

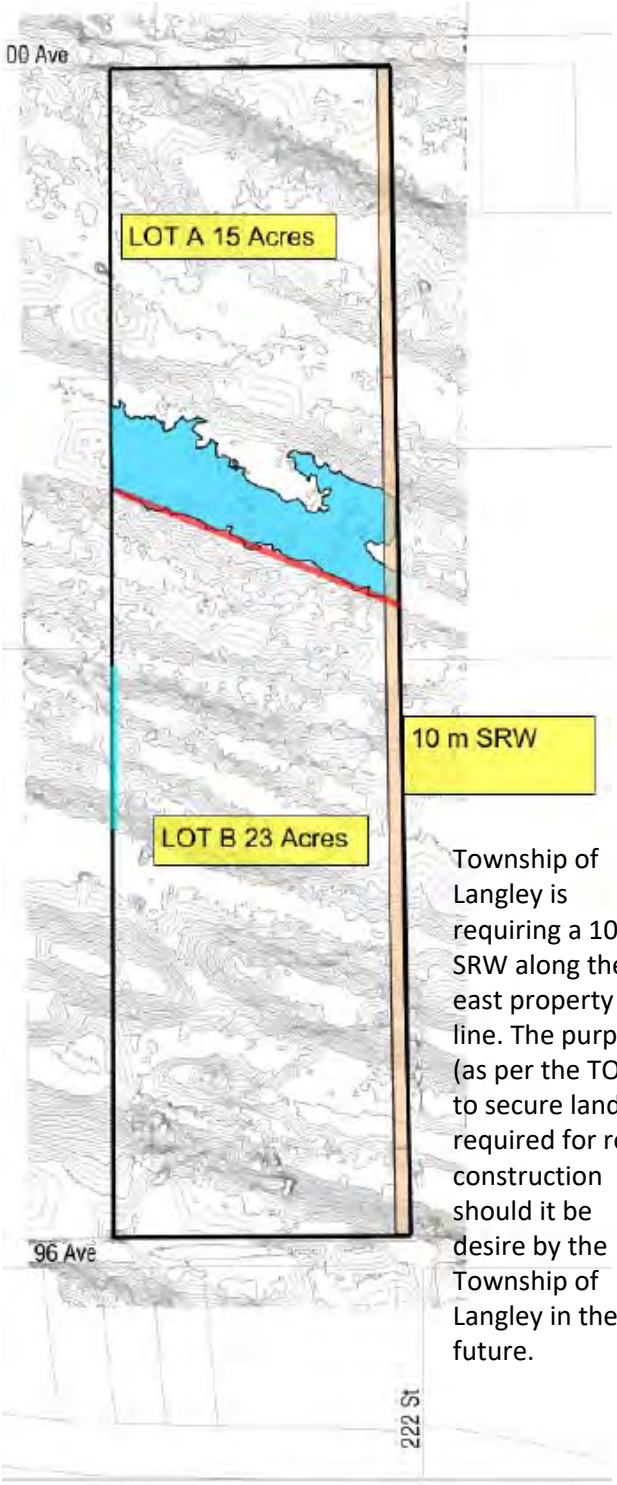
ALR Subdivision Application

Subject property: 22153 96 ave Langley BC

Background

I, Robert Maat along with my brother Peter Maat, are the land owners of 22153 96 Ave. I currently live on Telegraph Trail and have been a local resident of Langley for years. The subject property is 38 acres in size and is situated west of Fort Langley with frontages on both 96 ave and 100 ave. The parcel is rectangular in shape, with the 96 ave frontage being 200 m wide and stretching 800 m from 96 ave to 100 ave. The land is undulating with a major water feature on the northern third of the property. Currently there are no buildings on the property.

