Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, June 27, 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 – June 27, 2022

That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 27, 2022.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 13, 2022

That Council adopt the Minutes of the Regular Council meeting held June 13, 2022.

C. DELEGATIONS

1. Maureen Berlin
Ishtar Women's Resource Society
File 0550-07

Request by Maureen Berlin, Ishtar Women's Resource Society, to appear before Council to discuss the need for second stage housing for women and children in the Township of Langley.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. UBCM Grant Funding Opportunity
Extreme Heat Risk Mapping, Assessment and Planning
Report 22-65
File ENG 1855-35

That Council authorize staff to apply to the UBCM Extreme Heat Risk Mapping, Assessment and Planning grant funding program to indicate support for the proposed extreme heat risk activities.

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

Temporary Use Permit Application No. 000005
(1120595 BC Ltd. / 1000 Block – 272 Street
(Properties East of and Accessed Via 1030 – 272 Street))
Report 22-64
File CD 13-08-0014

That Council authorize issuance of a Temporary Use Permit No. 000005 for properties in the 1000 block of 272 Street (east of and accessed via 1030 – 272 Street) to permit Movie and Film production studio uses, parking of commercial vehicles and / or equipment, transportation and truck parking and truck compounds including public transportation depots for a three-year period subject to the following conditions:

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

a. Provision of a landscape plan in accordance with the Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 with landscape area and screening provided in accordance with Zoning Bylaw No. 2500 section 111 "M" Industrial requirements;
b. On-site landscaping being secured by a letter of credit;
c. 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);
d. All areas being covered by a dust free surface;
e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements;
f. Compliance with Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842;
g. Submission of an exterior lighting plan; and
h. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the temporary use permit

E. REPORTS TO COUNCIL

and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

3. Agricultural Land Commission Application No. 100399
(West Creek Farms Ltd. / 25044 – 88 Avenue)
Report 22-66
File CD 11-26-0022

That Council consider the non-farm use application submitted by West Creek Farms Ltd. to the ALC to permit the continued operation of a growing media processing facility on a portion of the property located at 25044 – 88 Avenue within the Agricultural Land Reserve (ALR) and select one of the following:

a. Refer the application to the Agricultural Land Commission for consideration based on agricultural merits; or

b. Not refer the application to the Agricultural Land Commission.

4. 2021 Audited Consolidated Financial Statements
2021 Annual Report and 2021 Statement of Financial Information
Report 22-63/22-67
File FIN 0640 -21/1830-25

2021 Audited Consolidated Financial Statements
That Council receive and accept the 2021 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

Clerk's Note: The Draft Audited Financial Statements were presented at the June 13, 2022 Regular Council Meeting. During the completion of the audit, it was noted that developer contributed land, a non-cash item, was duplicated in the amount of $9,481,365 recorded in 2021. It should be reduced from tangible capital assets and reduced from developer contributed revenue. The summary of the adjustment is as follows:

#	Description	Assets	Liabilities	Annual Surplus	Opening Accumulated Surplus
1	Dr. Other developer contributions revenue Cr. Tangible capital assets *To reverse certain developer contributed tangible capital assets recorded in 2021.*	(9,481,365)		(9,481,365)	
	Total	**(9,481,365)**	**-**	**(9,481,365)**	**-**

Due to this adjustment, Council is required to receive and accept the 2021 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.

E. REPORTS TO COUNCIL

That Council approve the 2021 Annual Report including the 2021 Audited Financial Statements upon receiving and considering submissions and questions from the public; and

That Council approve the 2021 Statement of Financial Information (SOFI).

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100227 and Development Permit Application No. 100940 (Qualico Mitchell Williams LLP / 8000 – 8200 Block of 212 Street)
Bylaw No. 5791
Bylaw No. 5792
Report 22-68
File CD 08-25-0103

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 (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5792 rezoning a 1.1 ha (2.7 ac) portion of land located in the Williams Neighborhood Plan area to Residential Compact Lot Zone R-CL(A) to accommodate development of 22 single family lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements including realignment of the intersection of 80 Avenue

F. BYLAWS FOR FIRST AND SECOND READING

with 212 Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;

7. Provision of a layout demonstrating the development potential of 21214 – 82 Avenue layout (and a restrictive covenant to secure an interim access condition) and incorporation of revisions and/or security as needed;
8. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
10. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Registration of restrictive covenants:
    a. Prohibiting development of the eastern lot until such time as the lands are rezoned and Development Permits are issued by Council and requiring implementation of applicable policies of the Williams NP in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    b. Prohibiting clearing and grading of the eastern lot until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection); and
    c. Prohibiting the tandem parking spaces on the proposed northern lots from being developed for purposes other than the parking of vehicles;
13. Demolition of existing buildings and structures;
14. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
15. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan

F. BYLAWS FOR FIRST AND SECOND READING

and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5792 authorize issuance of Development Permit No. 100940 for the proposed single family lots, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5791 and 5792 with accompanying Development Permit No. 100940.

Explanation – Bylaw No. 5791

Bylaw No. 5791 amends the Williams Neighbourhood Plan by amending Section 5.4.2 to provide flexibility for use of tandem parking configuration subject to provision of offsetting lot size and securities.

Explanation – Bylaw No. 5792

Bylaw No. 5792 rezones a 1.1 ha (2.7 ac) portion of land located in the 8000 to 8300 Block of 212 Street in the Williams Neighbourhood Plan area from Suburban Residential SR-2 to Residential Compact Lot Zone R-CL(A).

2. Official Community Plan Amendment and
Rezoning Application No. 100191 and
Development Permit Applications No. 101027 and
101213 (Qualico Mitchell Williams LLP /
21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue)
Bylaw No. 5786
Bylaw No. 5787
Report 22-69
File CD 08-24-0085

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 (Williams Neighbourhood Plan) Bylaw 2018

F. BYLAWS FOR FIRST AND SECOND READING

No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5787 rezoning 12.9 ha (31.9 ac) of land located in the Williams Neighborhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 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 including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements including realignment of the intersection of 80 Avenue with 212 Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan;
7. Provision of greenways (212 Street, 214 Street and 80 Avenue), Neighbourhood Forested Mews, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
9. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
10. Provision of senior government agency approvals, protection of Streamside Protection and Enhancement Areas (SPEAs), acceptance of final streamside submission including restoration and enhancement plan and details, and security;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Registration of an easement providing access over the subject lands to 21216 – 80 Avenue;

F. BYLAWS FOR FIRST AND SECOND READING

13. Registration of restrictive covenants:
    a. Prohibiting development of the two townhouse lots until such time as Development Permits are issued by Council, identifying the allocation of townhouse units for each lot and requiring implementation of applicable policies of the Williams Neighbourhood Plan in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    b. Prohibiting clearing and grading of the townhouse sites until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection); and
    c. Defining and protecting the SPEA's in accordance with Streamside Development Permit No. 101213;
14. Demolition of existing buildings and structures;
15. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy, and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
16. Payment of applicable Neighbourhood Planning administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP.) Bylaw No. 5786 is consistent with the Township's Five-Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize issuance of Development Permit No. 101027 for the proposed single family lots, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

F. BYLAWS FOR FIRST AND SECOND READING

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize the issuance of Development Permit No.101213 (Streamside Protection), to remove and construct compensation for on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, and the Williams Neighbourhood Plan subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEA's) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No.1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
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 Bylaws No. 5786 and 5787 with accompanying Development Permits.

Explanation – Bylaw No. 5786

Bylaw No. 5786 amends the Willoughby Community Plan and Williams Neighbourhood Plan by amending the land use designation of a portion of lands south of 80 Avenue and west of 214 Street from Single Family Mixed Residential to Townhouse Strata and moving the collector road and bicycle network from 79A Avenue to 79 Avenue alignment.

Explanation – Bylaw No. 5787

Bylaw No. 5787 rezones 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of 7 front loaded single family lots and 327 townhouses.

The Residential Zone R-1F is written to implement the policies in the Williams Neighbourhood Plan for front loaded lots for lands designated Single Family Mixed Residential (6-10 upa).

The Comprehensive Development Zone CD-172 is written to implement the policies in the Williams Neighbourhood Plan for lands designated Townhouse Strata (8-22 upa).

F. BYLAWS FOR FIRST AND SECOND READING

3. Official Community Plan Amendment and Rezoning Application No. 100201 (Bath Investments Ltd. / 23699 and 23737 Fraser Highway) Bylaw No. 5793 Bylaw No. 5794 Bylaw No. 5803 Report 22-70

File CD 10-33-0104

That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 amending the Official Community Plan to change the designation of the lands from "Rural" to "Industrial" and amending the Rural Plan to permit industrial uses on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794, rezoning 4.12 ha (10.19 ac) of land located at 23699 and 23737 Fraser Highway to Service Industrial Zone M-1B to permanently accommodate the uses permitted under Temporary Use Permit No. TU000001 as well as additional industrial uses subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions associated with proposed Fraser Highway transportation related items in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for Fraser Highway (including deceleration lane), in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
4. Secure a 10 m wide statutory right of way along the north portion of the site for future access;
5. Secure a 20 m wide statutory right of way on the central portion of the site for future access;
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. Provision of final landscape plans and security to the acceptance of the Manager of Green Infrastructure Services;
8. Registration of restrictive covenants:
    a. Restricting building construction (i.e., "no building") until a Development Permit is issued for the site and full services are

F. BYLAWS FOR FIRST AND SECOND READING

provided in compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 Service Level 1;
   b. Restricting left hand turning movements from the western driveway onto and from Fraser Highway; and
   c. Requiring installation of an accepted landscape plan;
9. Demolition of the existing single family dwelling;
10. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
11. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
12. Compliance with Item 5.2(g) of Community Amenity Contributions (CAC) Policy in support of the OCP amendment;
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5793) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Bath Investments Ltd.) Bylaw No. 5803 (and grant final reading at time of final reading of Bylaw No. 5794); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794.

Explanation – Bylaw No. 5793

Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the "Small Farms / Country Estates" designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area.

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 5794

Bylaw No. 5794 rezones 4.12 ha (10.19 ac) of land at 23699 and 23737 Fraser Highway from Rural Zone RU-1 to Service Industrial Zone M-1B.

Explanation – Bylaw No. 5803

Bylaw No. 5803 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at 23699 and 23737 Fraser Highway to coincide with rezoning from rural to industrial.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Rezoning Application No. 100585 and
Development Permit Applications No. 101263,
101233, and 101335 (1273694 BC Ltd. /
Coastland Engineering & Surveying Ltd. / 7445 – 198B Street)
Bylaw No. 5788
Report 22-62
File CD 08-22-0097

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1273694 BC Ltd.) Bylaw No. 5788".

Explanation – Bylaw No. 5788

Bylaw No. 5788 rezones 0.4 ha (1 ac) of land at 7445 – 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate eight lots (four single family lots and four semi-detached lots).

Development Permit No. 101263

Running concurrently with this Bylaw is Development Permit No. 101263 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street) (proposed semi-detached lots) in accordance with Attachment A subject to the following conditions:

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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. 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);

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. 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);
c. Registration of an easement securing the required visitor parking stalls;
d. Registration of party wall and common elements maintenance agreements on title of all lots;
e. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
f. On-site landscaping being secured by a letter of credit at the Building Permit stage;
g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
h. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
i. Payment of supplemental Development Permit fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101335

Running concurrently with this Bylaw is Development Permit No. 101335 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street) (proposed single family lots) in accordance with Attachment B subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
c. Payment of supplemental development fees prior to issuance;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

Development Permit No. 101233

Running concurrently with this Bylaw is Development Permit No. 101233 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street) (streamside protection) in accordance with Attachment C 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. Dedication 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 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 45 days of SPEA disturbance.

I. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100586
(1046035 BC Ltd. / 20483 – 68 Avenue)
Bylaw No. 5613
Report 20-77
File CD 08-14-0219

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1046035 BC Ltd.) Bylaw 2020 No. 5613”.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5613

Bylaw 2020 No. 5613 rezones a 0.38 ha (0.92 ac) property located at 20483 – 68 Avenue to Residential Zone R-1A to facilitate the subdivision of seven (7) single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 15, 2020, attached to the Bylaw have been satisfactorily addressed. The Written Submission Opportunity for the Bylaw was provided prior to third reading. Third reading was given on June 29, 2020. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed for the following reasons: the applicant was working on servicing requirements.

J. CORRESPONDENCE

1. BC AERO – Request for Funding
File 0530-05

That Council receive the letter from Chirag Chopra, Chief Executive Officer, Airlift Emergency Response Operations, BC AERO, requesting funding or any other support in partnership with the Township of Langley.

2. Delegation Request Appeal – Tim Baillie

That Council receive the memorandum from the Legislative Services Department regarding Tim Baillie's request for reconsideration to appear before Council as a delegation.

In an effort to make the community aware, the following proclamation has been requested:

3. Rail Safety Week 2022
File 0630-01

That Council receive the correspondence from Stephen Covey, Chief of Police and Chief Security Officer, and Cyrus Reporter, Vice-President, Public, Government & Regulatory Affairs, CN, requesting the week of September 19-25, 2022 be proclaimed as Rail Safety Week.

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

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

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

O. OTHER BUSINESS

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

1. Yorkson Community Park Phasing Changes and Completion

Whereas:

1. The rapidly increasing population in Willoughby is likewise increasing the demand for completed park and recreational areas with outdoor green spaces;

2. Significant interim parking is available at Yorkson Community Park at 80 Avenue, while unfinished areas remain at more central locations on 84 Avenue and 82 Avenue;

3. The Yorkson Community Park phasing plan from 2015 originally contemplated the need for Turf Fields and Field House before finalized asphalt parking at 80 Avenue;

Therefore be it resolved that staff prepare a Report to Council outlining a revised plan to complete Yorkson Community Park from north to south in up to two phases, confirming the following:

A. Deferring completion of Phase 8 to prioritize Phase 10 (N2) for Yorkson Creek Middle School, completed with "Areas in Progress";

B. Combining and Completing Phase 9 at 84 Avenue 82 Avenue with Phase 10;

C. Combining and Completing Phase 8, 11 and 12; and

O. OTHER BUSINESS

D. Potentially Completing all Phases with potential funding sources outlined, fully funded within the 2023 Budget, and the project completed as soon as practical and achievable.

Councillor Arnason presented the following Notice of Motion within the deadlines according to Council's policy:

2. Affordable Housing Project

Whereas the Township of Langley is experiencing accelerated growth along with consequent pressures to provide affordable housing options for residents; and

Whereas the planned 400 unit affordable housing project at 208 Avenue and 83 Street that has already been approved by Council has been made financially unfeasible due to recent changes to interest rates and inflationary costs;

Therefore be it resolved that Council direct staff to write to the provincial and federal Ministers responsible for housing to request that they work towards a resolution in order to meet the current funding gap.

P. TERMINATE

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, June 13, 2022 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, and J. Winslade

W. Bauer, J. Chu, H. Chohan, C. Marshall, S. Richardson, P. Ward, 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 – June 13, 2022

Moved by Councillor Arnason,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 13, 2022, as amended.
CARRIED

Councillor Woodward opposed

Clerk's Note: Item N.1 was removed at the request of the applicant.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 30, 2022

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Council meeting held May 30, 2022.
CARRIED

E. REPORTS TO COUNCIL

1. 2021 Audited Consolidated Financial Statements
Report 22-63
File FIN 1830-02

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council receive and accept the 2021 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.
CARRIED

C. DELEGATIONS

1. Dapinder Brar
File 0550-07

Dapinder Brar appeared before Council to discuss concerns relating to zoning for property located at 23898 – 40 Avenue and surrounding properties. He stated that he and the neighbours in the area are having issues with drainage and the water table, and restricted use of their land. He commented that they are struggling with managing Township and ALC bylaws and requirements for development.

Councillor Davis entered the meeting at 1:10pm.

2. Malkeet Singh Saran
File 0550-07

Malkeet Singh Saran appeared before Council to discuss a 26% land dedication revision for the Brookswood Neighbourhood Community Plan (NCP). He commented that the current NCP is not economically viable. The regulations are too restrictive. The following questions were presented:

- Who determined the 26% tree canopy initiative?
- When was the initiative instigated and completed?
- How was the initiative constructed and comprised?
- Which stakeholders were advised? Can the public see the data?
- Can the results from the Brookswood/Fernridge public survey be provided to the public?

3. Kuldeip Sekhon
File 0550-07

Kuldeip Sekhon appeared before Council to provide input for the Brookswood Neighbourhood Community Plan. He commented on the financial implications of the NCP and how they will impact developers,

C. DELEGATIONS

home owners, and tax payers. He stated that by taking away 468 acres from the developable land in the Brookswood-Fernrdige area, this will make the housing crisis and affordability issues worse. The following questions were presented:

- Why is the draft NCP inconsistent with the 2017 Official Community Plan (OCP)?
- How would this NCP accommodate projected population growth on 74% of net usable land?
- 115 acres of existing parks and 45 acres of existing conservation area in Brookswood-Fernridge (based on page 5 of OCP Bylaw No. 5300), are these total 165 acres in any consideration of this 26%?

4. Emily Pickett
Vancouver Humane Society
File 0550-07

Emily Pickett, Vancouver Humane Society (VHS), appeared before Council to discuss a proposed rodeo in the Township of Langley. She stated that the Humane Society opposes rodeos that cause animal stress for public entertainment. She stated that although animals can become habituated to these activities, they are not natural activities for the animals and can be considered abusive handling. The VHS encouraged Council to not approve any zoning requests from the rodeo organizers and to support animal/family friendly events instead.

5. Marianne Blanchet
File 0550-07

Marianne Blanchet, a Langley resident, appeared before Council to discuss a proposed rodeo in the Township of Langley. She commented that she is opposed to the rodeo as animals should not be used for entertainment and sport. Several jurisdictions are now banning rodeos and she asked Council to not approve a rodeo in Langley.

D. PRESENTATIONS

1. Surrey Langley SkyTrain

Jennifer MacLean, Executive Project Director, and Elena Banfield, Senior Manager, Stakeholders, Transportation Investment Corporation, provided an overview of public engagement for the Surrey Langley SkyTrain. This Sky Train line will provide sustainable rapid transit that will connect the region with South of Fraser town centres. The SkyTrain will extend the Expo Line 16 kilometres from King George Station in Surrey to 203 Street in Langley City. Travel time between Langley City Centre and Waterfront Station will be 65 minutes. Transit-oriented development will benefit local residents, businesses, families and the environment through:

D. PRESENTATIONS

- Promoting transit ridership and reducing greenhouse gas emissions;
- Promoting healthier lifestyles through developing neighbourhoods that facilitate walking and other modes of active transportation;
- Ensuring developments include active transportation and storage;
- Increasing affordable housing stock and purpose built-rentals; and
- Encourage the development of affordable communities close to SkyTrain stations.

2. Langley Riders Society

John Scotton, Langley Riders Society, provided a presentation regarding a proposed rodeo to be held in the Township of Langley. He stated that their Society has held many sanctioned rodeos over the years and have not had any animal cruelty complaints. Many of the youth participants in the Little Britches Rodeos have gone on to be professional riders and Olympic participants. The Society has support from the indigenous community. The Society is very strict with safety protocols and the animals that are used are professional rodeo animals. There are no cattle roping events, only horse and bull riding events.

James Dorn, Klahoos Nation, was in attendance and stated his support of the proposed rodeo and that Valley West Stampede also supports this event. He invited the SPCA to witness the event and observe how the animals are treated. He further stated this event will provide an economic boost for the community.

3. Yorkson Community Park

Chris Marshall provided a presentation regarding the current phasing of Yorkson Community Park and Council's motion to consider completion of playing fields N2, S3 and S4, the field house, and other parking areas before the parking lot and skate park on 80 Avenue. He commented that the scope of work for each phase in the proposed construction timeline was chosen to coincide with expected availability of Parks Development Cost Charges (DCC). Not all park development is eligible for DCC funding, ie: parking lots, synthetic turf, and electrical lighting. Considerations specific to Council's resolution include:

- 2022 skateboard funding is insufficient to complete the scope of the resolution;
- Phase 8 funding is Parks DCC's and non-DCC funding is required for portions of the revised scope;
- Additional parking is required immediately. Adding fields will compound the parking demand issues;
- Site servicing connections and design of onsite utilities is required prior to any further phasing south of 82 Avenue; and
- Design would not be complete in time for 2022 season, pushing construction to spring 2023 in favourable weather.

D. PRESENTATIONS

If Council decides to defer Phase 8 and prioritize Phases 10, 11, and 12, design work could begin immediately with current funding. Additional funding of $8M is required for construction and construction would not begin until 2023 in favourable weather.

MEETING RECESSED
The meeting recessed at 3:19pm.

MEETING RECONVENED
The meeting reconvened at 3:27pm.

E. REPORTS TO COUNCIL

2. Development Permit Application No. 101325 (Janda Group Holdings Inc. / 3100 – 272 Street) Report 22-59

File CD 13-20-0152

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101325 for a property located at 3100 – 272 Street 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”;
b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
d. All signage being in compliance with Schedule “A” and in compliance with the Township’s Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
f. Registration of a restrictive covenant requiring seven units to be provided as adaptable housing; and
g. All refuse areas to be located in an enclosure and screened.

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

a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;

E. REPORTS TO COUNCIL

b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
c. Confirmation that Age-Friendly Amenity requirements and proposed outdoor space design is to the satisfaction of the Manager of Green Infrastructure Services; and
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.

CARRIED

3. Equity, Diversity, and Inclusion Framework
Report 22-61
File CD LSP00018

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council endorse the Equity, Diversity, and Inclusion Trailmap presented as Attachment B to this report; and further

That Council refer considerations of funding for an additional staff resource to support development and implementation of the equity, diversity, and inclusion framework to the 2023 budget.

DEFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the Equity, Diversity and Inclusion Framework be deferred to the next Regular Council Meeting for a presentation from staff.
DEFEATED

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

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

4. Willowbrook Community Planning Team
Revision to Terms of Reference
Report 22-60
File CD LRP00020

Moved by Councillor Davis,
Seconded by Councillor Arnason,

E. REPORTS TO COUNCIL

That Council approve the Terms of Reference for the Willowbrook Community Planning Team in the form presented substantially as Attachment A in this report.
CARRIED

Councillor Woodward opposed

5. Liquor Licence Amendment Application No. 000061 (Roots and Wings Distillery / 7897 – 240 Street)
Report 22-58
File CD 11-21-0018

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council endorse the request for a structural change to add a patio (addition of a new licenced area), an increase in person capacity, and an extension of hours of liquor service for Roots and Wings Distillery located at 7897 – 240 Street; and further

That Council adopt the following resolution, should it decide to endorse Roots and Wings Distillery's request:

"That Council has considered and ENDORSED the request by Roots and Wings Distillery for a structural change (addition of a new licenced area), an increase in person capacity to 50, and an extension of hours of liquor service characterized as having liquor service from 12:00PM to 8:00PM, Monday to Wednesday and 12:00PM to 10:00PM, Thursday to Sunday for Roots and Wings Distillery located at 7897 – 240 Street, Langley.

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

In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the June 13, 2022 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

E. REPORTS TO COUNCIL

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Liquor Licence Amendment Application No. 000061
(Roots and Wings Distillery / 7897 – 240 Street) be referred to staff for an in-person public input opportunity.
DEFEATED

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

AMENDMENT
Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That the Cannabis and Liquor Regulation Branch be requested to modify the hours of operation on Sunday to close at 9:00pm rather than the requested 10:00pm.
CARRIED

Councillor Arnason opposed

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

Councillor Arnason opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100585 and Development Permit Applications No. 101263, 101233, and 101335 (1273694 BC Ltd. / Coastland Engineering & Surveying Ltd. / 7445 – 198B Street)
Bylaw No. 5788
Report 22-62
File CD 08-22-0097

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1273694 BC Ltd.) Bylaw No. 5788, rezoning 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of four single family lots and four semi-detached lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

F. BYLAWS FOR FIRST AND SECOND 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 in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 198B Street and 74A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. 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);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);
    b. Restricting building on lots 1 – 8 until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw;
6. Dedication of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security including monitoring and maintenance;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Greenway Amenity Policy;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, 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. 5788 authorize issuance of Development Permit No. 101263 (proposed semi-detached lots), 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. 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);

F. BYLAWS FOR FIRST AND SECOND READING

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. 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);
c. Registration of an easement securing the required visitor parking stalls;
d. Registration of party wall and common elements maintenance agreements on title of all lots;
e. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
f. On-site landscaping being secured by a letter of credit at the Building Permit stage;
g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
h. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
i. Payment of supplemental Development Permit fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize issuance of Development Permit No. 101335 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer 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; and
c. Payment of supplemental development fees prior to issuance;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize the issuance of Development Permit No. 101233 (streamside protection), to

F. BYLAWS FOR FIRST AND SECOND READING

relocate and reconstruct watercourses and Streamside Protection and 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. Dedication 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 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 45 days of SPEA disturbance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5788 in conjunction with Development Permits No. 101263, 101233, and 101335.
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100646
(1287539 BC Ltd. / Coastland Engineering /
6905 and 6947 - 205 Street)
Bylaw No. 5784
Report 22-51
File CD 08-14-0226

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1287539 BC Ltd.) Bylaw No. 5784".
CARRIED

Councillors Arnason and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

2. Rezoning Application No. 100670
(Hauser / Coastland Engineering / 6982 – 206 Street)
Bylaw No. 5785
Report 22-50
File CD 08-14-0187

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hauser) Bylaw No. 5785".
CARRIED

Councillors Arnason and Richter opposed

3. Rezoning Application No. 100553 and
Development Permit Application No. 101048
(Isle of Mann Property Group / 20200 Block of 86 Avenue)
Bylaw No. 5783
Report 22-52
File CD 08-26-0213

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5783".
CARRIED

Councillor Richter opposed

Development Permit No. 101048

Running concurrently with this Bylaw is Development Permit No. 101048 (Isle of Mann Property Group / 20200 Block of 86 Avenue) in accordance with Attachment A 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. All signage being in substantial compliance with Schedule "A" and the Township's Sign Bylaw;
d. All rooftop mechanical equipment to be screened from view; and
e. All refuse areas to be located in an enclosure and screened.

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

I. BYLAWS FOR FINAL ADOPTION

1. Drainage and Sanitary Development Works Agreement Bylaws (Qualico Developments (Vancouver) Ltd.)
Bylaw No. 5763
Bylaw No. 5764
Report 22-37/22-57
File CD 07-25-0038

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Drainage Development Works Agreement (Qualico Developments (Vancouver) Ltd.) Bylaw No. 5763"; and

"Sanitary Development Works Agreement (Qualico Developments (Vancouver Ltd.) Bylaw No. 5764".
CARRIED

Councillors Arnason, Richter, and Woodward opposed

2. Highway Closure and Dedication Removal (Township - Fort Block)
Bylaw No. 5558
Bylaw No. 5597
Report C20-12
File ADM PM002696

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council give final reading to "Highway Closing and Dedication Removal (Township – Fort Block) Bylaw 2020 No. 5558"; and

I. BYLAWS FOR FINAL ADOPTION

"Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597".
CARRIED

Councillors Davis, Ferguson, Richter, and Woodward opposed

3. 2022 Development Cost Charges Bylaw Amendment Bylaw No. 5770
Report 22-17
File ENG/CD BA000026

Moved by Councillor Kunst,
Seconded by Councillor Arnason,
That Council give final reading to "Langley Development Cost Charges Bylaw 2020 No. 5555 Amendment Bylaw No. 5770".
CARRIED

J. CORRESPONDENCE

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

1. National Consent Awareness Week
File 0630-01

Correspondence from Carolyn Bridgeman, High School Too, requesting that September 19- 23, 2022 be proclaimed as National Consent Awareness Week.

K. MINUTES OF COMMITTEES

1. Tree Protection Advisory Committee – May 24, 2022
Agricultural Advisory and Economic Enhancement Committee – May 25, 2022
File 0540-20

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

K. MINUTES OF COMMITTEES

2. Tree Protection Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council direct staff to organize a site visit to Horne Pit for Council and TPAC when mutually convenient.
CARRIED

3. Tree Protection Advisory Committee Recommended Motion
File 0540-20

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council fund the development of a Biodiversity Strategy at the earliest opportunity.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Arnason,
That a Biodiversity Strategy be referred to the 2023 Budget discussions as a priority item.
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 Richter reported that she attended the Canadian Water Summit in Niagara Falls where they learned about the Shower Pot for conserving water.

Councillor Ferguson reported that he attended a Liquid Waste Committee meeting.

Councillor Arnason reported that she attended the Metro Climate Action Committee meeting where they discussed a Natural Assets Management Framework.

N. ITEMS FROM PRIOR MEETINGS

1. Rezoning Application No. 100589 (Infinity / 23700 Block of 56 Avenue) Bylaw No. 5782 Report 22-54

File CD 11-09-0034

Item withdrawn by the applicant.

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

P. OTHER BUSINESS

1. Council Remuneration and Indemnities Task Force

Moved by Mayor Froese
Seconded by Councillor Davis,
Whereas Township of Langley Council initiated a Mayor and Council remuneration task force for the purpose of reviewing remuneration and indemnities of the Mayor and Council early in 2012;

Whereas a community-based remuneration task force was established with a terms of reference and Council appointed members of the public to sit on the task force in 2012;

Whereas the task force provided a report to Council late in 2012 with Council adopting the recommendations with one amendment at the December 3, 2012 Regular Afternoon meeting of Council; and

Whereas recommendation number 6 of the report stated, “The process and/or formula for determining Mayor and Councillor remuneration be reviewed by an independent task force in 2023 or thereafter”;

Therefore be it resolved that Council strike an independent citizen committee to:

1. Review and evaluate the current process and formula for determining Mayor and Council remuneration and indemnities;

2. Research and gather information from other lower mainland municipal governments as to how Mayor and Council remuneration and indemnities are established;

3. Research and gather information from other comparable municipal governments in the Province of BC, as to how Mayor and Council remuneration and indemnities are established;

P. OTHER BUSINESS

4. Review current process for conference and travel expenses to provide a process for Council to approve travel and expenses for Conferences outside of the Metro Vancouver area, excluding LMLGA, UBCM and FCM and make recommendations to Council on a Council conference policy;

5. Provide recommendations to Mayor and Council in 2023 as to how Mayor and Council remuneration and indemnities shall be established, including but not limited to the:

    a. timing of remuneration and indemnity reviews;

    b. parameters of the remuneration and indemnity review, including identification of comparators;

    c. formula and/or process for determining remuneration and indemnities;

    d. timing of any remuneration and indemnity changes;

    e. process for implementing remuneration and indemnity changes.

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Mayor Froese,
That a Council Remuneration and Indemnities Task Force be referred to the first Strategic Planning Session of the newly elected Council.
CARRIED

Councillor Richter opposed

2. Support for First Responders

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
Whereas the safety of residents and businesses continues to be of paramount concern to this Council;

Whereas the appropriate staffing and equipment for Township first responders is an integral part of achieving this safety; and

Whereas the Community Plans for the Willoughby and Brookswood-Fernridge areas continues to include community growth which will necessitate additional safety resources in Willoughby and a future full-time staffed fire hall in Brookswood–Fernridge;

Therefore be it resolved that Council direct staff to provide a report, to be received by Council following the 2022 General Local Election, outlining the costs, timing, and other considerations for:

P. OTHER BUSINESS

1. An additional first responder staffed fire apparatus for Willoughby Fire Hall 4; and

2. Full-time first responders staffing for Brookswood–Fernridge Fire Hall 5.

CARRIED

Councillors Ferguson, Long, and Richter opposed

3. Dapinder Brar Delegation

Moved by Councillor Woodward,
Seconded by Councillor Kunst,
That the delegation from Dapinder Brar regarding zoning for property located at 23898-40 Avenue be referred to staff.
CARRIED

4. Malkeet Singh Saran Delegation

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the delegation from Malkeet Singh Saran regarding a 26% land dedication revision for the Brookswood Neighbourhood Community Plan be referred to staff.
CARRIED

5. Kuldeip Sekhon Delegation

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the delegation from Kuldeip Sekhon regarding the Brookswood Neighbourhood Community Pan be referred to staff.
CARRIED

6. Council Advisory Committee Meetings in Fall 2022

Moved by Councillor Woodward,
Seconded by Councillor Davis,
That all Council Advisory Committees cancel their September meetings and not reconvene until 2023 after the Local Election.
CARRIED

Councillors Arnason and Long opposed

Councillor Davis left the meeting at 5:24pm.

P. OTHER BUSINESS

7. Proposed Rodeo

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the delegations from Emily Pickett and Marianne Blanchet, and the presentation from the Langley Riders Society, be referred to staff for a report on regulating the size and scope of the proposed rodeo event, and the possibility of removing any activities that include cruelty to animals.
CARRIED

Mayor Froese and Councillors Kunst and Long opposed

8. Soil Deposit Permit for Emergent Works at 4665-233 Street

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That staff notify the residents in the area of the 2400 cubic metres of fill to be deposited at 4665-233 Street.

AMENDMENT
Moved by Councillor Kunst,
Seconded by Councillor Arnason,
That all fees associated with the Soil Deposit Permit be waived.
CARRIED

Councillor Long opposed

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

Councillor Long opposed

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(2) (c) Ombudsperson;
Item F.2 - Section 90(1) (k) Negotiations;
Item G.1 - Section 90(1) (e) Property; and
Item H.1 - Section 90(1) (a) Personnel.
CARRIED

R. TERMINATE

Moved by Councillor Arnason,
Seconded by Councillor Woodward,
That the meeting terminate at 5:34pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
Sent: Thursday, June 16, 2022 4:01 PM
To: legservicesinfo
Subject: Delegation Requests by Maureen Berlin

Please note the following response to Delegation Requests has been submitted at Thursday June 16th 2022 3:58 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  6/27/2022
- **Name of delegate or organization wishing to appear**
  Maureen Berlin/Ishtar Womens Resource Society
- **Topic**
  Need for second stage housing for women and childdren in Langley
- **Purpose of presentation**
  Information only
- **Desired resolution**
  Bring attention to the fact that Langely is the only community of its size in the Province that does not have second stage housing for women and children,
- **Full name**
  Maureen Berlin
- **Email address**
  executive.director@ishtarsociety.org
- **Address**
  223-20316 56 th Ave Langley
- **Primary Phone**
  FOIPPA s.22(1)
- **Alternate Phone**
  604 5341011 ext 233

[This is an automated email notification -- please do not respond]

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 - REGULAR MEETING	**REPORT:**	22-65
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	UBCM GRANT FUNDING OPPORTUNITY EXTREME HEAT RISK MAPPING, ASSESSMENT AND PLANNING		

RECOMMENDATION:

That Council authorize staff to apply to the UBCM Extreme Heat Risk Mapping, Assessment and Planning grant funding program to indicate support for the proposed extreme heat risk activities.

EXECUTIVE SUMMARY:

In June 2021, the Township of Langley was one of many communities throughout British Columbia that experienced impacts from the unprecedented heat dome which resulted in record temperatures of over 40ºC with uncharacteristically high overnight temperatures. The BC Coroners Service reports that there were 23 deaths related to the event within the City of Langley and the Township of Langley.

In response to the 2021 heat dome, the Union of British Columbia Municipalities (UBCM) is offering funding to support eligible applicants to ensure they have accurate knowledge of the risks associated with extreme heat and how these risks will change over time. The funding also supports the development of effective response plans and strategies which aim to prepare for, mitigate, and adapt to those risks.

Staff are proposing a multifaceted grant application and project which will collect data to update the Township's Emergency Preparedness Plan as well as advance adaptation-related action items identified within the Township's Climate Action Strategy. The project will review, assess, and recommend cooling measures for Township parks through assessments of structure materials, cooling, and hydration opportunities as well as develop heat/shade maps and modelling.

The UBCM grant opportunity offers a maximum of $30,000 and does not require local governments to provide any matching funding. The grant funding is anticipated to cover 100% of the project costs.

PURPOSE:

The purpose of this report is to obtain Council's authorization for a grant application to the UBCM Extreme Heat Risk Mapping, Assessment and Planning funding stream.

BACKGROUND/HISTORY:

In June 2021, the Township of Langley was one of the many communities throughout British Columbia that experienced an unprecedented heat dome which resulted in record temperatures exceeding 40ºC combined with uncharacteristically high overnight temperatures.

As noted during the recently released Provincial report to the Chief Coroner of British Columbia:

"During the week of the extreme heat event, (June 25 to July 1, 2021) the BC Coroners Service (BCCS) responded to a sudden and significant increase in deaths. More than 800 deaths were investigated by BCCS during that week, with 619 of these deaths later identified as being heat-related."

Of the 619 deaths, 23 were determined by the BCCS to have occurred within the Township of Langley and the City of Langley.

Through the Community Emergency Preparedness Fund, UBCM has announced the Extreme Heat Risk Mapping, Assessment and Planning stream, which provides a maximum of $30,000 of funding, covering 100% of eligible costs. Broadly, the funding stream allows municipalities to undertake risk and vulnerability mapping for populations at risk, perform risk assessments, develop extreme heat response plans, and perform climate change adaptation planning.

DISCUSSION/ANALYSIS:

While the BCCS has identified the combined deaths that occurred within the Township of Langley and the City of Langley, to date no further information has been provided regarding the neighbourhoods or locations. As a result, staff are proposing a multifaceted project that will collect data to update the Township's Emergency Preparedness Plan as well as help advance adaptation actions identified in the Climate Action Strategy (CAS) for extreme heat events. The project will collect available data to assess the neighbourhoods most at risk of extreme heat within the Township considering the built environment, assessed tree canopy, and social equity considerations.

The Township's CAS has identified several actions that focus on adapting towards the effects of climate change, and specifically extreme heat as listed in the table below.

CAS Actions Related to Extreme Heat

Action	Details
GE-2	Implement shading features (trees, structures) for public parks, greenways, and active transportation corridors
HP-1	Update Langley's Emergency Response Guidelines for extreme heat events
HP-3	Explore enhanced opportunities for cooling outdoor spaces
HP-4	Increase quantity of permanent public drinking fountains
HP-5	Purchase and maintain a portable water station and misters

In addition to updates to Langley's Emergency Preparedness plan, this project aims to advance initiatives that are expected to help address some of the risks associated with extreme heat events. Township parks play an important role in this process as they can provide cooler temperatures during extreme heat compared to indoor, non-air-conditioned environments.

Other aspects of the project will include a shade assessment for select parks in high-risk areas, a temperature assessment of park elements (such as play equipment and spectator benches) and assessing the availability of public drinking fountains. Finally, the project will develop some recommendations and guidelines for shade, cooling, and hydration in identified higher-risk parks and throughout the community.

Financial Implications:

The $30,000 of funding from the UBCM grant is anticipated to cover 100% of project costs; actual costs will be subject to the successful bid of an open procurement process.

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**
PROTECTIVE SERVICES - FIRE	S. Gamble

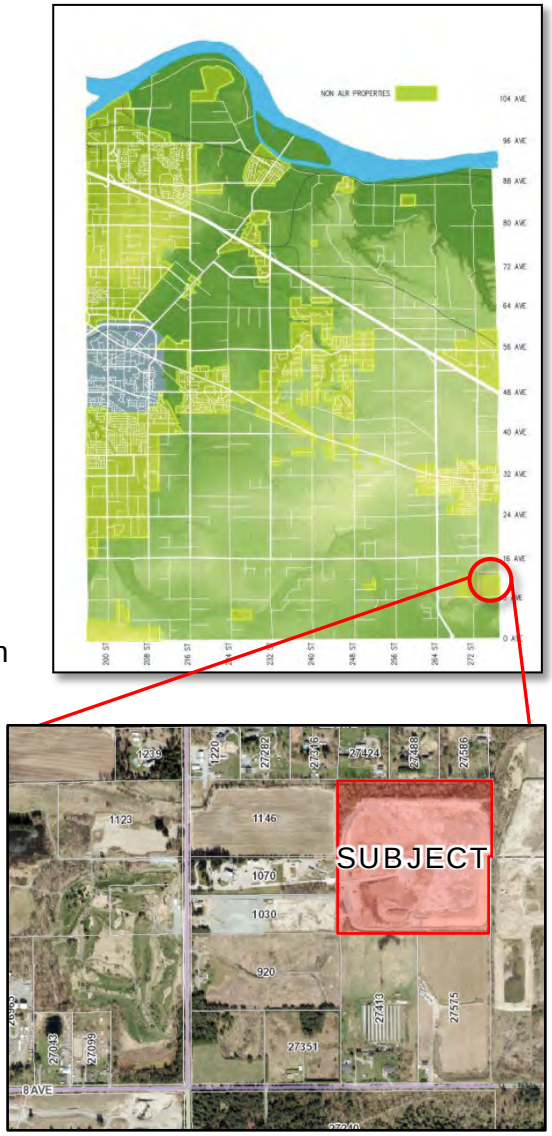
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 – REGULAR MEETING	**REPORT:**	22-64
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-08-0014
SUBJECT:	TEMPORARY USE PERMIT APPLICATION NO. 000005 (1120595 BC LTD. / 1000 BLOCK – 272 STREET (PROPERTIES EAST OF AND ACCESSED VIA 1030 – 272 STREET))		

PROPOSAL:

Temporary Use Permit application to permit Movie and Film production studio uses, parking of commercial vehicles and / or equipment, transportation and truck parking and truck compounds including public transportation depots on a temporary basis for the properties in the 1000 block of 272 Street (east of and accessed via 1030 – 272 Street).



RECOMMENDATION SUMMARY:

That Council consider Temporary Use Permit No. 000005 subject to eight (8) conditions.

RATIONALE:

Council consideration of a Temporary Use Permit is required to consider a request to permit Movie and Film production studio uses, parking of commercial vehicles and / or equipment, transportation and truck parking and truck compounds including public transportation depots on the subject lands for a period of three years.