We are applying for a severance of the northern portion of the property comprising roughly 15 acres of the total 38 acres (see Figure 1). I acquired this parcel in 2016 and currently have plans to develop an equestrian operation on the southern portion of the property. Based on evidence provided to you today, farming this property as one continuous piece of farmland is challenging due to a waterway that effectively divides the property in two. The waterway is part of what is known as the Yorkson Creek watershed which is comprised of three areas. The uplands, the midlands and the lower wetlands. Our property is bisected by an arm of the lower wetlands (see appendix A, B, C & D). This waterway/wetlands is on average 60 meters in width and is fully charged with water year round. The waterway is part of a larger wetlands system that extends from our property and west until it empties into the fraser river. Environmental regulations would not allow the wetlands to be filled in order to cross it and therefore the northern portion of the property is cutoff from the southern portion. Access can only be had by proceeding west down 96 ave, north on 216 street and east on 100 ave. To farm this as a continuous farm would be challenging and arguably not feasible for a small farm operation. Especially considering that travel on 96 ave with slow moving farm equipment or movement of livestock / horses would be a safety hazard (see Figure 2). 96 ave is a major access and municipal arterial road into Fort Langley. It is for this reason only the south or larger portion of the property will be used as the planned equestrian facility. We believe that the



Township of Langley is requiring a 10m SRW along the east property line. The purpose (as per the TOL) is to secure land required for road construction should it be desire by the Township of Langley in the future.

likely hood of farming the north side of the property would increase if it were subdivided into two lots and had two separate farming or equestrian operations. We believe that because of the location of the major waterway, a subdivision of the subject property into two lots would not negatively impact agricultural use of the subject property or surrounding lands. In fact we believe subdivision would increase the potential and maximize the square footage of each parcel to be used as agricultural land.

Current Zoning

The parcel is within the TOL designation for Small Farms/Country Estates as per the *Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250*. The parcel is also within the endorsed area as per ALR Resolution #675/2002 (Exhibit x).

22153 96 Ave Langley BC is 38 acres and is located in the RU-3 municipal zoning of the Township of Langley. The parcel has two road frontages, one on 96 Ave (south side of the property) with the other on 100 Ave (North side).

The area in which the parcel is located has historically been endorsed by both the TOL and ALR as *Small Farms/Country Estate* designation (see *Appendix A Maps 1-3).* This designation allows for the subdivision of the parcel for a valid reason. That reason in this application being the physical limitation imposed by the bisecting water body and environmental area.

Current Access

In order to access the northern portion of the property requires moving farm equipment or livestock on the road west via 96 ave, 216 street and 100 ave or east on 96 ave, McKinnon St and 100 Ave (see Figure 2). 96 avenue is a municipal arterial road with a narrow shoulder and ditch not allowing the safe passage of farm equipment or livestock. Any farm operation on the northside would then require it's own set of support buildings and a residence to manage it. As one parcel this would not be feasible.