RECOMMENDATION:

That Council authorize issuance of a Temporary Use Permit No. 000005 for properties in the 1000 block of 272 Street (east of and accessed via 1030 – 272 Street) to permit Movie and Film production studio uses, parking of commercial vehicles and / or equipment, transportation and truck parking and truck compounds including public transportation depots for a three-year period subject to the following conditions:

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

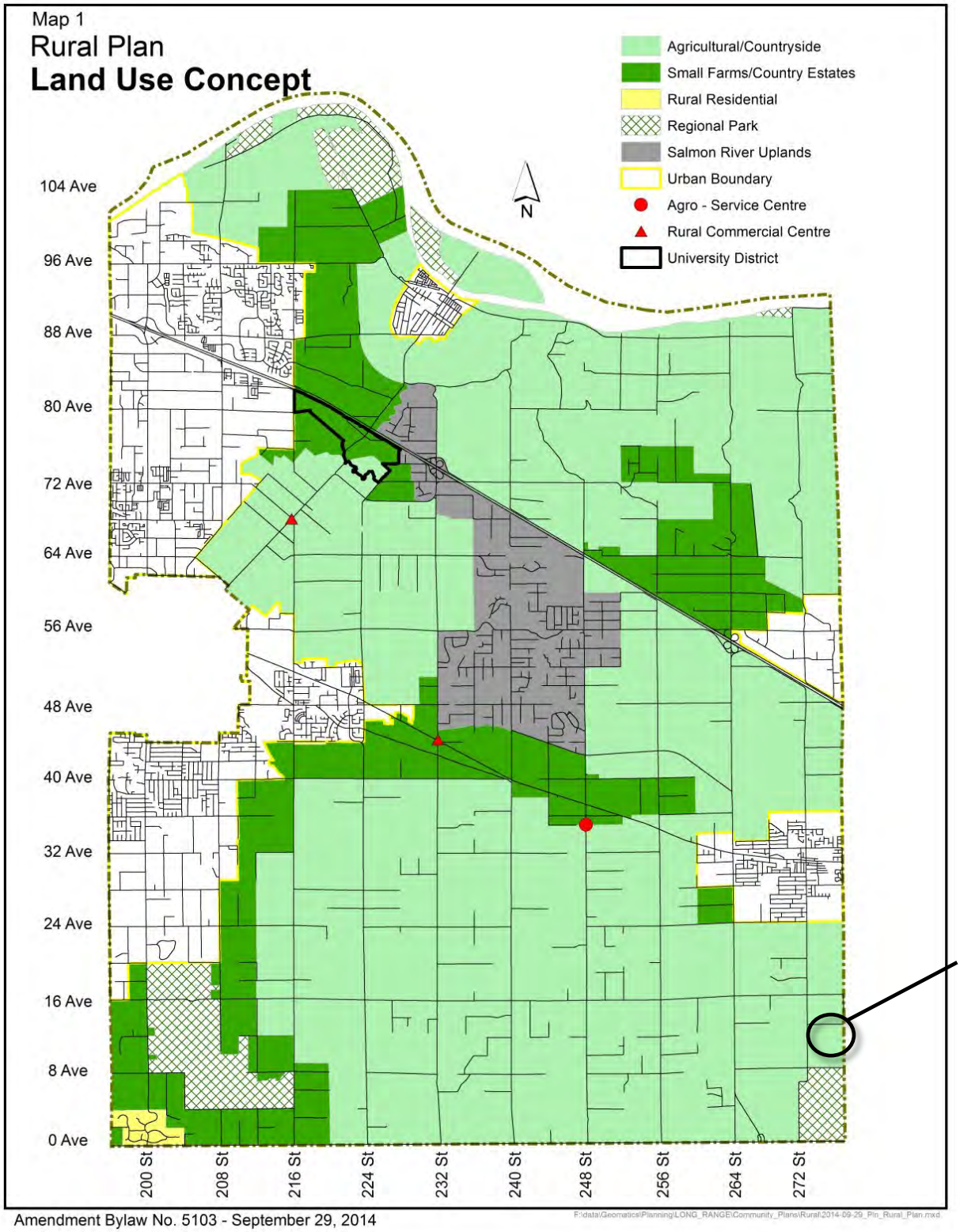
a. Provision of a landscape plan in accordance with the Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 with landscape area and screening provided in accordance with Zoning Bylaw No. 2500 section 111 "M" Industrial requirements;
b. On-site landscaping being secured by a letter of credit;
c. 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);
d. All areas being covered by a dust free surface;
e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements;
f. Compliance with Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842;
g. Submission of an exterior lighting plan; and
h. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the temporary use permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

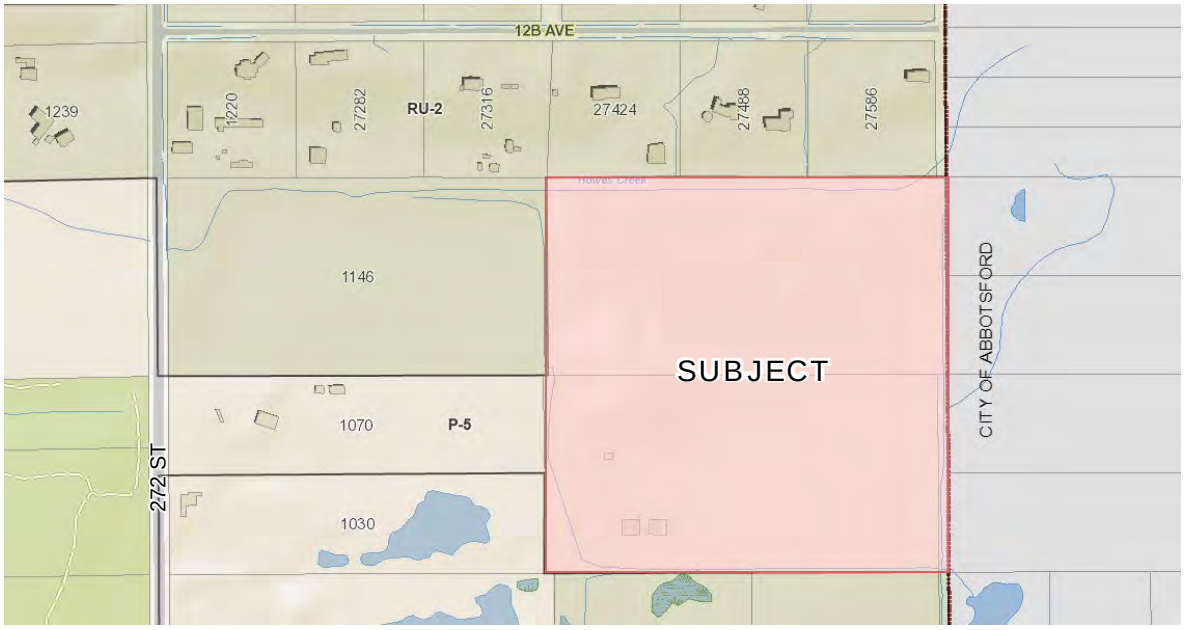
EXECUTIVE SUMMARY:

1120595 BC Ltd. has applied for a Temporary Use Permit to permit Movie and Film production studio, parking of commercial vehicles and / or equipment, transportation and truck parking and truck compounds including public transportation depots as temporary uses on properties in the 1000 block of 272 Street (east of and accessed via 1030 – 272 Street). Should Council authorize issuance of Temporary Use Permit No. 000005, staff recommend that approval be subject to eight conditions.

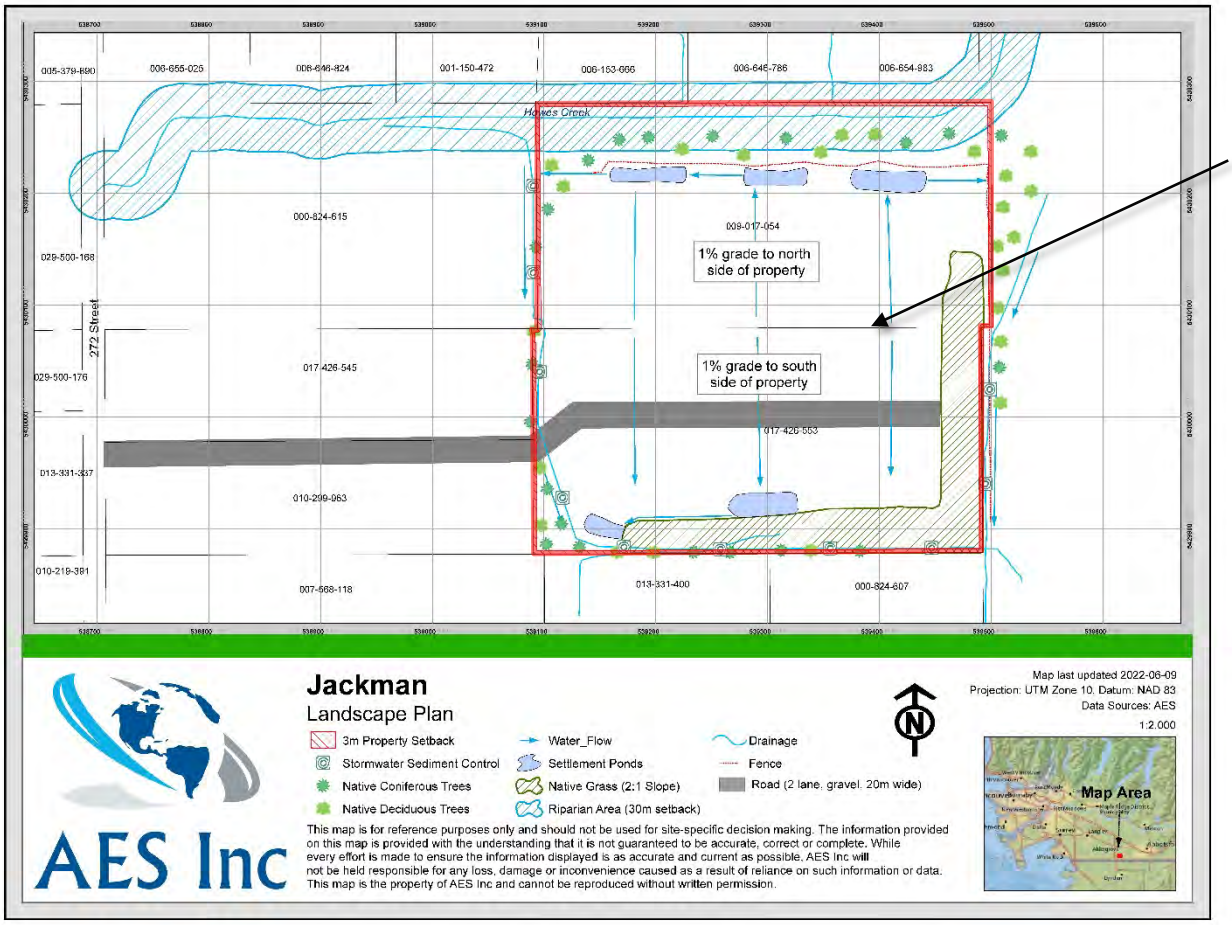
PURPOSE:

This report is to provide information and recommendations concerning proposed Temporary Use Permit No. 000005.


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



ZONING BYLAW NO. 2500



SITE / LANDSCAPE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1120595 BC Ltd. PO Box 32089 RPO Walnut Grove Langley BC V1M 2M3
Legal Description:	Lot 4 Section 8 Township 13 New Westminster District Plan 28946 Lot 2 Section 8 Township 13 New Westminster District Plan LMP1153
Civic Address:	Properties in the 1000 block of 272 Street
Area:	16.3 ha (40.3 ac)
Rural Community Plan:	Agriculture / Countryside
Existing Zoning:	Limited Institutional P-5

BACKGROUND/HISTORY:

In December 2018, Council adopted Bylaw No. 5419 – Temporary Use Permits. Temporary use permits are a tool that may be used to grant landowners temporary, conditional permission to engage in a use that is otherwise not permitted by the applicable zoning. Bylaw No. 5419 designated lands within the boundaries of the Township that are not located within the ALR as areas where temporary uses may be permitted by a temporary use permit. Temporary use permits may be issued for a term of up to three years and may only be renewed once. Staff note that the subject properties meet the locational criteria.

The subject properties are located south of the Aldergrove area and are designated “Agriculture / Countryside” in the Rural Plan. The site was historically referred to as the “Jackman East” and was used for several years as a storage yard in addition to being used for depositing material from operational and maintenance activity.

DISCUSSION/ANALYSIS:

1120595 BC Ltd. has applied for a temporary use permit to permit parking of commercial vehicles and / or equipment, transportation and trucking compounds including public transportation depots, and production studio uses for a three-year period on the subject lands. Proposed Temporary Use Permit No. 000005 is attached as Attachment A to this report.

Adjacent Uses:

North:	Three rural properties, within the ALR, designated Agriculture / Countryside in the Rural Plan and zoned Rural Zone RU-2;
South:	Three rural properties of which the eastern two properties are within the ALR while the westernmost property is not, designated Agriculture / Countryside in the Rural Plan and zoned Rural Zone RU-2;
East:	The City of Abbotsford; and
West:	Three rural properties. The northern most property is within the ALR, designated Agriculture / Countryside and zoned Rural Zone RU-2. The central property is operated as the Metro Vancouver Transfer station, the property is not within the ALR, designated Agriculture / Countryside in the Rural Plan and zoned Limited

Institutional Zone P-5. The southernmost property is not within the ALR, designated Agriculture / Countryside in the Rural Plan and zoned Rural Zone RU-2.

Temporary Use Permit:

Temporary use permits are a tool that may be used to grant landowners temporary, conditional permission to engage in a use that is otherwise not permitted by the applicable zoning. The subject property's P-5 zoning permits the following uses:

- accessory buildings and uses including the accessory overnight parking of recreation vehicles subject to Section 805.3
- agricultural uses
- institutional buildings and facilities
- public parks, playgrounds, and recreation facilities
- public works yards, maintenance, and storage facilities
- refuse disposal facilities
- residential uses subject to Section 805.2
- sand, gravel and soil extraction and processing subject to "Soil Removal By-law, 1971" No. 1329 as amended

The applicant is requesting the following uses:

- production studio.
- parking of commercial vehicles and / or equipment; and
- transportation and trucking compound including public transportation depots.

As the proposed uses are not entirely and currently permitted in the P-5 zone, the applicant has applied for a temporary use permit. The Letter of Intent provided by the applicant indicates there are no specific areas assigned or planned for each use or potential associated buildings or structures (Attachment B). A Qualified Environmental Professional (QEP) letter provided by the applicant indicates "no onsite construction has currently been identified for the site and will have to be addressed when the site usage is finalized" (Attachment C).

As a condition of the temporary use permit, security is required to ensure that the temporary use permit is carried out in accordance with the terms and conditions of the temporary use permit (Attachment A). Should the owner fail to comply with the terms and conditions of the temporary use permit, the Township may retain the security and bring the property into compliance with the Zoning Bylaw.

Access and Parking:

Access to the site is proposed from an existing shared access easement from 272 Street through the adjacent property at 1030 – 272 Street. Required off-street parking requirements set out in Section 107.3 of the Zoning Bylaw are based on gross floor area. As no buildings / structures are currently proposed, no off-street parking spaces are required. Staff note that there is adequate space on the property to accommodate parking should they be required in the future consistent with the Zoning Bylaw.

Tree Protection/Replacement:

The applicant indicates there are no significant trees on the subject site. Final acceptance 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) by the Township of Langley's General Manager of Engineering and Community Development has been included as a condition of the temporary use permit.

Landscaping:

Provision of a landscape plan in accordance with the Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 inclusive of landscape area and screening provided in accordance with Zoning Bylaw No. 2500 Section 111 "M" Industrial requirements is a a condition of the proposed temporary use permit.

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.

Final acceptance of an assessment from a Qualified Environmental Professional addressing how the proposal meets the requirements of Schedule 3 of the OCP is a condition of the proposed temporary use permit.

Servicing:

The subject site is located in Rural - Service Level 4 of the Township's Subdivision and Development Servicing Bylaw 2019 No. 5382. Staff note that the applicant has not proposed to construct any buildings at this time. Proposed on-site servicing will be confirmed at time of Building Permit should any buildings be proposed in the future.

Policy Considerations:

The proposed temporary use permit will permit Movie and Film production studio uses, parking of commercial vehicles and / or equipment, transportation and truck parking and truck compounds including public transportation depots on a temporary basis on properties in the 1000 block of 272 Street (east of and accessed via 1030 – 272 Street). Should Council wish to grant the applicant's request, Temporary Use Permit No. 000005 is provided as Attachment A to this report.

Staff have notified area property owners and occupants that the Temporary Use Permit application is being considered at its June 27, 2022, meeting, and that they may submit written input regarding the matter should they deem necessary.

Respectfully submitted,

Rob Nordrum
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Temporary Use Permit No. 000005
ATTACHMENT B	Letter of Intent
ATTACHMENT C	QEP Report / Letter

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Temporary Use Permit No. 000005

This Permit is issued this _____ day of _____, 2022 to:

1. NAME: 1120595 BC Ltd.

   ADDRESS: PO Box 32089 RPO Walnut Grove
   Langley BC V1M 2M3

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

   LEGAL DESCRIPTION: Lot 4 Section 8 Township 13 New Westminster District Plan 28946; and

   Lot 2 Section 8 Township 13 New Westminster District Plan LMP1153

   CIVIC ADDRESS: 1000 Block – 272 Street (no civic address (properties east of 1030 – 272 Street))

3. This temporary use 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 temporary use permit.

4. The temporary uses permitted on the Land shall be:
   a. production studio;
   b. parking of commercial vehicles and / or equipment; and
   c. transportation and truck parking and truck compounds including public transportation depots.

5. The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development:
   a. Provision of a landscape plan in accordance with the Township's Subdivision and Development Servicing Bylaw 2019 No. 5382 with landscape area and screening provided in accordance with Zoning Bylaw No. 2500 section 111 "M" Industrial requirements;
   b. On-site landscaping being secured by a letter of credit;
   c. 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);
   d. All areas being covered by a dust free surface ;
   e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements;
   f. Compliance with Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842;
   g. Submission of an exterior lighting plan; and
   h. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the temporary use permit and that the temporary use is

eliminated upon expiry of the permit and the use and occupancy of the land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the Township. The Township has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended (the "Works"). The Owner hereby authorizes the Township or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

   Cash or an Irrevocable Letter of Credit, in a form acceptable to the Township, in the amount of $100,000.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

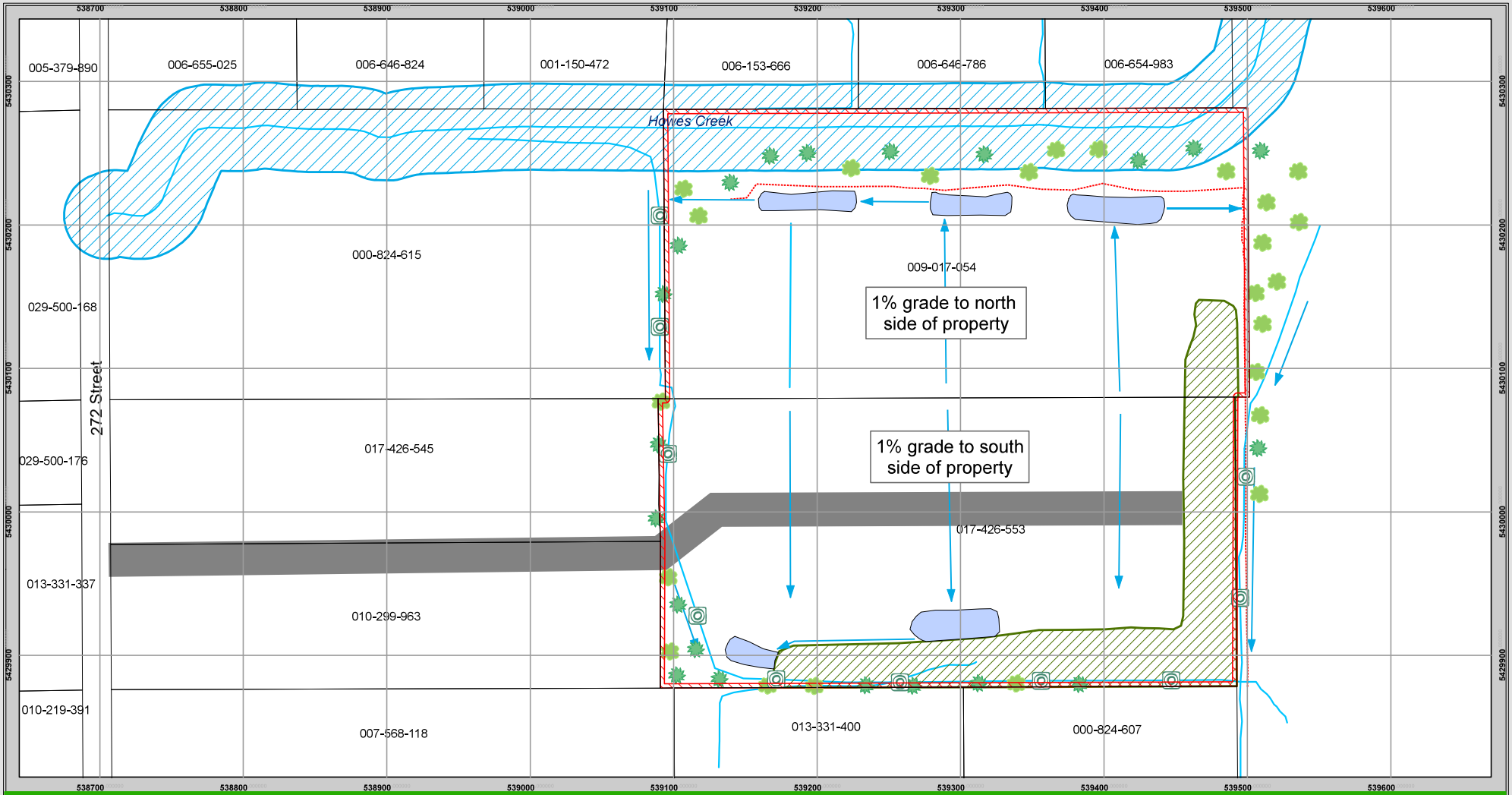
9. This temporary use permit is not transferable.

10. This temporary use permit shall lapse three years from the date of issuance.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Site / Landscape Plan
APPENDIX I	Letter of Undertaking

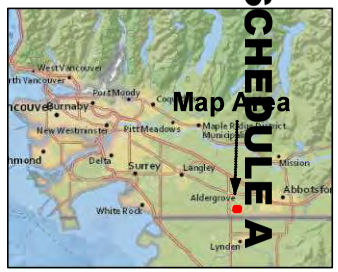


Jackman

Landscape Plan

- 3m Property Setback
- Stormwater Sediment Control
- Native Coniferous Trees
- Native Deciduous Trees
- Water_Flow
- Settlement Ponds
- Native Grass (2:1 Slope)
- Riparian Area (30m setback)
- Drainage
- Fence
- Road (2 lane, gravel, 20m wide)

Map last updated 2022-06-09
Projection: UTM Zone 10, Datum: NAD 83
Data Sources: AES
1:2,000



SCHEDULE A E.2

This map is for reference purposes only and should not be used for site-specific decision making. The information provided on this map is provided with the understanding that it is not guaranteed to be accurate, correct or complete. While every effort is made to ensure the information displayed is as accurate and current as possible, AES Inc will not be held responsible for any loss, damage or inconvenience caused as a result of reliance on such information or data. This map is the property of AES Inc and cannot be reproduced without written permission.

AES Inc

APPENDIX I

TO THE TOWNSHIP OF LANGLEY:

We, 1120595 B.C. LTD.
(Name of Owner)

Being the owners of:

LOT 2 SECTION 8 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN LMP1153
LOT 4 SECTION 8 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 28946
(Legal Descriptions)

Known as Jackman East (or Lots 2 & 4 272nd Street)
(Civic Addresses)

Hereby undertake as a condition of issuance of our temporary use permit to:

(a) Remove all structures, materials, items and vehicles that are permitted to be stored or parked pursuant to the temporary use permit issued to us

all of which shall be done not later than the termination date set out on the temporary use permit.

We further understand that should we not fulfill the undertaking described herein, the Township or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended and that any securities submitted by us to the Township pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of our land as herein set out.

This understand is attached hereto and forms part of the temporary use permit.

1120595 B.C. LTD.

Witness

March 11, 2021

To: Township of Langley

LETTER OF INTENT

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed addition to the P5 uses currently permitted.

1. **Description of the Properties**. The properties proposed for the proposed addition to the P5 uses is described as 1000 Blk of 272nd Street;

   Parcel 1: PID 017-426-553
   LOT 2 SECTION 8 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN LMP1153

   Parcel 2: PID 009-017-054
   LOT 4 SECTION 8 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 28946

2. **Proposal**.
   The owner of the above noted properties would like to propose an amendment to the currently zoned P5 (Limited Institutional Zoning) to permit movie production facilities (and all uses ancillary thereto) and additionally truck parking (and all uses ancillary thereto) on the developable area of the site. There is no specific area assigned for each use on the site and as a consequence the application includes a temporary use authorizing both such uses on the entire property. It is anticipated that portions of both properties will likely be used for the referenced uses meaning that the properties will not be used exclusively for either use but will likely have portions that are subject to both uses.

3. **Employees.** The number of employees will vary. Movie production uses have peaks and valleys and can range from 20-50 people on set at any given time. The number of employees for the Truck Park uses would be minimal and would likely have one to two full-time employees with personnel dropping and picking up the trucks as required. The number of employees for movie production uses will be subject to greatest levels of variation and would be dependent upon filming schedules. Truck park uses would be more steady and would be much less in comparison to the Movie uses.

Sincerely,

Don Munro for 1120595 B.C. LTD.

AES Inc

March 8, 2022 **File: 22-025**

Township of Langley
Development Planning/Community Planning
20338-65th Avenue
Langley, BC V2Y 3J1

Attention: Colin Moore, RPP, MCIP, Senior Planner

Re: 1120595 BC Ltd – Temporary Use Permit for Jackman Landfill

This letter report has been prepared to satisfy the Township of Langley (TOL) requirements for the temporary use permit.

As requested in your email, AES Inc has been contracted as the Qualified Environmental Professional (Q.E.P.) to provide the necessary assessments. The following requirements have been addressed:

- Watercourse assessment – the TOL has already had WSP undertake a watercourse assessment as part of the environmental assessment for the Contaminated Site Regulation Certificate of Compliance. AES had LaCas Consultants Inc (LCI) review the watercourses as part of the overall stormwater management plan (SMP) to address surface water drainage into the onsite watercourses (West/East/South).
- No onsite construction has currently been identified for the site and will have to be addressed when the site usage is finalized.
- It is still uncertain whether the adjacent movie set production will be using the site for parking. Truck parking is still uncertain as to its use of the site. A transportation study may be required if this use is finalized.
- Currently the north site boundary is buffered by the riparian area vegetation (Trees/shrubs). The west boundary has the Metro Vancouver transfer station immediately adjoining the property. A partial tree buffer has also established in this area. The South boundary is partially buffered by the watercourse riparian area vegetation of trees/shrubs. East boundary is an active industrial site and agricultural blueberry field (being established).

- The current site hours of operation should provide light buffer in that the majority of the operating time is during daylight hours and not requiring the use of artificial lighting.
- The landscape plan, at present, is for Erosion and Sediment Control (ESC) where the slopes are being seeded with native grasses only. When the final development is submitted, a full landscaping plan will need to be prepared by an arborist or landscape architect.
- Currently there are no plans to supply potable water or sanitary to the site as it is temporary use only. Sanitary facilities will be "porta-potti" only. The Stormwater management plan has been prepared by LCI and is submitted with this report.
- The site preparation that is currently underway will provided for a gravel finish on the site with grading to accommodate the SMP requirements.
- The surface water drainage is being addressed through the SMP.

DISCLAIMER

The Environmental report was prepared by AES professionals. Each Professional has only stated his professional opinion in the specific area of practice in which he is licensed and practices. This report summarizes the information as provided by these individuals as given in their specialized reports and does not identify any opinions outside of their area of specialization.

Armstrong Environmental Services (AES) Inc. does not accept any liability for the information that is given in the individual professional reports or assume any responsibility for adherence to the specific terms of reference given.

This report was prepared by a Qualified Environmental Professional.

Jim Armstrong, M.Sc., R.P. Bio., Q.E.P., CESCL
Principal/Senior Scientist
AES Inc

ATTACHMENTS:

1. LaCas Consultants Inc Stormwater Management Plan

AES Inc

1120595 B.C. LTD.
JACKMAN LANDFILL



JACKMAN LANDFILL

LIST OF DRAWINGS:

Drawing No.	DRAWING DESCRIPTION
2022-007-000	COVER SHEET
2022-007-001	SITE GRADING & STORM WATER MANAGEMENT PLAN
2022-007-002	EROSION & SEDIMENT CONTROL DETAILS
2022-007-003	GENERAL NOTES

LEGAL DESCRIPTION:
LOT 2, PLAN LMP1153 AND LOT 4, PLAN 28946, BOTH OF SECTION 8, TOWNSHIP 13, GP.1, N.W.D.

JACKMAN LANDFILL
1030-272nd STREET
TOWNSHIP OF LANGLEY, ALDERGROVE, B.C., V2T 0A6
CONTACT: JIM ARMSTRONG (AES)
MOBILE: 604-549-2807

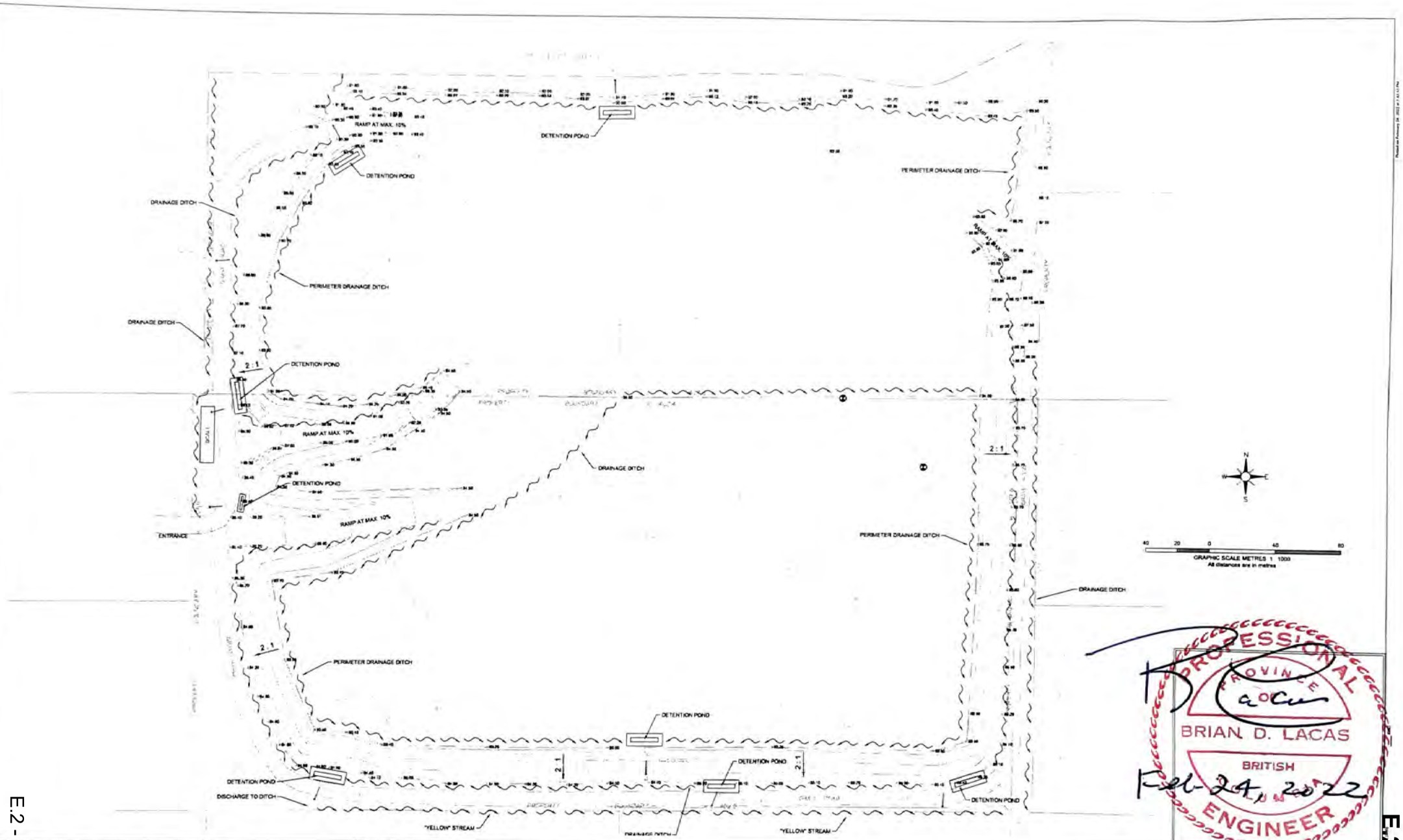
PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
BRIAN D. LACAS
Feb 24, 2022

LCI Engineering Group
LaCas Consultants Inc. Since 1991
Suite 900 - 1021 West Hastings
Vancouver, B.C. Canada V6E 0C3
Tel: (604) 688-2535 Fax: (604) 669 3688
E-mail: info@lcieng.com Web: www.lcieng.com

Revision	Notes: Survey by others	Plan date: February 18, 2022	Client: 1120595 BC LTD.		SCALE:
			Project: JACKMAN LANDFILL		JOB NO.: J22064
		P.I.D. LOT 2: 017-426-553 P.I.D. LOT 4: 009-017-054			DWG.: 2022-007-000 SHEET

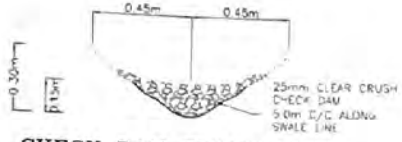
E.2 - Page 7

E.2

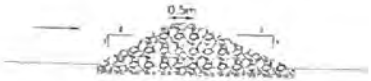


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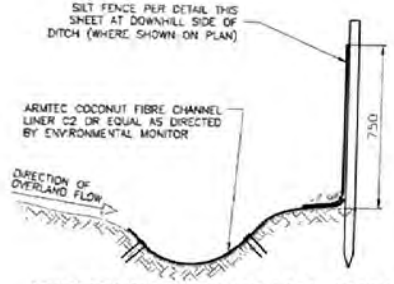
LCI Engineering Group LaCas Consultants Inc. Since 1991 Suite 900 – 1021 West Hastings Vancouver, B.C. Canada V6E 0C3 Tel: (604) 688-2535 Fax: (604) 688-2448 E-mail: lci@lcieng.com Web: www.lcieng.com	Revision:	Notes: Survey by others	Plan date: February 18, 2022 P.I.D. LOT 2 017-426-553 P.I.D. LOT 4 009-017-054	Client: 1120595 BC LTD. Project: JACKMAN LANDFILL	SCALE: 1:750 JOB NO.: J22064 DWG. 2022-007-001



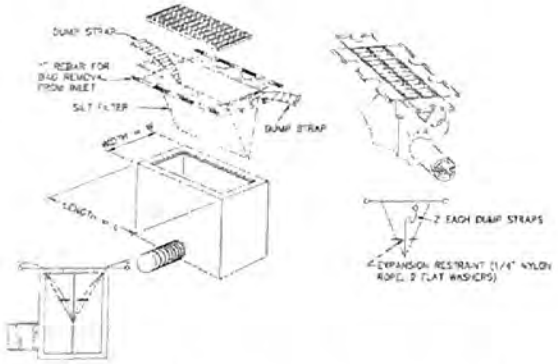
CHECK DAM FRONT VIEW
N.T.S.



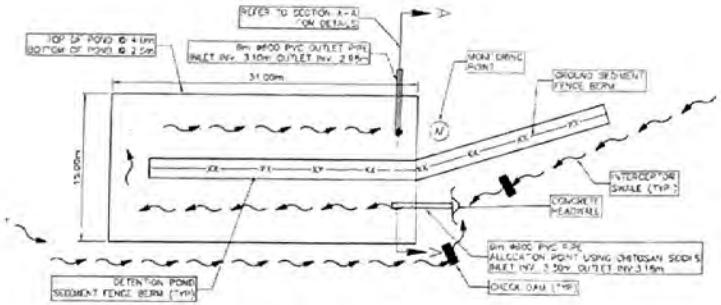
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N.T.S.



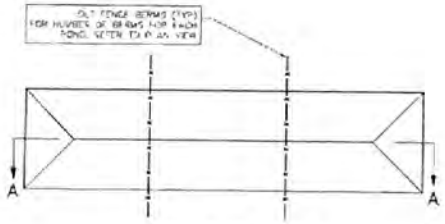
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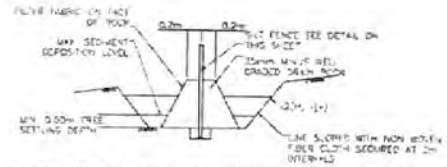
SILT FILTER FOR CATCH BASINS DETAIL(TYP.)
N.T.S.



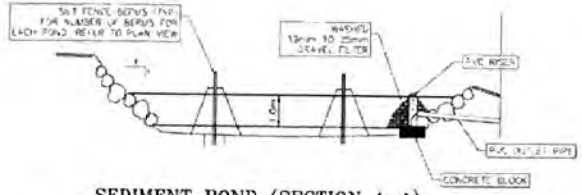
SEDIMENT POND–
INTERIM REMEDIATION STAGE
SCALE 1:250



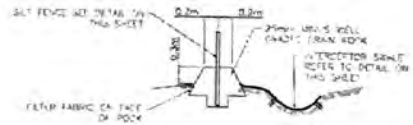
SEDIMENT POND–
FINAL STAGE CONSTRUCTION (TYP)
N.T.S.



DETENTION POND SEDIMENT FENCE BERMS
N.T.S.



SEDIMENT POND (SECTION A–A)
N.T.S.



GROUND SEDIMENT FENCE BERMS
N.T.S.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
BRIAN D. LACAS
Feb 24, 2022

LCI Engineering Group LaCas Consultants Inc. Since 1991	Revision:	Notes: Survey by others	Plan date: February 18, 2022	Client: 1120595 BC LTD.		SCALE:
			P.I.D. LOT 2 017-426-853 P.I.D. LOT 4 009-017-054	Project: JACKMAN LANDFILL		JOB NO.: J22064 DWG: 2022-007-002

1. GENERAL

1.1 ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE B.C. PLUMBING/BUILDING CODES AND THE TOWNSHIP OF LANGLEY STANDARD SPECIFICATIONS, UNLESS, OTHERWISE SPECIFICALLY NOTED.

1.2 THE LOCATION OF EXISTING SERVICES IS NOT GUARANTEED TO BE ACCURATE. THE INFORMATION HAS BEEN COMPILED FROM THE DISTRICT'S AS-CONSTRUCTED RECORDS PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL INVESTIGATE THE WORK AREA TO CONFIRM THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. NOTIFY LCI ENGINEERING GROUP (LCI) AND ARMSTRONG ENVIRONMENTAL SERVICES INC. (AES) IMMEDIATELY IF THERE ARE ANY DISCREPANCIES.

1.3 THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO THE ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE ENGINEER.

1.4 ALL DIMENSIONS ARE IN METRES. PIPE SIZES IN MILLIMETRES UNLESS OTHERWISE NOTED.

1.5 NOTIFY TELUS, TERASEN, CITY WATER & SEWER, HYDRO & CABLE 72 HOURS PRIOR TO CONSTRUCTION FOR LOCATES.

1.6 ALL CONSTRUCTION TO BE COMPLETED TO THE SATISFACTION OF THE ENGINEER.

1.7 ALL TRAFFIC CONTROL AND SIGNAGE TO BE IN ACCORDANCE WITH MOT REQUIREMENTS.

1.8 MAINTAIN A MINIMUM OF ONE LANE OF TRAFFIC FLOW THROUGHOUT DURATION OF PROJECT.

1.9 WHEREVER PIPES ARE PASSING THROUGH UNCOMPACTED FILL AREAS, THE BEDDING TRENCH SHALL BE EXCAVATED TO THE UNDISTURBED GROUND LEVEL AND BACKFILLED WITH GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

1.10 MAINTAIN A MINIMUM COVER OVER ALL SERVICES OF 1.0m FOR WATERMAINS, STORM, AND SANITARY AND 900mm FOR ELECTRICAL DUCTS. ALL DRAWING DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.

1.11 THE CONTRACTOR MUST ENSURE ALL REQUIRED PERMITS AND LICENSES ARE ACQUIRED BEFORE PROCEEDING WITH ANY WORK.

1.12 CLEARANCE FROM DISTRICT – THE CONTRACTOR MUST BE ABLE TO DEMONSTRATE THAT THEY HAVE PERMISSION FROM THE DISTRICT TO WORK ON ADJACENT CITY STREETS.

1.13 HEALTH AND SAFETY PLAN – THE CONTRACTOR MUST HAVE AN UP TO DATE HEALTH AND SAFETY PLAN ACCEPTABLE TO THE PROJECT ENGINEER BEFORE COMMENCING WORK. ALL WORKS ON SITE SHOULD CONFORM TO THE PROVISIONS IN THE PLAN CONSISTENT WITH THE REGULATIONS UNDER THE WORKER'S COMPENSATION ACT AND THE HAZARDOUS PRODUCTS ACT.

1.14 VEHICLE AND PEDESTRIAN ACCESS – THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SAFE ROUTE FOR ALL PEDESTRIANS WHILE CONSTRUCTION IS IN PROGRESS DURING DAYLIGHT HOURS.

2. EROSION AND SEDIMENT CONTROL MEASURES

2.1 THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE EITHER OVERLAND OR PIPED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAINAGE DURING CONSTRUCTION AND SHALL PREVENT SURFACE RUNOFF FROM FLOWING ONTO NEIGHBORING PROPERTIES.

2.2 CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED CONSTRUCTION ENTRANCES PER THE DISTRICT OF MISSION. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE DISTRICT ROADS CLEAN TO THE SATISFACTION OF THE DISTRICT. IN THE EVENT THAT THE DISTRICT SENDS OUT THEIR STREET SWEEPERS AND CHARGES THE OWNER, THE COSTS TO THE OWNER FOR STREET CLEANING WILL BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM PROGRESS CLAIMS. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO KEEP THE DUST TO LEVELS ACCEPTABLE TO THE DISTRICT AND THE PUBLIC.

2.3 THE COST OF ALL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING MAINTENANCE, REMOVAL, STREET CLEANING AND DUST CONTROL SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE WITH NO ADDITIONAL COST TO THE CONTRACT.

3. RESTORATION NOTES

3.1 CONTRACTOR TO RESTORE DRIVEWAYS AND DITCH WORK IN AREAS DISTURBED BY CONSTRUCTION TO EQUAL OR BETTER CONDITIONS.

3.2 MINIMUM GRAVEL DRIVEWAY RESTORATION TO BE 75mm.

3.3 ALL GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 50mm TOPSOIL AND SOD OR HYDROMULCHED. MAINTAIN UNTIL ESTABLISHED.

3.4 IDENTIFY ANY TREES TO BE REMOVED AND OBTAIN ENGINEERING APPROVAL PRIOR TO CUTTING.

3.5 ALL TREES TO BE HAND DUG UNLESS CLEARANCE FOR THE USE OF MECHANICAL EQUIPMENT IS OBTAINED.

3.6 IF INSTALLATION OF SERVICING REQUIRES PARTIAL REMOVAL OF FENCING ALL WORK TO BE PERFORMED BY HAND AND RESTORED TO EXISTING OR BETTER CONDITION.

3.7 ALL RESTORATION WORK TO BE COMPLETED TO THE SATISFACTION OF THE ENGINEER.

4. LINES, GRADES AND MEASURES

4.1 ALL WORK SHALL BE CONSTRUCTED TO THE LINES AND GRADES GIVEN ON THE DRAWINGS USING MATERIALS DESIGNATED ON THE DRAWINGS AND IN THE TOWNSHIP OF LANGLEY SPECIFICATIONS AND STANDARDS FOR THE CONSTRUCTION OF CIVIL WORKS.

4.2 IF, AS A RESULT OF CONDITIONS ENCOUNTERED DURING CONSTRUCTION, IT BECOMES NECESSARY TO CHANGE ANY ALIGNMENT OR GRADE, THE OWNER RESERVES THE RIGHT TO MAKE SUCH CHANGES AS, IN THE OPINION OF THE ENGINEER, MAY BE CONSIDERED NECESSARY OR DESIRABLE. DIRECTIVES WILL BE ISSUED BY THE CONSULTANTS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4.3 THE LOCATION AND SIZING OF EXISTING SERVICES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED.

5. APPROVED DRAWINGS

5.1 THE CONTRACTOR SHALL CONFIRM WITH AES THAT HE/SHE IS WORKING FROM THE "APPROVED FOR CONSTRUCTION" CIVIL DRAWINGS PRIOR TO STARTING CONSTRUCTION. THE DRAWING MUST BE STAMPED "ISSUED FOR CONSTRUCTION" BY LCI.

6. LOCATION AND PROTECTION OF EXISTING SERVICES

6.1 THE LOCATION AND SIZING OF EXISTING SERVICES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND EXPOSE ALL EXISTING SERVICES AND PRESERVE AND PROTECT THEM FROM DAMAGE PRIOR TO AND DURING THE WORK. THE CONTRACTOR SHALL OBTAIN FROM THE OWNERS OF THE EXISTING UTILITIES (INCLUDED BUT NOT LIMITED TO: HYDRO, TELEPHONE, GAS AND CABLE VISION UP TO DATE INFORMATION ON THE LOCATION OF UNDERGROUND SERVICES WITHIN THE CONTRACT AREA.

7. SIGNS AND WARNINGS

7.1 THE CONTRACTOR SHALL AT HIS/HER OWN EXPENSE, SUPPLY AND MAINTAIN ALL REQUISITE BARRIERS, FENCES, WARNING SIGNS OR OTHER PRECAUTIONS TO PROTECT THE WORKERS AND GENERAL PUBLIC FROM ACCIDENT OR INJURY. ALL EXCAVATIONS SHOULD BE FILLED BY THE END OF THE WORKDAY. ANY EXCAVATIONS LEFT OPEN SHALL BE SECURELY FENCED OFF.

8. TRAFFIC CONTROL

8.1 SHOULD ANY OF THE CONTRACTOR'S WORK CAUSE INTERFERENCE WITH ANY EXISTING PUBLIC ROAD OR PEDESTRIAN ACCESS, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SUCH SIGNS, LIGHTS, BARRIERS, FLAG PEOPLE ETC. AS MAY BE REQUIRED FOR PUBLIC CONVENIENCE AND SAFETY IN ACCORDANCE WITH DISTRICT REQUIREMENTS.

8.2 THE CONTRACTOR MUST GET APPROVAL FROM THE DISTRICT FOR A TRAFFIC MANAGEMENT PLAN FOR WORKS ON CITY STREETS. THE PLAN MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF THE PROVINCE OF B.C.

9. SURVEYING

9.1 THE CONTRACTOR IS RESPONSIBLE FOR ALL SURVEYING FOR CONSTRUCTION OF THE WORKS. PROPERTY CORNER PINS MUST BE PRESERVED BY THE CONTRACTOR. IF THEY ARE REMOVED, THE CONTRACTOR WILL HAVE TO REPLACE THEM AT HIS COST BY A QUALIFIED LEGAL SURVEYOR.

9.2 FINAL MEASUREMENTS FOR AS BUILTS AND QUANTITIES FOR PAYMENT WILL BE CARRIED OUT BY THE CONTRACT ADMINISTRATOR AT THE END OF THE CONTRACT PERIOD. THE SURVEYOR WILL CARRY OUT AN AS BUILT SURVEY OF ALL WORKS TO CONFIRM CONFORMANCE TO THE DRAWINGS.