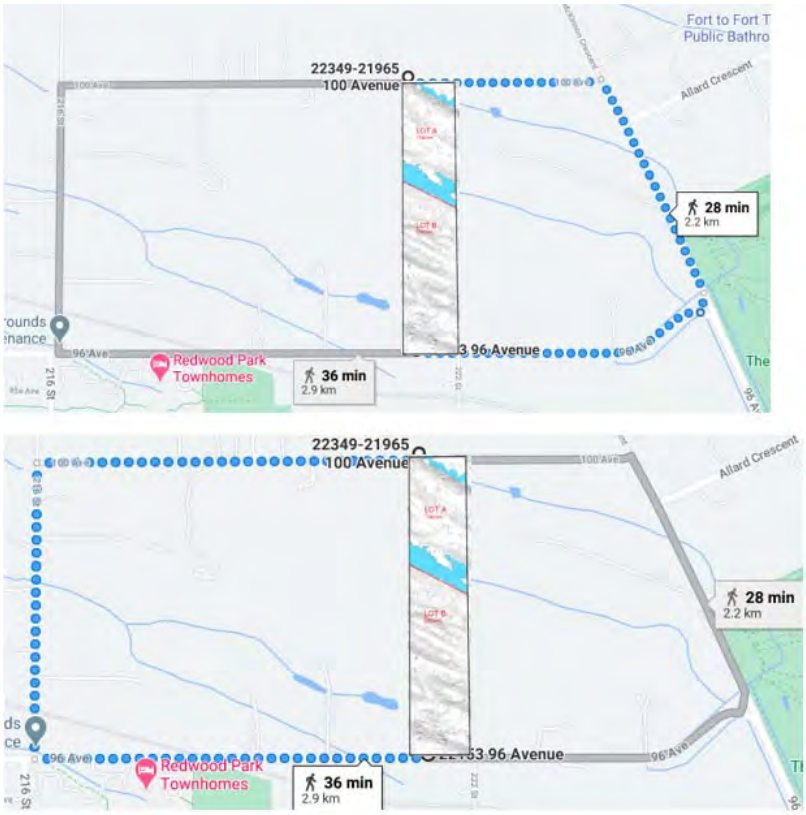


Figure 2

Proposed Lot Configuration

The proposed configuration would be to have one lot on the north side at approximately 15 acres (Lot A), with the second on the south at approximately 23 acres (Lot B) (see Figure 1). Each lot would be left with ample land to establish an equestrian farm, No new roads would be required as both lots have existing frontage, Lot A having road frontage on 100 avenue and Lot B on 96 avenue.