10. STORM SEWER

10.1 STORM SEWER MATERIALS ARE TO CONFORM TO THE MMCD SPECIFICATIONS AND DOM DEVELOPMENT AND SUBDIVISION CONTROL BYLAW.

10.2 FOR TYPICAL "UTILITY TRENCH" SECTION DETAIL, SEE DISTRICT OF MISSION SS-G02 COMMON TRENCH INSTALLATION.

10.3 FOR TYPICAL CATCH BASIN DETAILS REFER TO DOM STANDARD DETAIL DRAWING SS-D13 UNLESS OTHERWISE SPECIFIED BY MUNICIPAL ENGINEER.

10.4 ALL SINGLE CATCH BASIN LEADS ARE TO BE MINIMUM 200mm DIAMETER, ALL DOUBLE CATCH BASIN LEADS ARE TO BE MINIMUM 250mm DIAMETER. NO CURVES OR BENDS ARE PERMITTED IN THE LEADS.

10.5 DIAMETER OF ALL STORM SEWER MANHOLES MUST CONFORM TO THE MMCD STANDARD DETAIL DRAWING UNLESS OTHERWISE NOTED.

10.6 STORM SEWERS ARE TO BE CONSTRUCTED WITH SEALED JOINTS OTHERWISE SPECIFIED ON THE DESIGN DRAWINGS.

10.7 PROP. MANHOLE & RIMS TO BE SET 10mm BELOW FINISHED GRADE. PROP CATCH BASIN RIMS TO BE SET 25mm BELOW FINISHED GRADE. PIPE JOINT DEFLECTION NOT TO EXCEED 1/2 MAX SPECIFIED BY MANUFACTURER.

11. AS-BUILTS – CONTRACTOR'S OBLIGATIONS

11.1 CONTRACTOR TO REVISE ALL GENERAL NOTES AS FOLLOWS:
- THOSE ITEMS THAT WERE COMPLIED WITH, CHANGE THE NOTE TO PAST TENSE.
- NOTE REASON OR AUTHORITY IF THE NOTE WAS NOT COMPLIED WITH.
- NOTE "NOT APPLICABLE" IF THE NOTE IS IRRELEVANT.

11.2 CONTRACTOR TO REVISE ALL SPECIFIC NOTES ON DETAIL DRAWINGS TO CONFIRM
- THE NOTES WERE COMPLIED WITH
- THE AUTHORITY FOR CHANGE IF THE NOTE WAS NOT COMPLIED WITH.

11.3 CONTRACTOR TO CONFIRM THAT ALL NUMERICAL INFORMATION ON THE DRAWINGS HAS BEEN COMPLIED WITH PRIOR TO THE CHECK BEING CARRIED OUT BY THE SURVEYOR.

LEGENDS:

STANDARD SYMBOLS

PLAN ONLY

	EXISTING	PROPOSED
PAVEMENT		
CURB & GUTTER		
CURBS		
SIDEWALK		
DRIVE		
DITCH		
VALLEY		
FENCE		
TOP OF SLOPE		
TOE OF SLOPE		
BREAKLINE		
CONTOUR LINES		
RETAINING WALLS		
SWALE, DITCH, RAVINE		
SANITARY SEWER MAIN		
WATER MAIN		
GAS MAIN		
OVERHEAD ELECTRICAL		
UNDERGROUND ELECTRICAL		
N/G STREETLIGHT DUCT		
DUCT		
STORM MANHOLE		
CLEANOUT		
CATCH BASIN		
LAWN DRAIN		
CULVERT		
SANITARY MANHOLE		
WATER VALVE		
FIRE HYDRANT		
BLOW OFF		
AIR VENT		
BOULDER		
COMPRESSION COUPLING		
CAPPED END		
WATER BOX		
CURB STOP (VALVE)		
GAS VALVE		
POWER POLE		
STREET LIGHT ON POLE		
STANDARD STREET LAMP		
TRAFFIC LIGHT		
CUT MARK		
TELEPHONE MANHOLE		
PEDESTAL TELEPHONE BOX		
TELEC. SERVICE BOX		

	EXISTING	PROPOSED
EASTING (E)		
NORTHING (N)		
RADIAL BEARING/DIRECTION		
PROPERTY LINE		
RIGHT OF WAY LINE		

PROFILE ONLY

	SYMBOL
EXISTING GROUND PROFILE	
PROPOSED CENTERLINE PROFILE	
SURFACE OR LEFT CURB PROFILE	
SURFACE OR RIGHT CURB PROFILE	
CLEAN OR DIRTY PROPERTY LINE	
PROPOSED TRUNK SEWER PROFILE	
PROPOSED SANITARY SEWER PROFILE	
PROPOSED WATERMAIN PROFILE	
EXISTING ANY DRAWING	
PROPOSED FOR DRAWING	
% OF R. SAN. CONNECTION AT P.L.	
% ON L. SAN. CONNECTION AT P.L.	
% ON R. STORM CONNECTION AT P.L.	
% OF R. STORM CONNECTION AT P.L.	
SEGMENT (LOT, WIDTH OF WAY)	
SEGMENT (LOT, WIDTH OF WAY)	
GRID	

ADDITIONAL LEGENDS

	EXISTING	PROPOSED
ELEVATION		
DIRECTION OF FLOW ARROW		
UTILITY POLE		
HIGH WATER LINE @ 5.5m		
EX. PROPERTY LINE FOR SUBJECT PROPERTY		
CROWN LAND BORDER		
1.0 GROUND CONTOUR @ 6m ELEV (HIGH WATER MARK)		
15m SETBACK LINE		
SILT FENCE		
GRADING RIDGE LINE		
GRADING BOUNDARY		
DRAINAGE BOUNDARY		
DEVELOPMENT PHASE BOUNDARY		
HYDROSEEDED AREA C/W EROSION CONTROL BLANKET		
SOIL HOLDING AREA		
FILL CELL		
FILL CELL EARTH BERM		

REFER TO DWG C.003 & C.004 FOR FINAL GRADING & CONTOURS

NOTE 2:
EXCEPT TRUCK ROUTE WHERE GRAVEL SURFACE IS REQUIRED OR OTHERWISE SPECIFIED, ENTIRE TOP OF BANK, GRASS SWALE, BIOSWALE & PERIMETER DITCH TO BE HYDRAULIC SEEDED & MULCHED WITH STABILIZED MULCH MATRIX (SMM FLAT TO 2H:1V) & HYDROSEEDED IMMEDIATELY AFTER GRADING.
SEEDS SPECIFICATION AS PER RICHARDSON SEED OR APPROVED EQUAL.
COASTAL REVEG MIXTURE:
25% ANNUAL RYEGRASS
22.5% CREEPING RED FESCUE
22% PERENNIAL RYEGRASS
12% TALL FESCUE
7% TIMOTHY
3% SINGLE CUT RED CLOVER
3% ALSIKE CLOVE
3% ORCHARDGRASS
2% WHITE CLOVER
0.5% REDTOP BENTGRASS

12. LIABILITIES

12.1 THE DRAWINGS 1030-272 STREET, TOWNSHIP OF LANGLEY, ALDERGROVE, BC SOIL DEPOSITION AND DRAINAGE PLAN HAVE BEEN PREPARED BY THE LCI ENGINEERING GROUP, OWNED BY LACAS CONSULTANTS INC. FOR 1120595 BC LTD. (THE CLIENT), WHICH IS SUBJECT TO LCI STANDARD TERMS AND CONDITIONS.

12.2 THE DRAWINGS WERE BASED ON SURVEY AND OTHER DATA PROVIDED BY THE CLIENT AND ARMSTRONG ENVIRONMENTAL SERVICES INC. LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY OR DETAILS PROVIDED BY THE CLIENT AND ARMSTRONG ENVIRONMENTAL SERVICES INC.

12.3 SERVICES PERFORMED IN DEVELOPING THE CONTENT OF THIS DOCUMENT HAVE BEEN CONDUCTED IN A MANNER CONSISTENT WITH THAT LEVEL AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE ENGINEERING PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. NO WARRANTY, EXPRESS OR IMPLIED, IS MADE.

12.4 IN ACCEPTING DRAWINGS, THE CLIENT AGREES NOTWITHSTANDING THE AVAILABILITY OF ANY INSURANCE, THE CLIENTS AGREES THAT ANY AND ALL CLAIMS WHICH THE CLIENTS MAY HAVE AGAINST THE LCI ENGINEERING GROUP AND LACAS CONSULTANTS INC., ITS EMPLOYEES, OFFICERS, AGENTS REPRESENTATIVES, AND SUB-CONSULTANTS IN RESPECT OF THE SERVICES IN HOWSOEVER ARISING, WHETHER IN CONTRACT, TORT, BREACH OF STATUTORY DUTY OR BASED ON ANY OTHER CAUSE OF ACTION, SHALL BE ABSOLUTELY LIMITED, INDIVIDUALLY AND IN THE AGGREGATE, TO AN AMOUNT EQUAL TO THE AMOUNT OF FEES PAID TO THE LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. FOR THIS PROJECT.

12.5 ALL WORKS CONSTRUCTED ON THE SITE BASED ON THESE DRAWINGS, MUST BE INSPECTED WITH A SEALED CONSTRUCTION COMPLETION REPORT BY THE LCI ENGINEERING GROUP, OR LACAS CONSULTANTS INC. OTHERWISE, THE LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. ACCEPTS NO RESPONSIBILITY FOR THE WORKS.

12.6 THE CLIENTS AGREES THAT THE LIABILITY OF THE LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. SHALL EXPIRE TWO YEARS AFTER THE DATE OF THE SEALED DRAWINGS. THE CLIENT FURTHER AGREES THAT THE EMPLOYEES, SHAREHOLDERS, OFFICERS AND DIRECTORS OF THE LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. SHALL HAVE NO PERSONAL LIABILITY TO THE CLIENTS IN RESPECT TO ANY CLAIM, ACCORDINGLY THE CLIENTS AGREES THAT IT WILL BRING NO PROCEEDINGS AND TAKE NO ACTION IN ANY COURT OF LAW AGAINST SUCH INDIVIDUALS AND THEIR PERSONAL CAPACITY.

12.7 WHEN THE LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. SUBMITS BOTH ELECTRONIC FILE AND HARDCOPIES OF THE DRAWINGS AND OTHER DOCUMENTS AND DELIVERABLES (LCI ENGINEERING GROUP AND LACAS CONSULTANTS INC.'S INSTRUMENTS OF PROFESSIONAL SERVICE), THE CLIENTS AGREES THAT ONLY THE SIGNED AND SEALED HARD COPY VERSIONS SHALL BE CONSIDERED FINAL AND LEGALLY BINDING. THE HARD COPY VERSIONS SUBMITTED BY THE LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. WITH AN ORIGINAL RED INK STAMP BC REGISTERED PROFESSIONAL ENGINEERING SEAL (NOT ELECTRONICALLY SCANNED) SHALL BE THE ORIGINAL DRAWINGS AND DOCUMENTS OF RECORD AND WORKING PURPOSES AND, IN THE EVENT OF A DISPUTE OR DISCREPANCY, THE HARD COPY VERSIONS SHALL GOVERN OVER THE ELECTRONIC VERSIONS. FURTHERMORE, THE CLIENT AGREES AND WAIVES ALL FUTURE RIGHT OF DISPUTE THAT THE ORIGINAL HARD COPY SIGNED VERSION ARCHIVED BY THE LCI ENGINEERING GROUP OR LACAS CONSULTANTS INC. SHALL BE DEEMED TO BE THE OVERALL ORIGINAL RECORD.

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
BRIAN D. LACAS
Feb 24th, 2022

E.2 - 10

E.2

LCI Engineering Group LaCas Consultants Inc. Since 1991 Suite 900 – 1021 West Hastings, Vancouver, B.C. Canada V6E 0C3 Tel: (604) 688-2535 Fax: (604) 688-2668 E-mail: info@lcieng.com Web: www.lcieng.com	Revision:	Notes: Survey by others	Plan date: February 18, 2022	Client: 1120595 BC LTD.		SCALE:
			P.I.D. LOT 2 017-426-553 P.I.D. LOT 4 009-017-054	Project: JACKMAN LANDFILL		JOB NO.: J22064
						DWG. 2022-007-003

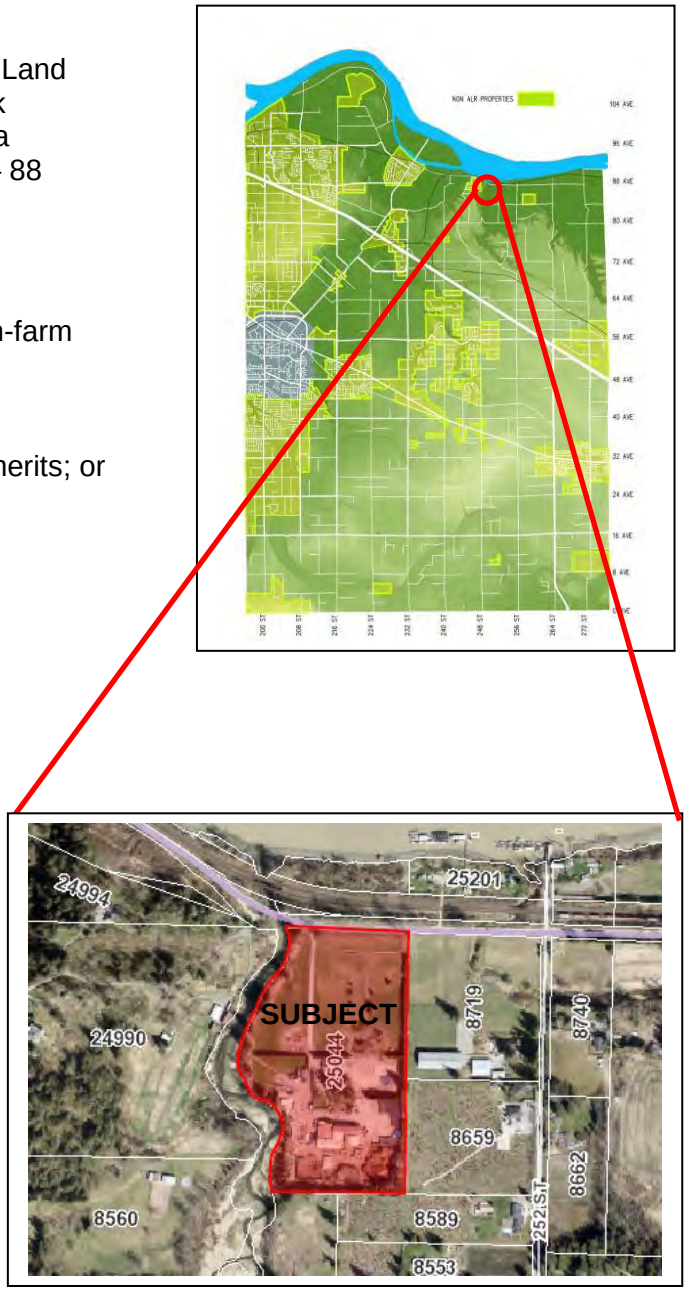
Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 – REGULAR MEETING	**REPORT:**	22-66
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-26-0022
SUBJECT:	AGRICULTURAL LAND COMMISSION APPLICATION NO. 100399 (WEST CREEK FARMS LTD. / 25044 – 88 AVENUE)		

PROPOSAL:

Non–farm use application to the Agricultural Land Commission (ALC) submitted by West Creek Farms Ltd. to permit continued operation of a growing media processing facility at 25044 – 88 Avenue.



RECOMMENDATION SUMMARY:

That Council consider the application for non-farm use and select one of the following:

a) Refer the application to the ALC for consideration based on agricultural merits; or
b) Not refer the application to the ALC.

RATIONALE:

The proposed non-farm use application does not comply with the permitted uses in the subject property's Rural Floodplain Zone RU-5 of the Township of Langley Zoning Bylaw.

The application is being forwarded to Council for consideration of referral to the ALC.

RECOMMENDATION:

That Council consider the non-farm use application submitted by West Creek Farms Ltd. to the ALC to permit the continued operation of a growing media processing facility on a portion of the property located at 25044 – 88 Avenue within the Agricultural Land Reserve (ALR) and select one of the following:

a. Refer the application to the Agricultural Land Commission for consideration based on agricultural merits; or
b. Not refer the application to the Agricultural Land Commission.

EXECUTIVE SUMMARY:

The Township of Langley has received a non-farm use application proposing to permit continued operation of a growing media processing facility, West Creek Farms Ltd., on a 4.0 ha (9.8 ac) portion of the 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

The property is located within the ALR, designated Agriculture in the Official Community Plan (OCP), designated Agricultural/Countryside in the Rural Plan, and zoned Rural Floodplain Zone RU-5. Per the site plan submitted by the applicant, the property currently accommodates a single-family dwelling with an office, a growing media processing facility, and a forage field. The growing media process facility produces growing media for the greenhouse, horticulture, and nursery sector in British Columbia. According to the applicant, the facility has been operating since 1986 and growing media is a material other than soil in which plants are grown. Growing media is comprised of materials including coconut, wood fibres, and bark, and is utilized to grow a wide variety of vegetables, fruits, specialty plants, flowers, as well as tree and shrub ornaments.

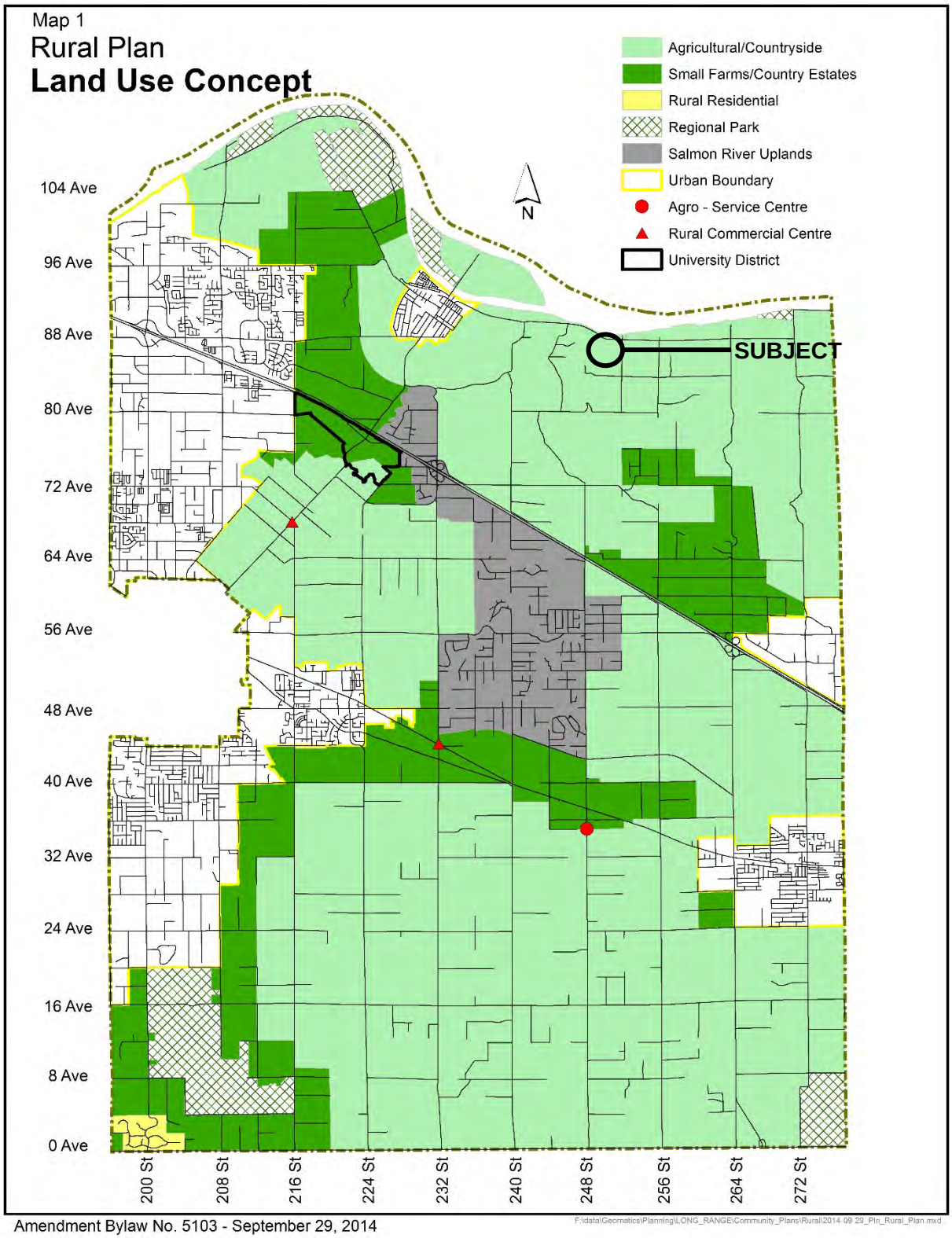
As West Creek Farms Ltd. does not produce the farm products used for the growing media on the property it does not meet the criteria to be designated as a farm use under the ALC Use Regulation and as such requires a non-farm use application for continued operation.

According to the applicant, the property's land use was revised from farm to miscellaneous (food processing) by BC Assessment in 2015. Consistent with Township of Langley practice, no business licence is required for farm operations and as West Creek Farms Ltd. was considered a farm it had been operating without a business licence. The current use does not comply with the uses permitted by the property's current zoning of Rural Floodplain Zone RU-5.

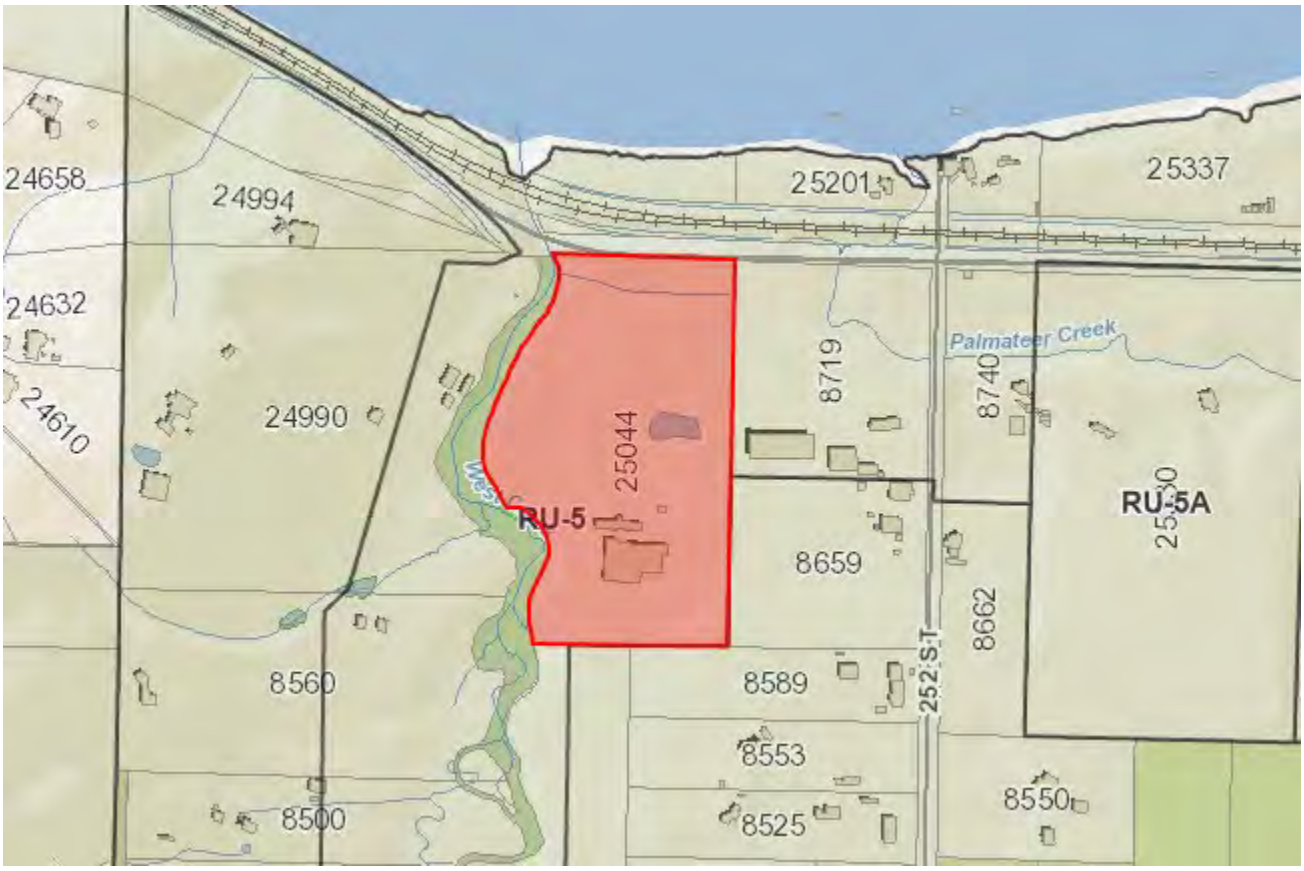
If Council refers the application to the ALC and the ALC subsequently approves the proposed non-farm use application, the proponent will need to apply for a land use amendment to the Zoning Bylaw for continued operation of the growing media processing facility on the property.

PURPOSE:

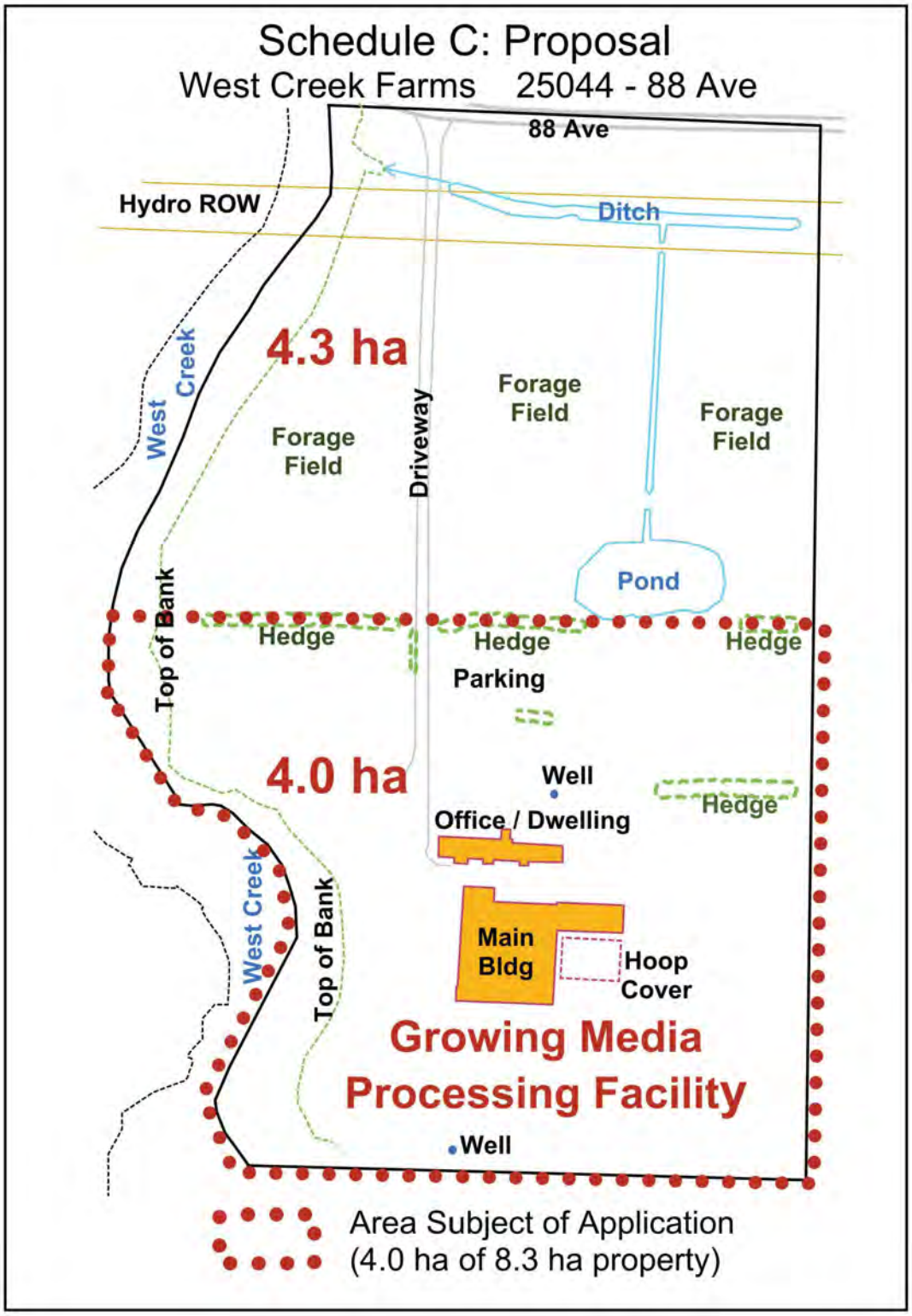
To provide Council with information and recommendation options with respect to an ALR non-farm use application submitted under Section 20(2) of the ALC Act by West Creek Farms Ltd.



Rural Plan – Land Use Concept



Zoning Bylaw No. 2500



Site Plan – Provided by Applicant

REFERENCE:

Owner:	West Creek Farms Ltd. 25044 – 88 Avenue Langley, BC V1M 2S5
Agent:	Kurt Alberts 9054 Glover Road PO Box 760 Stn Fort Langley Langley, BC V1M 2S2
Legal Description:	Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District
Location:	25044 – 88 Avenue
Area:	8.3 ha (20.7 ac)
Existing Zoning:	Rural Floodplain Zone RU-5
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agriculture/Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND / HISTORY:

The property is designated Agricultural in the Metro Vancouver Regional Growth Strategy (RGS), designated Agriculture in the OCP, designated Agricultural/Countryside in the Rural Plan, zoned Rural Floodplain Zone RU-5, and is in the ALR. The site plan submitted by the applicant shows the property currently accommodates a single-family dwelling with an office, a building for the growing media processing operation, and a forage field. West Creek Farms Ltd. has been operating a growing media processing facility on the subject property since 1986. According to the applicant, the property's land use was revised from farm to miscellaneous (food processing) by BC Assessment in 2015.

Section 11(2) of the ALR Use Regulation designates a farm use as the storing, packing, preparing, and processing of farm products and related activities on a farm in the ALR provided at least 50% of the farm product is produced (i.e., grown or raised) either on that agricultural land or by an association to which the owner of the agricultural land belongs, or is feed required for farm use on that agricultural land. West Creek Farms Ltd. does not produce the farm products used for producing the growing media on the property and therefore does not qualify for designation as a farm use per the ALR Use Regulation.

The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider when making recommendations are policies contained in the Metro Vancouver RGS, as well as the Township's OCP, Rural Plan, and Zoning Bylaw.

Adjacent Uses and Property Sizes:

North: River Road and the Canadian National railroad, beyond which is a 0.5 ha (1.3 ac) property zoned Rural RU-5, located in the ALR, and designated Agricultural/Countryside in the Rural Plan. Fraser River is also located to the north of the property;

South: A 5.6 ha (14 ac) property split zoned Rural Zone RU-2 and Rural Floodplain Zone RU-5, located in the ALR, and designated Agricultural/Countryside in the Rural Plan. A 2 ha (5 ac) property zoned Rural Zone RU-2, located in the ALR, and designated Agricultural/Countryside in the Rural Plan;

East: A 4 ha (10 ac) property zoned Rural Floodplain Zone RU-5, located in the ALR, and designated Agricultural/Countryside in the Rural Plan. A 3.2 ha (7.9 ac) property zoned Rural Zone RU-2, located the ALR, and designated Agricultural/Countryside in the Rural Plan; and

West: West Creek, which is a Class A Watercourse, beyond which are two properties 12.4 ha (30.7 ac) and 6.6 ha (16.5 ac) in size, split zoned Rural Zone RU-2 and Rural Floodplain Zone RU-5, located in the ALR, and designated Agricultural/Countryside in the Rural Plan.

DISCUSSION / ANALYSIS:

The applicant has applied under Section 20(2) of the ALC Act for a non-farm use to permit the continued use of a growing media processing facility on a 4.0 ha (9.8 ac) portion of the 8.3 ha (20.7 ac) property, as shown on the site plan included in this report.

West Creek Farms Ltd. does not meet the criteria established by the ALC to be considered a farm use, however, they wish to maintain the operation of the growing media processing facility on the property and have applied to continue as a non-farm use. The applicant indicates that given the long-standing existence of the growing media processing facility on the property and its direct relationship with the local agricultural industry, relocation to lands outside the ALR is not a viable alternative. The applicant also states they believe the growing media processing facility is compatible with adjacent farm enterprises and would not be compatible with a business/industrial park.

An Agricultural Report and Environmental Farm Plan Review dated February 7, 2022, was prepared for West Creek Farms Ltd. by a Qualified Environmental Professional (QEP). The QEP determined that West Creek Farms Ltd. was in substantial compliance with the environmental parameters established for normal farm practice.

The ALC Act allows Council the opportunity to provide recommendations on non-farm use applications made to the ALC. Information available to Council to consider when making recommendations are policies contained in the Metro Vancouver RGS, as well as the Township's OCP, Rural Plan, and Zoning Bylaw.

Planning Considerations:

The RGS is a long term land use plan implemented by Metro Vancouver that shapes growth throughout the Lower Mainland. The RGS designation for the property is Agricultural. The RGS states:

> Agricultural areas are intended primarily for agricultural uses, facilities and supporting services with an emphasis on food production where appropriate.

The Township's OCP designates the property as Agriculture. A goal of the OCP is to promote agriculture and enhance farm viability, which includes provision to support non-farm uses:

> 1.9.2 With approximately 75% of our land base in the Agricultural Land Reserve, the Township of Langley has a thriving farm community. Langley residents have a direct connection to the land that sustains them, and local food production is considered a very important aspect of a self-contained community.
>
> Agricultural land provides for secure local food resources and a base for an important local industry. Non-farm use of agricultural land may be supported for sound reasons leading to improved overall sustainability of the community in a manner that minimizes impacts to agriculture, subject to the approval of the Agricultural Land Commission.

The OCP also aims to support food production:

> 2.2.1 Areas designated as Agriculture shall be used primarily for agricultural uses and supporting services to protect the agricultural land base and support food production. Food production and other forms of agriculture are encouraged within this area.

The Township's Rural Plan designates the property as Agriculture/Countryside:

> 5.5.1 In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted.

The Agriculture/Countryside designation requires buffers for non-agricultural uses that comply with other provisions of the plan:

> 5.5.2 Non-agricultural uses that comply with other provisions of this plan shall provide buffers adjacent to agricultural land and the siting of buildings and access shall minimize negative impacts on agricultural uses.

Objectives of the Rural Plan include support of the agricultural industry:

> 2.2.2 To support the agricultural use of land and the agricultural industry in the rural area.
>
> 2.2.3 To provide direction to economic development in the rural area that is compatible with the agricultural community.

While the proposed use is compatible with provisions in the RGS, OCP, and Rural Plan, it is not permitted in the Rural Floodplain Zone RU-5. Therefore, should Council advance the application and the ALC approve the proposed non-farm use application, the proponent would need to apply for a land use amendment to the Zoning Bylaw for continued operation of the growing media processing facility on the property.

Watercourses:

West Creek, a Class A watercourse, is located on the subject property. Since the property is located within the ALR, setbacks will be established through the Provincial Riparian Areas Protection Regulation (RAPR). The RAPR implements a default 30 m non-disturbance area from the high water mark of a watercourse (unless a lesser setback is determined to be acceptable in accordance with RAPR to the acceptance of the Ministry of Forest, Lands and Natural Resource Operations, following an evaluation by a QEP).

Servicing:

The property is in Rural Service Level 4 requiring the provision of rural services (septic and well). Should the ALC approve the application, the conditions of a subsequent rezoning application along with confirmation from a professional engineer as to the adequacy of the existing systems to accommodate the proposed use would be required.

Policy Considerations:

The property is designated Agricultural in the RGS, designated Agriculture in the OCP, and designated Agricultural/Countryside in the Rural Plan. The property's Rural Floodplain Zone RU-5 zoning does not permit operation of a growing media processing facility. Should the ALC approve the proposed non-farm use application, the proponent would need to apply for a land use amendment to the Zoning Bylaw for continued operation of the growing media processing facility on the property.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 – REGULAR MEETING	**REPORT:**	22-67
FROM:	FINANCE DIVISION	**FILE:**	0640 -21/1830-25
SUBJECT:	2021 ANNUAL REPORT AND 2021 STATEMENT OF FINANCIAL INFORMATION		

RECOMMENDATIONS:

That Council approve the 2021 Annual Report including the 2021 Audited Financial Statements upon receiving and considering submissions and questions from the public; and

That Council approve the 2021 Statement of Financial Information (SOFI).

EXECUTIVE SUMMARY:

The 2021 Annual Report must be published prior to June 30, 2022 and must be available to the public for inspection fourteen days prior to an annual meeting wherein Council must consider the report and related submissions and comments from the public.

The consolidated financial statements include the operations of affiliated and related Township entities and are prepared in accordance with Public Sector Accounting Standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

The Financial Information Act requires Council to approve the 2021 Statement of Financial Information (SOFI) prepared and approved by the Director of Finance. The Statement of Financial Information (SOFI) includes the report of Council and employee remuneration, expenses and benefits as required by the *Community Charter*.
Subsequent to the approval of the SOFI report, staff will forward the resolution, along with the SOFI report, to the Ministry of Community Services as required by the Financial Information Act.

The threshold of $75,000 for the SOFI employee report has not changed for 19 years, not since 2002. If the threshold had increased by the Vancouver average annual consumer price index each year since 2002, the threshold would be $104,171 for 2021. Using the higher threshold, the number of employees in excess would be 178. Using the static threshold, the number of employees with remuneration greater than $75,000 is 397. With all things remaining equal, this number will continue to grow annually so long as the base amount remains unadjusted for inflation.

PURPOSE:

Report No. 22-67 fulfills the *Community Charter* and the Financial Information Act reporting and approval requirements for the 2021 Statement of Financial Information (SOFI) and for the 2021 Annual Report.

DISCUSSION/ANALYSIS:

2021 Annual Report

Sections 98 and 99 of the *Community Charter* require that Council prepare the 2021 Annual Report and make the report available for public inspection. At least fourteen days later, at a Council or other public meeting, Council must consider the 2021 Annual Report and submissions and questions from the public thereon. As required, the 2021 Annual Report includes the following:

- The 2021 Audited Financial Statements
- For each permissive tax exemption provided by Council, the amount of property taxes that would have been imposed on the property if it were not exempted
- A report respecting municipal services and operations for 2021
- A progress report respecting the previous year in relation to the objectives and measures established in that previous year; and
- A statement of municipal objectives and measures

2021 Audited Financial Statements

The consolidated financial statements include the operations of affiliated and related Township entities and are prepared in accordance with Public Sector Accounting Standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

Statement of Financial Information

The Financial Information Act requires Council to approve the 2021 Statement of Financial Information (SOFI) that must include the following:

- Approval of the SOFI by the Director of Finance
- The audited 2021 Financial Statements
- A Schedule of Debt (included in the 2021 Financial Statements)
- The 2021 Schedule of Council Remuneration, Expenses, Benefits and Contracts (also required by Section 168 of the *Community Charter*)
- The 2021 Schedule of Remuneration and Expenses for Employees with a reconciliation with the amounts reported in the audited 2021 Financial Statements
- A Statement of Severance Agreements that includes the number of agreements commenced during 2021 in respect of employees excluded from coverage under collective agreements and the range of equivalent months' compensation represented by those agreements
- The 2021 Schedule of Payments to Suppliers for Good or Services, including a reconciliation with the total reported in the audited 2021 Statement of Financial Activities

- The 2021 Schedule of Grants or Contributions in excess of $25,000; and
- The 2021 Schedule of Guarantee and Indemnity Agreements.

Subsequent to the approval of the SOFI report, staff will forward the resolution along with the SOFI report to the Ministry of Community Services as required by the Financial Information Act.

The threshold of $75,000 for the SOFI employee report has not changed for 19 years, not since 2002. If the threshold had increased by the Vancouver average annual consumer price index each year since 2002, the threshold would be $104,882 for 2021. Using the higher threshold, the number of employees in excess would be 178 (7 less than 185 in 2020). Using the static threshold, the number of employees with remuneration greater than $75,000 is 397 (6 more than 391 in 2021). With all things remaining equal, this number will continue to grow annually so long as the base amount remains unadjusted for inflation.

Respectfully submitted,

Sandra Ruff
DIRECTOR
for
FINANCE DIVISION

ATTACHMENT A 2021 Statement of Financial Information (SOFI)
ATTACHMENT B 2021 Annual Report
ATTACHMENT C 2021 Annual Report - Audited Consolidated Financial Statements

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

ATTACHMENT A

INDEX

Schedule	Title	Page(s)
A	Statement of Financial Information Approval	2
B	Schedule of Guarantee and Indemnity Agreements	3
C	Schedule of Remuneration and Expenses for Elected Officials	4
D	Schedule of Remuneration and Expenses for Employees	5 - 11
E	Statement of Severance Agreements	12
F	Schedule of Payments to Suppliers for Goods or Services	13 - 22
G	Schedule of Payments Made as Grants or Contributions in Excess of $25,000	23

Copy of 2021 Annual Report (under separate cover) which provides information on:

Assets & Liabilities
Operational Statement
Schedule of Debts

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in the Statement of Financial Information, produced under the *Financial Information Act*.

Name: Sandra Ruff, CPA, CA
Position: Director of Finance
Date: June 27, 2022

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

The Township of Langley has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

SCHEDULE OF REMUNERATION AND EXPENSES - ELECTED OFFICIALS

Name	Position	Remuneration	Expenses
Froese, Jack	Mayor	$ 163,420	$ 2,225
Arnason, Petrina	Councillor	60,809	1,096
Davis, David	Councillor	56,729	-
Ferguson, Stephen	Councillor	60,809	96
Kunst, Margaret	Councillor	64,630	154
Long, Bob	Councillor	64,630	940
Richter, Kim	Councillor	64,709	79
Whitmarsh, Blair	Councillor	64,630	954
Woodward, Eric	Councillor	60,838	756
Grand Total Remuneration and Expenses		$ **661,204**	$ **6,299**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021
SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Adams, R	95,644	175
Afyounian, M	80,358	-
Albrecht, P	87,077	393
Allen, D	87,709	374
Almasan, A	95,843	1,130
Alnaggar, A	112,756	4,926
Andersen, B	91,816	-
Anderson, D	143,139	1,669
Andjelic, Z	93,593	576
Apel, E	89,783	940
Archibald, R	86,050	-
Ardestani, F	144,132	930
Arnold, D	131,229	45
Atkinson, J	107,465	654
Auline, D	126,890	904
Babcock, W	141,420	699
Babin, L	100,284	-
Baker, R	120,064	1,051
Bakken, M	319,660	15,530
Balchunas, R	76,102	826
Balint, S	89,494	424
Barcelos, R	80,818	57
Barnaby, S	119,675	41
Barry, K	80,351	3
Bartlett, T	85,836	323
Barton, K	112,614	2,804
Basra, P	75,191	-
Bauer, W	160,861	867
Beer, S	75,195	352
Bell, G	87,312	624
Bellosillo, I	89,474	150
Berg, E	84,627	111
Beston, K	80,449	32
Billows, M	78,206	292
Bismel, H	129,896	1,220
Bisschop, R	132,778	784
Blair, C	217,653	493
Blair, L	90,236	11
Blair, M	142,112	2,953
Blok, D	104,864	729
Bond, C	86,996	1,395
Bowden, S	128,225	522
Bowler, T	83,592	1,020
Brandolini, T	90,625	-
Brandon, A	87,285	269
Brar, J	75,793	275
Brar, R	121,513	820
Brewer, S	158,355	45
Brigden, M	94,157	277
Brocklehurst, E	105,072	-
Broekhuysen, J	98,111	-
Brown, S	77,803	1,718
Bryan, A	86,307	-
Buck, J	112,967	-
Buckner, T	144,044	564
Bunnett, K	85,427	-
Burgin, R	88,376	67
Burwell, J	102,858	-
Butler, D	75,393	1,534
Cahill, S	107,796	1,116
Cai, L	103,613	-