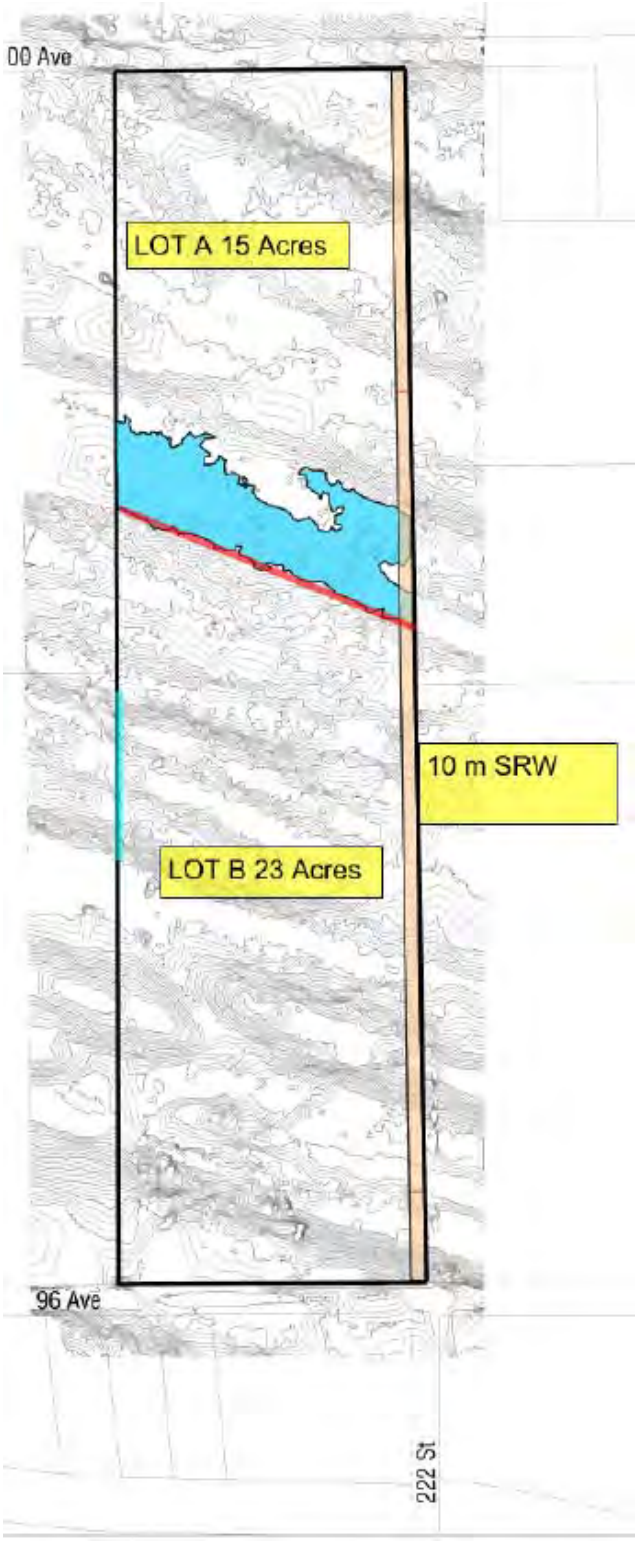
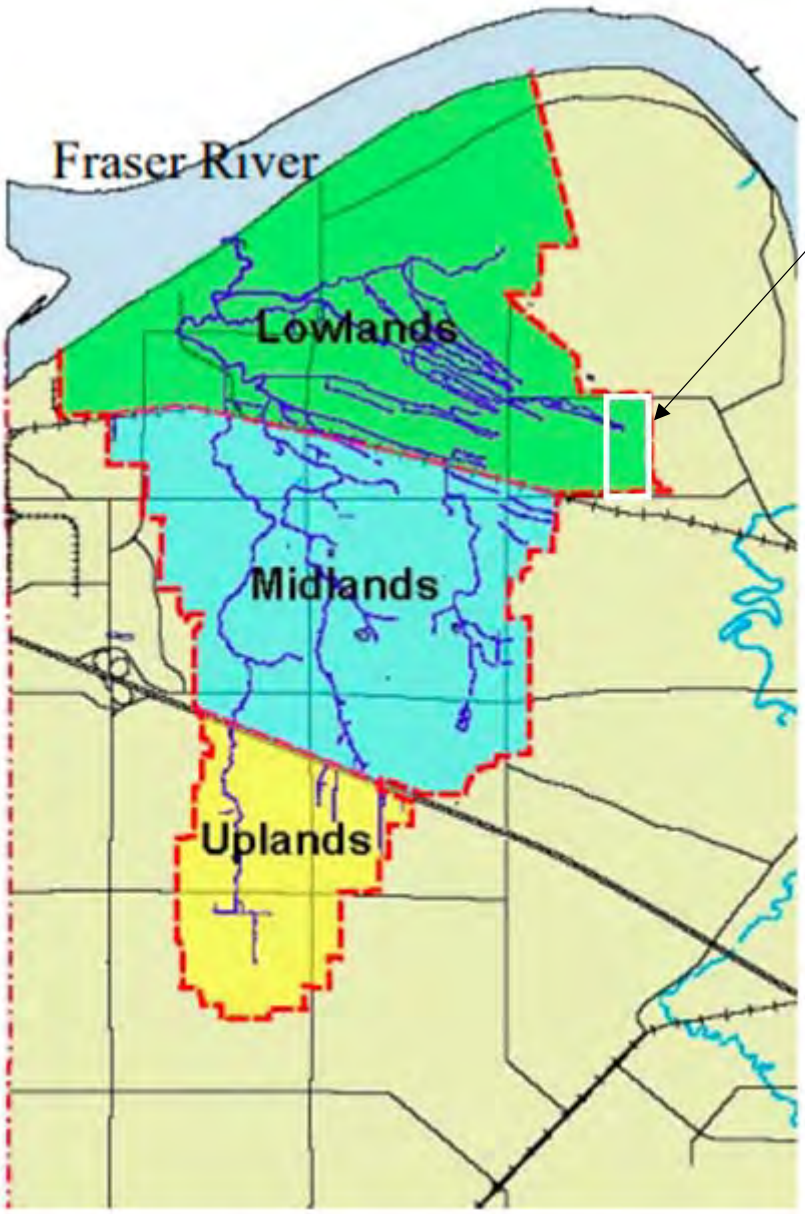