Name	Remuneration	Expenses
Calbick, K	123,954	1,136
Campbell, A	118,362	898
Candy, C	92,266	688
Cantin, P	85,904	-
Cesaretti, R	143,859	1,085
Chabot, J	88,790	121
Chapman, R	97,908	1,783
Chevrier, P	129,707	2,161
Chohan, H	202,937	422
Chu, J	161,211	576
Chung, C	75,770	506
Churcher, K	83,492	382
Ciparis, S	140,417	1,834
Clelland, J	143,139	30
Coad, R	120,324	858
Colbourne, D	84,549	902
Combe, C	77,379	189
Conachey, R	86,081	642
Cook, M	84,845	1,395
Cordeiro, P	162,147	1,759
Craig, D	77,972	51
Culhane, J	78,777	1,003
Cunningham, M	98,185	746
Curr, P	94,427	842
Curtis, A	83,197	-
Daemi, R	85,554	879
Dalstrom, A	139,596	-
Darvill, A	134,822	45
Darvill, I	105,551	-
Davis, M	104,864	1,144
De Jesus, R	80,023	-
Dennis, G	96,386	843
Dhaliwal, S	76,949	376
Di Francescantonio, C	80,204	1,869
Diegel, F	97,402	1,575
Dionisio, R	76,583	-
Dominato, N	83,137	-
Doyon, P	93,134	-
Duffill, D	106,932	729
Duncan, J	137,116	3,143
Duncan, T	88,260	1,593
Duthie, M	111,079	126
Duynstee, M	123,325	105
Dvorak, J	84,688	-
Easingwood, G	95,448	627
Edey, B	135,983	444
Egan, L	105,072	-
Egelstad, S	111,246	850
Eirikson, C	90,871	2,278
Elderkin, J	122,967	425
Engbrecht, S	99,740	659
English, T	79,393	584
Farah, B	160,863	5,253
Farmer, T	82,067	277
Farquhar, B	117,507	472
Fatkin, J	111,961	-
Fegatilli, T	81,714	-
Ferguson, B	163,952	1,696
Fleming, D	82,539	784
Fletcher, D	81,876	-
Fong, E	119,449	607
Formosa, B	90,176	642
Forsythe, D	76,305	446
Forte, J	87,566	107
Friesen, K	84,663	-

Name	Remuneration	Expenses
Froh, K	103,984	1,070
Fulton, D	109,790	738
Gaetan, C	104,539	386
Gafka, V	143,139	4,375
Galick, K	75,018	-
Gamble, S	202,634	1,759
Garrett, C	118,777	184
Gayger, K	76,497	-
Gill, K	91,495	57
Goulet, C	133,301	2,934
Graham, D	85,672	-
Green, C	92,530	-
Gregson, D	76,886	-
Grewal, J	108,235	3,752
Gunn, M	82,136	-
Haaf, J	117,003	677
Haarstad, E	102,964	81
Halldorson, J	107,266	192
Halliday, T	85,320	390
Halsey, C	95,575	19
Hamel, B	91,020	1,552
Hanson, T	118,724	576
Harman, W	107,429	-
Hart, A	83,034	-
Harvey-Renner, S	217,653	667
Hazelton, V	115,131	45
Heichert, D	128,224	67
Helgason, C	84,966	551
Hewitson, A	148,552	1,711
Hodge, J	140,042	45
Holloway, K	91,336	20
Holtzman, J	78,728	-
Hong, A	110,577	43
Hood, L	96,511	1,368
Hopkins, C	104,999	-
Horch, J	109,348	-
Horricks, E	91,069	252
Houweling, J	79,847	-
Ibrahim, K	84,777	-
Isaak, J	93,745	-
Isaak, J	91,866	-
Isaak, M	100,731	550
Jacobs, A	87,444	-
Jarvie, C	128,930	596
Jarvis, D	121,131	1,898
Jenkins, R	160,070	1,176
Jensen, A	101,593	-
Johal, J	112,919	1,181
Johnson, C	111,191	1,489
Johnson, L	89,002	1,295
Jones, B	81,115	1,097
Jones, K	84,662	116
Jongs, K	86,814	156
Kabaroff, R	105,510	-
Keffer, V	91,134	58
Kenward, K	109,982	401
Kieu, M	76,585	57
King, A	102,742	319
Kitteringham, G	82,193	949
Knezacek, D	89,082	75
Krelekamp, P	81,729	3,036
Kuehlmorgen-Hille, E	80,597	-
Kuypers, B	86,323	1,099
Lai, L	105,072	511
Lakeman, S	123,991	2,187

Name	Remuneration	Expenses
Lalonde, C	118,362	1,468
Lane, C	114,020	729
Lanigan, N	106,171	-
Larsen, K	161,581	1,178
Laverdure, A	81,750	100
Lawrence, A	86,600	642
Lee, P	80,332	-
Leung, A	79,733	851
Leung, Y	87,525	931
Li, C	116,501	2,734
Limb, D	86,895	169
Lin, K	78,240	1,004
Lind, D	92,027	-
Linn, J	113,679	2,077
Little, S	118,362	-
Litven, T	112,305	1,489
Liu, T	91,467	1,295
Lockhart-Kuthe, G	112,820	3,035
Longhi, N	120,851	3,257
MacLeod, D	126,871	833
Madill, C	128,789	96
Magnusson, S	103,707	341
Magnusson, T	80,233	56
Mah, J	102,097	277
Mahil, K	119,158	1,191
Maier, M	77,155	-
Mainville, R	77,887	245
Makela, J	160,861	19
Makinen, J	75,205	902
Malimon, N	106,022	485
Manchester, S	82,450	-
Marples, P	103,428	576
Marshall, C	129,183	1,026
Martin, K	75,502	-
Martins, P	85,459	-
Massier, A	95,429	277
Massier, L	118,614	610
Mayer, G	109,222	75
McCall, N	76,784	939
McCormick, D	129,835	474
McCreadie, A	104,320	-
McGarvey, N	103,087	953
McGuckin, R	133,509	2,279
McIntosh, D	113,255	45
McIntosh, J	129,873	45
McLay, S	107,634	-
McWilliams, K	113,836	92
Meneghello, L	112,755	249
Meyer, B	107,617	995
Mihaly, M	118,362	411
Millington, A	86,075	642
Milton, J	81,829	1,552
Miskulin, M	103,191	-
Moewes, B	94,956	13
Moore, C	82,241	-
Moore, C	112,825	576
Morton, L	76,906	403
Mowat, S	103,416	-
Murdock, D	106,205	472
Nagtegaal, J	97,436	576
Nam, S	161,911	1,425
Natt, M	85,089	57
Neil, S	100,056	-
Nelson, R	119,041	576
Newsham, D	138,828	2,432

Name	Remuneration	Expenses
Nicol, P	107,462	875
Nimmo, M	109,447	519
Noetzel, M	127,807	-
Nordrum, R	75,062	-
Norris, T	86,220	155
Ohs, A	104,911	1,512
Olesko, R	102,064	-
Parenteau, M	118,362	9
Park, J	75,514	1,393
Pedersen, K	127,567	76
Penner, A	82,044	-
Picotte, I	77,033	4,019
Pilgrim, S	95,426	-
Pistilli, B	96,478	854
Pittakidis, S	98,075	557
Pont, J	136,705	3,501
Pukila, A	80,614	-
Ramlu, K	101,949	425
Ramsey, J	93,428	727
Reddick, K	107,875	346
Richardson, S	218,520	747
Rizvi, A	118,362	757
Robertson, D	94,656	-
Robin, C	76,018	-
Robinson, K	86,469	170
Robinson, L	113,095	275
Roche, C	113,645	2,735
Ross, B	138,433	45
Rouse, T	115,037	50
Rowe, B	80,697	642
Ruff, S	196,535	1,191
Ruhl, A	168,785	1,963
Sahih, C	82,472	1,222
Sandher, R	102,207	576
Saurette, C	108,603	-
Savidan, K	91,714	145
Savoy, C	118,362	18
Sawchuk, D	129,924	517
Scheepmaker, S	218,615	1,604
Scheifele, S	109,386	15
Schmidt, K	107,225	-
Schmidt, R	126,640	46
Schmirler, R	133,566	45
Schultz, V	129,204	54
Scott, B	90,537	1,287
Seifi, R	261,953	7,776
Seiler, S	83,210	145
Sekhon, P	117,003	678
Senghera, R	129,204	150
Sewell, R	138,483	45
Shafer, G	77,608	99
Shamshuddin, A	96,615	-
Shead, R	95,435	1,051
Shergold, J	106,967	603
Shi, S	100,963	-
Shillito, J	111,519	19
Shippit, D	97,665	-
Short, N	105,940	733
Shrimpton, G	106,636	830
Simhalapathi, K	92,378	-
Simpson, D	137,863	45
Smart, R	104,381	-
Snowdon, K	139,820	2,728
Sparrow, J	130,478	3,702
Speers, A	120,102	424

Name	Remuneration	Expenses
St. Andrassy, J	93,722	345
Stang, M	102,876	603
Stare, R	162,301	37
Stebanuk, W	78,641	1,055
Steeple, D	148,743	1,808
Steeple, G	109,266	-
Steeple, J	102,001	-
Stevens, J	86,857	642
Stewart, C	84,948	-
Storie, B	136,257	70
Strand, K	128,684	129
Strandberg, D	84,150	1,289
Sun, J	139,434	1,531
Sunada, V	132,990	566
Surendran, A	80,552	-
Suvilai, R	86,361	1,376
Swystun, G	129,329	-
Symons, D	108,229	155
Szarapka, J	90,583	1,817
Szydlowski, M	85,083	-
Taylor, M	82,301	145
Taylor, P	98,503	-
Taylor, R	87,638	393
Temple, C	79,330	-
Thomas, B	85,513	803
Thompson, A	106,825	-
Thompson, K	76,963	145
Thompson, K	94,196	420
Thorpe, M	137,737	90
Thurston, S	102,583	-
Tian, L	92,320	677
Timperley, M	76,526	52
Tiutichkin, V	78,855	45
Tran, B	97,259	460
Tulumello, P	217,653	13
Twine, R	77,364	642
Ulle, B	126,090	45
Uppal, H	79,621	393
Van De Leur, D	92,384	2,018
Van Luyn, B	100,042	8
van Rijn, B	118,679	-
Veitch, R	89,231	393
Velazquez Martin, A	80,661	234
Virk, A	102,948	-
Wales, K	79,469	-
Walker, D	123,437	461
Ward, P	117,591	576
Ward, T	88,632	-
Wareing, D	82,382	-
Warnick, J	78,537	636
Waterberg, M	95,771	8
Waters, B	94,621	939
Watt, T	78,693	466
Wegesser, B	99,578	2,668
Welfing, R	143,465	1,055
Weller, B	118,362	-
Whitford, J	109,677	45
Whiting, D	88,355	-
Wiebe, B	131,917	818
Wiens, A	87,077	642
Wilkshire, G	89,212	34
Williams, C	79,832	-
Winslade, J	261,936	1,541
Wishart, J	80,839	230
Witzke, R	86,650	642

Name	Remuneration	Expenses
Woo, D	129,204	-
Woodend, A	113,595	931
Wrayton, D	124,772	810
Wright, C	115,227	1,799
Wynn, J	111,138	-
Young, K	130,044	120
Yue, C	80,708	1,738
Zandbergen, J	78,462	19
Zaremba, J	80,155	2,302
Zheltobryukh, I	75,513	1,685
Zwaag, R	219,716	1,000
Total (remuneration over $75,000)	$ 42,437,535	$ 273,895
Consolidated total for employees with remuneration under $75,000	29,699,853	110,619
Grand Total Remuneration and Expenses	$ **72,521,902**	

The variance between the Schedule of Remuneration and Expenses and the Salaries, wages and benefits expenses reported on the consolidated financial statements are due to various factors including:

- *The Remuneration and Expenses schedule is based on actual cash payments made during the fiscal year whereas the consolidated financial statement amount is based on an accrual basis.*
- *The Remuneration and Expenses schedule is based on total cash payments made during the fiscal year whereas the consolidated financial statement amount exclude any amount paid under capital expenses that are being capitalized.*
- *The Salaries, wages and benefits expenses includes benefits that are recorded at full cost (including overhead allocations) on the consolidated financial statements and includes items such as employer portions of deductions.*

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

STATEMENT OF SEVERANCE AGREEMENTS

There was no severance agreement between the Township of Langley and it's non-unionized employees during the fiscal year 2021.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

SCHEDULE OF PAYMENTS TO SUPPLIERS FOR GOODS AND SERVICES

Supplier #	Supplier Name	Amount
30943	1025430 BC Ltd	47,164.75
30937	1203222 BC Ltd	64,260.00
28147	1223464 BC Ltd dba Mertin Chevrolet Buick GMC Cadillac Ltd	25,704.74
28447	1223465 BC Ltd dba Mertin Nissan	40,300.48
10327	3M Canada Company	31,119.61
10322	A R Mower & Supply Ltd	32,607.79
29784	A&D Demolition Corp	168,300.00
11127	Abbotsford, City of	27,934.46
24038	Absolute Industrial Mechanical Ltd	349,365.30
26221	Access Information Management of Canada ULC	25,391.84
28446	Accurate Locates Ltd	30,493.00
10002	Acklands Grainger Inc	29,037.50
24571	AE Concrete Products Inc	31,525.81
10336	Aecom Canada Ltd	136,629.00
10292	Alder Steel Mart	66,771.74
26023	All Roads Construction Ltd	85,494.87
18951	Allstream Business Inc	63,268.74
24469	Ameresco Canada Inc	50,323.00
26936	Ampco Manufacturers Inc	78,340.54
10149	Andrew Sheret Limited	181,491.36
12053	Anmore Development Corp	29,262.12
29440	Anser Power Systems Inc	170,699.87
10427	Aon Reed Stenhouse Inc	1,749,298.99
10170	Aplin & Martin Consultants Ltd	517,077.94
17312	Arbor Pro Tree Services Ltd	253,292.22
29477	Arise Contracting Inc	115,994.00
30924	Armellini, Erminia	169,950.00
10012	Associated Engineering (BC) Ltd	128,943.27
23971	Associated Fire Safety Group	39,050.04
20235	Astech Consultants Ltd	65,476.63
28665	Atlas-Apex Roofing (BC) Inc	81,098.70
23747	ATS Traffic Ltd	71,764.60
23988	Avanti Mechanical Ltd	138,160.38
20607	B&B Contracting (2012) Ltd	1,637,173.46
16631	Barking Crow Maintenance	52,427.69
23012	BC Communications Inc	40,614.09
10020	BC Hydro & Power Authority	3,946,949.19
12263	BCI Consulting Inc	69,154.39
12531	Benchmark Estate (2009) Ltd	27,840.00
13895	Big Steel Box Corporation	34,016.43
18517	Billy Brown Investments Ltd	48,117.33

Supplier #	Supplier Name	Amount
16170	BioMaxx Wastewater Solutions Inc	211,743.46
26072	Black & McDonald Limited	29,112.36
23479	Black Mamba Tree Service Inc	173,444.50
10678	Black Press Group Ltd	75,377.06
30494	Blue Drop Water Works Ltd	59,339.00
26213	Bossa Productions	48,000.00
30753	Bunzl Cleaning & Hygiene	28,139.85
29990	Bureau Veritas Canada (2019) Inc	46,856.75
10561	Burnaby Bag & Burlap Ltd	26,052.50
10966	Burnco Rock Products Ltd	32,244.48
10066	Busy Bee Cleaners	26,712.23
16220	CamCentral Systems Inc	36,580.45
29292	Campbell Froh May & Rice LLP ´In Trust´	3,036,750.00
23336	Canadian Landscape & Civil Services Ltd	38,622.72
10031	Canadian Linen and Uniform	82,614.28
24404	Canadian Mattress Recycling Inc	31,883.25
11133	Canadian National	264,122.72
11103	Canadian Pacific Railway Company	151,186.69
10338	Carscadden Stokes McDonald Architects Inc	198,244.69
27853	Carvolth Developments Ltd	77,595.70
12803	Cascadia Sport Systems Inc	52,740.44
30894	Cascadia Strategy Consulting Partners Ltd	30,100.00
16068	Cassian Commercial Services Inc	73,766.50
25557	Catapult ERP Services Inc	45,635.00
10455	CBS Parts Ltd - Surrey	32,976.05
27888	CDW Canada Corp	209,148.85
10556	Cedar Rim Nursery Ltd	49,989.88
10110	Centaur Products Inc	48,739.30
12344	Central Langley Investments Ltd	252,673.56
27115	CentralSquare Canada Software Inc	322,650.37
18436	Centrix Control Solutions LP	61,027.20
28152	CGI Inc	40,100.00
28758	Chase Office Interiors Inc	25,636.67
26070	Chernoff Thompson Architects	45,493.11
24056	Cimco Refrigeration	139,325.33
29429	Clean Harbors Exploration Services LP dba Airborne Imaging	47,950.00
10240	Cleartech Industries Inc	147,270.56
29989	Cobra Electric Services Ltd.	1,175,764.52
20434	Collabware	35,952.00
13483	Collingwood Appraisals Ltd	45,670.00
18772	Commercial Truck Equipment Corp	201,393.32
29654	Complete Utility Contractors Ltd	335,059.18
27242	Compugen Inc	56,344.02
30772	Conseil Scolaire Francophone de la Columbia-Britannique	141,910.00
10205	Consolidated Envirowaste Industries Inc	67,358.41

Supplier #	Supplier Name	Amount
17432	Container West Manufacturing Ltd	54,209.30
23934	Corrosion Service Company Limited	29,925.00
10073	Country Lumber Ltd	167,779.57
10895	Crown Contracting Limited	2,793,529.24
22324	Cubex Ltd	112,629.87
25146	Cullen Western Star Trucks Ltd	439,792.70
23794	Daktronics Canada	27,681.60
10431	Dams Ford Lincoln Sales Ltd	115,053.27
10296	DB Perks & Associates Ltd	124,587.87
10669	DCH Excavating Ltd	1,807,320.92
20757	Dentons Canada LLP	138,577.08
26935	Desrosiers, Stephanie	43,218.50
26584	Diamond Head Consulting Ltd	97,300.00
10334	DMD & Associates Ltd	35,810.94
10706	Drive Products Inc	122,845.24
22445	Driving Force Inc, The	561,978.26
30022	DSI Canada Civil Ltd	44,458.50
28791	Eagle Builders LP	4,700,868.24
21871	Eagle West Crane & Rigging Div of TNT Crane & Rigging Canada Inc	57,489.62
29207	Earthscape Play Inc	36,701.00
10347	East-West Building Maintenance Ltd	609,516.00
10076	EB Horsman & Son	165,458.96
26589	Eburne, Joshua	39,454.00
26212	Eco-Agg Concrete Recycling Ltd	28,598.53
11302	E-Comm, Emergency Communications for BC Inc	533,989.82
10411	Econolite Canada Inc	384,831.00
22544	Elite Fire Protection Ltd	175,022.59
10511	Emco Corporation	289,518.98
28654	Emerald Green Mechanical Ltd	191,136.00
29241	Emporio Holdings Ltd	399,801.60
10616	Encom Wireless Data Solutions Inc	31,035.35
23765	Envyrozone Inc	247,929.92
10091	ESC Automation Inc	710,216.92
10550	Esri Canada	167,616.30
10779	Evans Consoles Corporation	46,242.99
10488	Farm-Tek Turf Services Inc	277,032.25
18658	Farwest Excavation	247,256.50
10235	Federation of Canadian Municipalities	50,226.47
24526	Fields Tree Service Inc	122,689.00
25366	Finning International Inc DBA The Cat Rental Store	60,469.36
11025	First Truck Centre Vancouver Inc	27,271.37
23451	Flow Engineering Inc	48,114.02
16707	FortisBC-Natural Gas	773,322.99
10462	Frances Andrew Site Furnishings Ltd	25,164.27
22845	Francotyp-Postalia Canada Inc	94,686.67

Supplier #	Supplier Name	Amount
19999	Fraser Health Authority	134,364.95
10466	Fraser Valley Equipment Ltd	73,447.51
10055	Fraser Valley Refrigeration Ltd	247,653.30
10056	Fraser Valley Regional Library	4,597,389.00
10152	Fred Surridge Ltd	75,239.64
10959	Frontier Power Products ULC	72,902.79
10228	G Flath Excavating Ltd	282,528.00
10446	Genesis Restorations Ltd	219,497.18
25562	GeoWest Engineering Ltd	86,991.43
16332	Glassman Investments Ltd	69,780.46
14245	Goertzen Industrial Group Ltd	59,263.37
22430	Gordon A McIntosh Inc	26,500.00
20873	Graham Construction & Engineering LP	278,161.77
10000	GRAND & TOY A0	73,406.29
16466	Grandview Blacktop Ltd	63,998.52
26672	Granicus	26,403.57
23554	Gravity Union Solutions Ltd	243,843.75
10191	Greater Vancouver Sewerage & Drainage District	11,103,558.48
11094	Greater Vancouver Water District	13,901,989.04
30310	Green City Cleanup Inc	29,777.56
30626	Green over Grey - Living Walls and Design Inc	68,339.00
18040	Greenizan, Randy	54,750.52
10526	Gregg Distributors LP	90,444.11
19964	Guillevin International Co	1,223,214.74
10416	Habitat Systems Inc	36,699.80
10534	Hallmark Facility Services Inc	160,573.68
10227	Heritage Office Furnishings Ltd	83,663.97
10234	Hi-Lite Truck Accessories Ltd	28,426.10
10311	Hilti Canada Corporation	79,083.66
24530	Hitex North America Ltd	189,547.72
24973	Homan Roofing Ltd	35,509.70
10272	Horizon Landscape Contractors Inc	242,912.50
20383	Houle Electric Limited	184,779.75
17475	HS McDonald Contracting	85,231.50
10069	Hub Fire Engines & Equipment Ltd	31,675.85
10000	ICBC	614,969.00
26650	ICONIX Waterworks LP	220,562.88
11016	IDRS	62,219.88
30650	Imperial Security and Protection Services Ltd	26,421.00
17423	Infor (Canada) Ltd	142,914.72
26785	InfraStruct Municipal Services Ltd	111,331.34
16710	Inland Kenworth Partnership	33,254.23
26459	Integral Group Consulting (BC) LLP	39,037.50
10189	Interprovincial Traffic Services Ltd	333,593.90
11272	ISL Engineering & Land Services Ltd	261,297.28