Figure 1

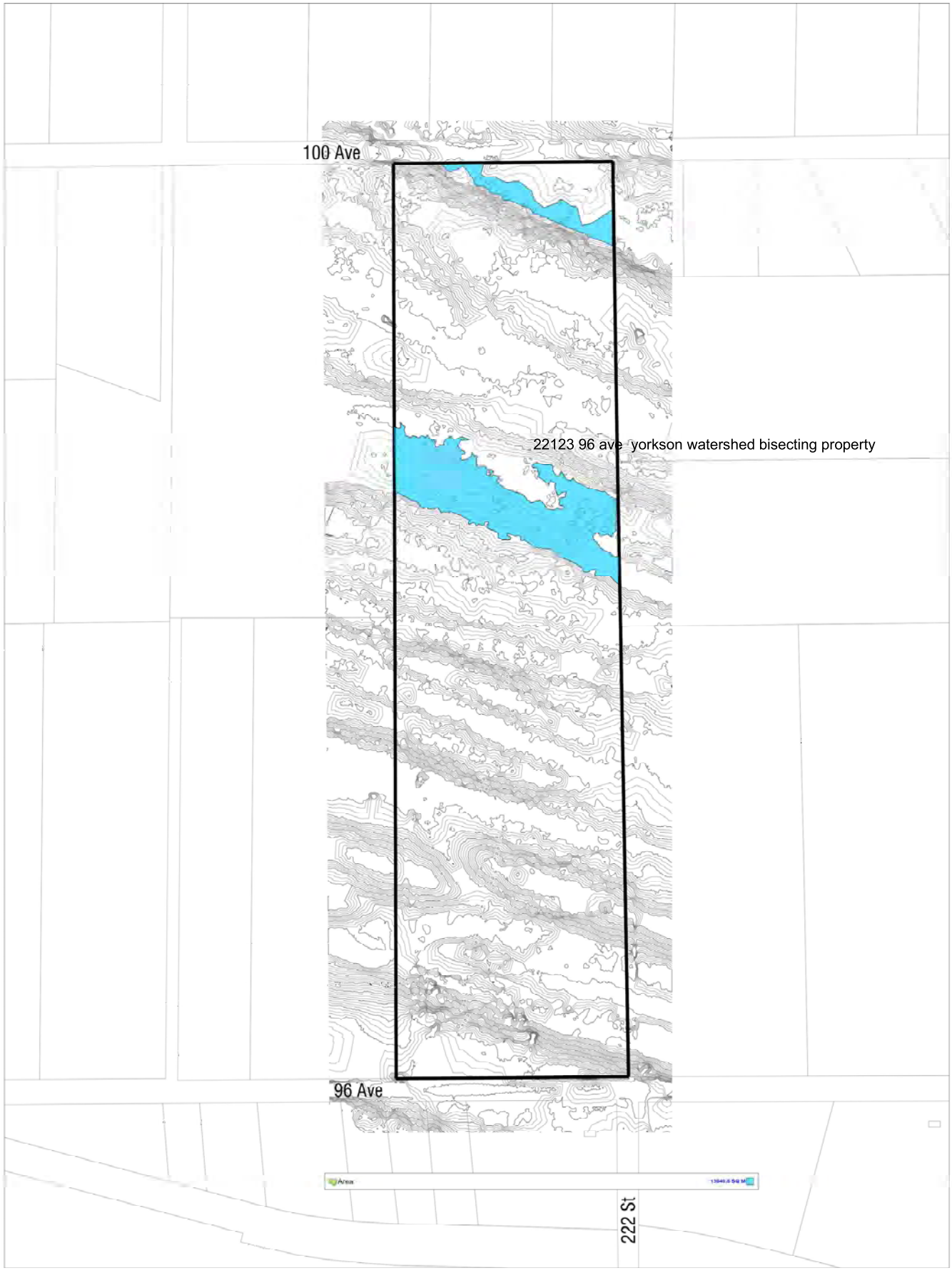
APPENDIX A



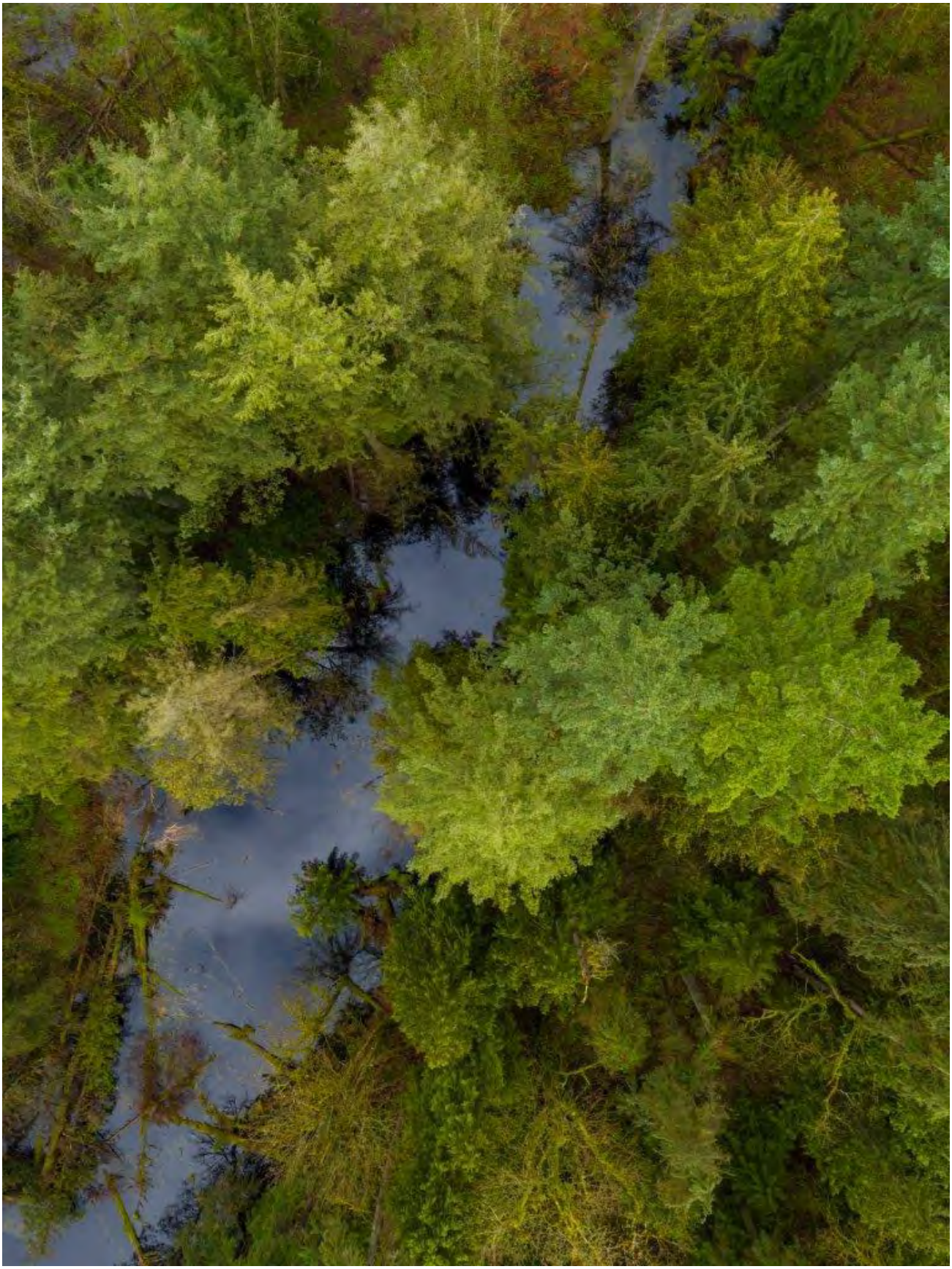
Subject Property 22153 96 Ave identified in the Lowland area of the Yorkson Creek watershed structure. That bisects the subject property as seen in the accompanying photos.

Figure 1. Yorkson Creek watershed structure.

http://www.raincoastappliedecology.ca/wp-content/uploads/2012/05/2005-Yorkson-Creek-Benthic-Invertebrate-Assessment-Report.pdf


100 Ave
22123 96 ave - yorkson watershed bisecting property
96 Ave
222 St

APPENDIX C



APPENDIX D