Supplier #	Supplier Name	Amount
30695	Jade Business Law ´In Trust´	2,705,536.00
12046	Jim Pattison Developments Ltd	72,079.63
23463	JMP Landscaping & Cityscape Solutions Inc	110,374.04
26302	Kambo Energy Group Inc	29,487.64
15146	Kendrick Equipment (2003) Ltd	45,685.39
10473	Kerr Wood Leidal Associates Ltd	219,301.44
30927	Khoshkhoy, Rokhsanah	158,590.00
30430	Klohn Crippen Berger Ltd	73,557.20
15172	KMS Tools & Equipment Ltd	28,137.61
26270	Konica Minolta Business Solutions (Canada) Ltd	53,530.54
10582	Kotanko, Jolene	60,801.96
12461	KPMG LLP	115,648.00
25490	KTI Limited	43,117.93
10241	Lafarge Canada Inc	4,037,136.02
29167	Lakeview Power Systems Inc	185,892.33
27280	Lanesafe Traffic Control Ltd	958,750.57
10640	Langley Animal Protection Society	457,140.87
25647	Langley Concrete & Tile Ltd	224,136.59
12398	Langley Environmental Partners Society	313,841.40
15312	Langley Facilities Society	4,447,731.00
10264	Langley Minor Hockey Association	39,000.00
10036	Langley, City of	784,377.90
25851	LaserNetworks	34,938.16
26051	LED Roadway Lighting Ltd	1,045,649.61
23500	Lee´s Trees Ltd	84,071.00
26627	Leeburn OD	37,937.50
10048	Lehigh Materials a Division of Lehigh Hanson Materials Ltd	188,108.00
30944	Leslie Properties Ltd	47,164.75
14447	Lidstone & Company	124,985.20
28851	Little Mountain Engineering Co Ltd	55,600.00
21975	Lock-Block Ltd	34,099.28
10742	Long View Systems Corp	312,160.19
30198	Luxton Construction Inc	1,113,594.88
10651	M J Pawlowski & Associates	53,717.71
24977	Mack Kirk Roofing & Sheet Metal Ltd	148,187.54
25321	Mainland Construction Materials ULC	494,670.57
10194	Mainroad Maintenance Products	121,847.46
30530	Manorlane Homes (Yorkson) Inc	45,211.01
30673	Marlatt, David	92,078.56
10352	Mar-Tech Underground Services Ltd	526,567.22
29306	Marval North America	25,356.00
26157	Matrix Video Communications Corp	72,081.99
27321	Maxquip Inc	57,038.50
15137	McCarthy Tetrault LLP	104,123.85
29435	McCuaig & Associates Engineering Ltd	123,097.62

Supplier #	Supplier Name	Amount
24972	McDonald & Ross Construction Ltd	59,723.00
10062	McElhanney Ltd	297,759.74
10103	McRaes Septic Tank Service (FV) Ltd	306,596.68
23955	Merklinger Icemaking Co	72,187.50
19877	Merletti Construction (1999) Ltd	166,000.00
23492	Metercor Inc	64,551.53
10107	Metro Motors Ltd	775,731.81
11120	Metro Vancouver Regional District	10,853,922.38
24503	Metropolitan Compounds Inc	51,445.88
10456	Microsoft Canada Inc	101,707.35
10456	Microsoft Corporation	361,285.37
10548	Minister of Finance	8,971,998.01
10298	Mission Contractors Ltd	792,676.97
30386	MNP LLP	50,000.00
22683	Modern Purair Vancouver	39,684.00
22555	Modus	33,258.74
27365	Momentive Europe UC	30,537.80
24849	Motion Industries (Canada) Inc	133,957.65
10764	Mpowered Ventures Ltd	33,877.43
19480	Mr T Contracting Ltd	27,197.46
10154	Municipal Pension Plan - Employer	6,439,928.49
16151	MWL Demolition Ltd	129,323.98
22129	New Line Skateparks Inc	217,705.00
10624	Newlands Lawn & Garden Maintenance	150,902.00
28959	Nickel Bros House Moving Ltd	26,950.00
23877	Nonis Electrical Services	279,627.30
20581	Norseman Engineering Ltd	67,963.53
16048	Norstone Excavating	51,966.50
10181	Northern Building Supply Ltd	25,228.98
10291	Northwest Hydraulic Consultants Ltd	104,180.44
24397	Norton Rose Fulbright Canada LLP	1,145,080.93
24603	Norton Rose Fulbright Canada LLP, In Trust	308,000.00
13918	Nova Pole International Inc	65,329.92
23709	Nucor Environmental Solutions Ltd	70,545.21
17478	Ocean Pipe, a division of Lehigh Hanson Materials Limited	103,357.16
30647	Open Concept Installations Ltd	154,300.00
29114	Opta Information Intelligence Corp	40,000.00
23743	Organized Crime Agency of BC	55,577.00
10125	Otter Farm & Home Co-op	232,516.23
10391	Pacific Air Filter Ltd	32,953.79
29200	Pacific Aircraft Services Ltd	461,023.56
11269	Pacific Blue Cross - Employer Expense for Benefits	2,136,013.22
10569	Pacific Flow Control Ltd	192,675.00
25842	Pacific Solutions Contracting Ltd	50,000.00
24619	Paladin Technologies Inc	228,370.61

Supplier #	Supplier Name	Amount
25158	Panther Creative Inc	26,359.50
10912	Paratus Management Inc	35,211.36
30418	Pauillac Management Corp	83,975.00
26216	PBX Engineering Ltd	87,237.96
11355	Pedre Contractors Ltd	1,322,903.52
30733	Peninsula Plastics Ltd dba Nova Products	41,641.68
10178	Pen-West Developments Inc	28,629.20
24650	PerfectMind Inc	66,884.02
10105	Petro-Canada Lubricants Inc	27,469.82
10625	Petrovalue Products Canada Inc	821,499.82
26482	PFS Studio	32,932.26
31092	Phelp Community Society, The	44,100.00
10015	Pioneer Paving Ltd	53,318.00
14751	Planet Clean Delta	47,884.76
30652	Platinum Electric Ltd	66,077.40
30655	Polar Engineering Ltd	26,610.98
10495	Poly Pak	27,497.78
14063	PrairieCoast Equipment	40,958.36
18289	Precise MRM LLC	129,363.00
10275	Precision Service & Pumps Inc	27,658.25
10000	Premier Pacific Seeds Ltd	82,904.41
10304	Profire Emergency Equipment Inc	43,104.68
12754	Pro-Line Fence Ltd	46,910.00
30708	Pro-Shine Fleet Washing Ltd	42,505.00
26789	Prospectus Associates	51,840.00
29211	Province of British Columbia	656,773.64
15848	Quantum Lighting Inc	116,371.08
11268	R F Binnie & Associates Ltd	612,251.84
12811	RDM Enterprises Ltd	34,000.00
10683	Read Jones Christoffersen Ltd	57,450.00
10001	Receiver General for Canada	23,577,478.96
12474	Redwoods Golf Course Ltd	55,613.20
30987	Regehr Contracting Ltd	198,126.15
23087	Revolution Environmental Solutions LP dba Terrapure	132,284.76
24087	Richco Contracting Ltd	677,631.61
21869	Rimkus Consulting Group Canada Inc dba IRC Building Sciences Group I	62,557.55
10581	Riteway Tree Service Ltd	203,581.50
25548	River Valley Arborist & Landscape Services	31,556.05
18958	Roadway Traffic Products Ltd	56,410.43
10489	Rocky Mountain Phoenix	91,135.39
24407	Rogers Communications Canada Inc	80,333.52
17207	Rogers Wireless	278,975.88
10137	Rollins Machinery Limited	243,260.75
10965	Roper Greyell LLP	844,821.85
22519	Rownd About Roadsawing Ltd	55,142.28

Supplier #	Supplier Name	Amount
26111	Royal Roads University	48,046.88
25207	rSolutions	83,360.25
30257	S.i. Systems Partnership	70,000.00
10486	Safe Software Inc	26,750.00
22030	Safetek Emergency Vehicles Ltd (USD)	566,907.56
27749	Sandhill Homes Ltd	27,625.76
11259	Sandpiper Contracting LLP	545,037.08
24509	Sartori Environmental Inc	166,013.66
10360	Scarff Fencing & Welding Ltd	33,140.00
12810	SCG Process dba Smith Cameron Process Solutions	31,214.85
24358	Scooby´s Dog Waste Removal Service Ltd.	102,145.04
25324	Seyem Qwantlen Resources LP	28,499.20
27776	Sharezen Consulting Ltd	43,415.25
10000	Shaw Cablesystems GP	46,904.74
28434	Shea-Tech Systems Ltd	40,139.96
12768	Sherine Industries Ltd	40,527.21
11065	Sierra Waste Services Ltd	9,761,081.00
22091	Silverhawk Security Corporation	51,230.50
21304	Site Lines Architecture Inc	191,921.56
25412	Smith Bros. & Wilson (BC) Ltd	851,795.13
10000	SMS Equipment Inc	42,330.90
10691	Snap On Tools	30,568.59
13188	SNC Lavalin Inc	42,576.12
10250	Softchoice LP	268,388.71
11092	Southern Railway of BC Ltd	83,768.55
25456	Southwest Contracting Ltd	86,919.00
18060	SpanMaster Structures Ltd	42,003.46
19188	Spartan Controls Ltd	38,319.84
25458	Spatial DNA Informatics Inc	33,685.00
10278	Specimen Trees Wholesale Nurseries Ltd	50,684.36
19948	Spicers Canada ULC	35,491.01
10808	Sportsplex Management Ltd	662,669.28
30000	Standard Electric BC Ltd	222,405.00
29344	Steve Marshall Ford Lincoln Ltd	377,871.57
27536	Stonewater Ventures (No 182) Ltd	167,215.50
30671	Sue, Tung Choy & Chee Fung	47,619.05
30891	Sukhraj Kaur Holdings Inc	179,741.25
22601	Suncor Energy Products Partnership	1,747,270.33
10415	Super Save Disposal Inc	101,649.17
24515	Super Save Hydro Vac Inc	478,686.01
27457	Superior Asphalt Paving Ltd	93,225.79
30307	Superior City Contracting Services Ltd	820,707.00
27575	Superior Propane	67,577.05
10037	Surrey, City of	305,017.00
30649	Sutherland, Tara	43,487.50

Supplier #	Supplier Name	Amount
24859	Sutton Group West Coast Realty "In Trust"	50,000.00
18978	Sutton Road Marking Ltd	305,682.33
23965	Targa Contracting (2013) Ltd	49,909.00
10050	Telus	28,818.19
10143	Telus Communications Inc	198,172.23
10179	Telus Communications Inc c/o Telus Services	87,847.62
14886	Ten Feet Sports & Entertainment Ltd	188,407.07
10000	Terralink Horticulture Inc	54,739.12
10863	TFG Landscaping & Maintenance Ltd	82,511.00
10000	THE HOME DEPOT CANADA	72,825.02
11064	Thunderbird Plastics Ltd	29,029.50
17128	Tikal Construction Ltd	94,244.31
26522	Tinbox Energy Software Inc	204,490.49
15084	Tomko Sports Systems Inc	40,047.82
15309	Topline Electric Motors Ltd	74,600.90
11966	Tourism Langley Association	51,000.00
30159	Trecon Management Ltd	43,350.00
23271	Triple Three Trading Ltd	26,013.51
25727	Turning Point Technology Services Inc	413,885.46
29088	Turn-Key Construction Inc	530,081.67
21688	UAP Inc	146,733.45
20687	UBS Industries	30,479.95
10000	Uline Canada Corporation	46,591.78
30651	Unified Systems Inc	260,354.54
14315	UNIT4 Business Software Corporation	124,972.14
21270	United Pacific Patrol Ltd	65,261.20
10000	United Rentals of Canada Inc	148,789.57
10457	Urban Systems Ltd	225,037.05
10167	Val Mart Door Sales Ltd	75,393.07
10487	Valley Traffic Systems Inc	2,911,977.80
22594	Valleyside Contracting Services Ltd	51,400.00
22929	Valmont West Coast Engineering	48,144.12
10579	Vancouver Axle & Frame Ltd	30,721.73
12982	Vancouver Ready Mix Inc	37,808.88
23076	Vane Lawn & Garden Services (1981) Ltd	821,984.07
10722	Vimar Equipment	29,676.23
13636	Vulcan Metal Works Ltd	91,769.16
26004	Water Street Engineering Ltd	163,667.58
10870	Wedler Engineering LLP	107,719.65
14012	West Creek Farms Ltd	44,685.33
10068	Westburne West	187,508.38
23631	Western Equipment Ltd	41,196.52
20110	Westerra Equipment LP	84,144.47
25722	Westplay Corp	90,684.20
12449	WFR Wholesale Fire & Rescue Ltd	42,059.75

Supplier #	Supplier Name		Amount
24860	Whitestar Property Services Ltd		386,887.07
10247	Whitewater West Industries Ltd		72,384.00
10165	Wilco Civil Inc		30,153.00
30448	Williams Engineering Canada Inc		69,234.61
18080	WJM Contracting Ltd		91,208.46
10423	Wolseley Canada Inc		50,328.16
10441	Wood Wyant Canada Inc		100,179.46
21106	Work Truck West		38,454.80
19348	WorkSafe BC Employer Expense 2021		1,414,067.14
24004	WSP Canada Inc		299,062.42
12092	Wurth Canada Limited		29,986.78
10184	Xerox Canada Ltd		53,665.27
30019	Xylem Canada LP		26,215.65
19294	Yard At A Time Concrete (1988) Ltd		58,436.19
26674	Your Tree Source		51,880.24
10875	Zone West Enterprises Ltd		51,489.76
	Total supplier payments over $25,000	$	**190,331,365.90**
	Total aggregate supplier payments under $25,000		6,182,764.21
	Supplier Grand Total	$	**196,514,130.11**

The Schedule of Payment to Suppliers of Goods or Services is prepared on a "cash basis". This total figure will vary significantly from the expenditures shown on the consolidated financial statements that are prepared on a consolidated basis using the accrual method of accounting due to various factors including :

- *Timing differences between the cash basis and accrual method;*
- *There are payments that are not considered expenditures including payments for capital assets, and debt principal repayments;*
- *There are expenditures which do not involve an actual cash disbursement (in addition to accruals), for example amortization and loss on disposal*

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2021

SCHEDULE OF PAYMENTS MADE AS GRANTS OR CONTRIBUTIONS EXCEEDING $25,000

Association Name		Amount
Langley Care Foundation	$	33,000
Langley Rugby Club		216,800
Salvation Army Gateway of Hope		100,000
Tourism Langley Association		391,721
Total Grants & Contributions	**$**	**741,521**

ATTACHMENT B



Township of Langley
Est. 1873

ANNUAL REPORT 2021

For Fiscal Year Ending December 31 • Published June 2022

Front cover: McLeod Athletic Park
Photo credit: @andrewdoranphoto

Back cover: Walnut Grove Community Centre

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See separate 2021 financial report booklet for audited financial statements.



MAYOR'S MESSAGE

2021 proved to be another extraordinary year as the Township of Langley cared for our community while staying safe and strong.

As we entered the second year of the COVID-19 pandemic, the uncertainty and challenges it created meant that health and safety continued to be everyone's priority. The Township, following the BC government's multi-step restart plan, adapted to constantly changing circumstances to protect our community members and employees.

Having lived in this community for more than 40 years, and serving as mayor for over a decade, I know that the Township of Langley is resilient, and that people are our most valuable resource. Our residents, volunteers, and businesspeople can be counted on at all times to support one another – I am truly grateful for them, the members of Council, and our dedicated Township employees who work so hard to keep us on track.

While it was not quite business as usual in 2021, the ongoing efforts of those who live and work here, the commitment of local frontline workers and emergency personnel, and the arrival of vaccines allowed us to move forward, succeed, and celebrate in this unusual year.

In 2021, we recognized our volunteers, senior citizens, and pioneers; held a virtual Canada Day event; put on a Mayor's Gala with Township firefighters that raised money for the Langley Hospice Society; and promoted environmental stewardship through events that were held virtually, outdoors, or modified for everybody's safety.

To support our economy, an online Langley Business Resilience Program was created to provide the tools, training, and techniques that local businesses needed to meet the demand for online shopping and emerging health and safety standards.

The way the Township of Langley connects, works, innovates, engages, includes, and sustains was recognized when we hosted the Intelligent Community Forum virtual conference with the City of Maple Ridge. There, the Township was named a Smart21 Community, and later, one of the world's Top 7 Intelligent Communities for 2021.

A strengthened Tree Protection Bylaw and the addition of electric vehicle charging ports at the Operations Centre moved us closer to our environmental sustainability goals. Creation of a new space for arts, culture, and heritage got underway as ground was broken on Salishan Place by the River, a project being developed in Fort Langley in partnership with q̓ʷɑːn̓ƛ̓ən̓ (Kwantlen) First Nation and in collaboration with the q̓iċəy̓ (Katzie), Máthkwi (Matsqui), and se'mya'me (Semiahmoo) First Nations.

Classroom spaces, an amphitheatre, and a garden will be provided thanks to the Langley Heritage Society and local businesses. The project also benefited from a $700,000 provincial grant through the Community Economic Recovery Infrastructure Program.

Other levels of government also supported projects that will greatly enhance our transportation networks through the expansion of SkyTrain to Langley and Surrey and the widening of Highway 1 between 216 and 264 Streets.

More information about what we have achieved and what we hope to accomplish in the future is featured in the 2021 Annual Report, which I am pleased to present on behalf of Township of Langley Council.

To learn more, visit us online at **tol.ca** and stay connected through our eNewsletters and social media.



Jack Froese, Mayor



2018-2022 COUNCIL

FRONT ROW – LEFT TO RIGHT:

Councillor Kim Richter
Councillor Margaret Kunst
Mayor Jack Froese
Councillor David Davis
Councillor Petrina Arnason

BACK ROW – LEFT TO RIGHT:

Councillor Blair Whitmarsh
Councillor Steve Ferguson
Councillor Eric Woodward
Councillor Bob Long

2021 COMMITTEES

Local and regional committees involving Council, employees, and community members are important for representing the Township of Langley on a variety of civic matters and emerging issues.

Council Advisory Committees

- Agricultural Advisory and Economic Enhancement Committee
- Heritage Advisory Committee
- Recreation, Culture, and Parks Advisory Committee
- Seniors Advisory Committee

Mayor's Standing Committees

- Mayor's Standing Committee on Development Management Process Review
- Metro Vancouver - Board
- Metro Vancouver - George Massey Crossing Task Force
- Municipal Finance Authority
- TransLink Board

Legislative Requirement Appointments

- Board of Variance
- Parcel Tax Roll Review Panel

Governance Appointments

- The Mayors' Council on Regional Transportation

Organizational Appointments

- BC Farm Machinery and Agriculture Foundation (AGM only)
- CP Community Advisory Panel
- E-Comm Board of Directors
- FCM Standing Committee
- Fraser Health Municipal Government Advisory Council
- Fraser Valley Regional Library Board
- Healthier Community Partnerships
- Joint School District No. 35/Municipal Liaison Committee
- Langley Refugee and Immigrant Advisory Committee
- Langley Supportive Housing Project Community Advisory Committee
- Langley Sustainable Agriculture Foundation
- Metro Vancouver Indigenous Relations Committee
- Metro Vancouver - Climate Action
- Metro Vancouver - Electoral Area Committee
- Metro Vancouver - Finance and Intergovernment
- Metro Vancouver - Housing Committee
- Metro Vancouver - Liquid Waste
- Metro Vancouver - Mayors Committee
- Metro Vancouver - Regional Parks Committee
- Metro Vancouver - Regional Planning Committee
- Metro Vancouver - Water
- Metro Vancouver - Zero Waste Committee
- Salvation Army Gateway of Hope Community Council
- Tourism Langley Board of Directors
- Tree Protection Advisory Committee



ADMINISTRATOR'S MESSAGE

An outline of the year's achievements and a look ahead to the future is featured in the 2021 Annual Report.

As the Township of Langley's Chief Administrative Officer, I am pleased to present this overview of the year past, along with a glimpse into what our municipality plans to accomplish in the years to come.

The Township of Langley is a growing, thriving community that people want to live and work in. With a mix of beautiful landscapes and vibrant urban centres, housing options, desirable amenities, and a robust economy, our municipality offers a lifestyle that appeals to people from all walks of life.

A great sense of pride comes from being part of a municipality that presents such exceptional opportunities, and it is rewarding to provide the services and infrastructure that community members depend on every day. As the number of people and businesses who choose to make the Township their home grows, planning and vision is required to guide the community forward in a way that is environmentally, socially, and financially sustainable. This course of action is set by Township Council and carried out by knowledgeable and skilled employees.

The size and scope of our municipality, which covers 316 square kilometres and is made up of six distinct communities surrounded by rural land, means caring for our community comes with some challenges – and 2021 saw an extension of unprecedented circumstances.

As the COVID-19 pandemic continued, the Township adapted to ensure that the necessities that our residents depend on were efficiently delivered, while following provincial orders to protect the safety and health of our staff and the public.

Extreme weather, unlike anything we have ever experienced, also wreaked havoc. A heat dome tragically claimed lives, caused forest fires, and destroyed an entire BC community; an atmospheric river and devastating flooding followed; and the year culminated with snow and record-breaking cold temperatures. Township crews worked diligently to mitigate the impacts of these extraordinary conditions, which caused some infrastructure damage and road and trail closures, but did not result in the destruction experienced by other communities.

There were also many positive outcomes in 2021 as work progressed at the Township. The municipality received $500,000 from the provincial Ministry of Municipal Affairs to support our transition to an online development application process, as recommended by the Mayor's Standing Committee. As well, along with the City of Langley, we were pleased to welcome a new Officer-In-Charge of the Langley RCMP Detachment.

The Township of Langley also recognized past members of Council for their commitment to the community, by renaming the library at Walnut Grove Community Centre the Dean Drysdale Library and dedicating the park at Langley Regional Airport in honour of Grant Ward.

An overview of our progress during yet another extraordinary year is provided in this document, along with a snapshot of our future goals, and a financial and statistical overview of our operations. Whether you are new to the community or a long-time resident, I hope you find these documents useful and informative

Stay connected with the Township through our eNewsletters and social media, and visit us online at **tol.ca**.



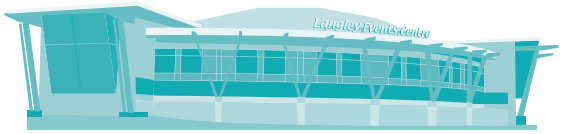
Mark A. Bakken, Chief Administrative Officer

TOWNSHIP AT A GLANCE

The Township of Langley takes pride in offering world-class infrastructure, amenities, and services to provide an exceptional quality of life to those who live, work, and play here.

POPULATION
145,120

KILOMETRES OF WATER MAINS 599



13 RECREATION CENTRES AND CULTURE FACILITIES

40.2
AVERAGE AGE

CONSTRUCTION VALUE IN BUILDING PERMITS
$719 MILLION

53
ELECTRIC VEHICLE CHARGING PORTS ACROSS THE TOWNSHIP

907 KILOMETRES OF ROADWAYS

46 BRIDGES

7 FIRE HALLS

81 PLAYGROUNDS

COMMUNITY AND CAPITAL IMPROVEMENT GRANTS
$326,654

PARKS
86

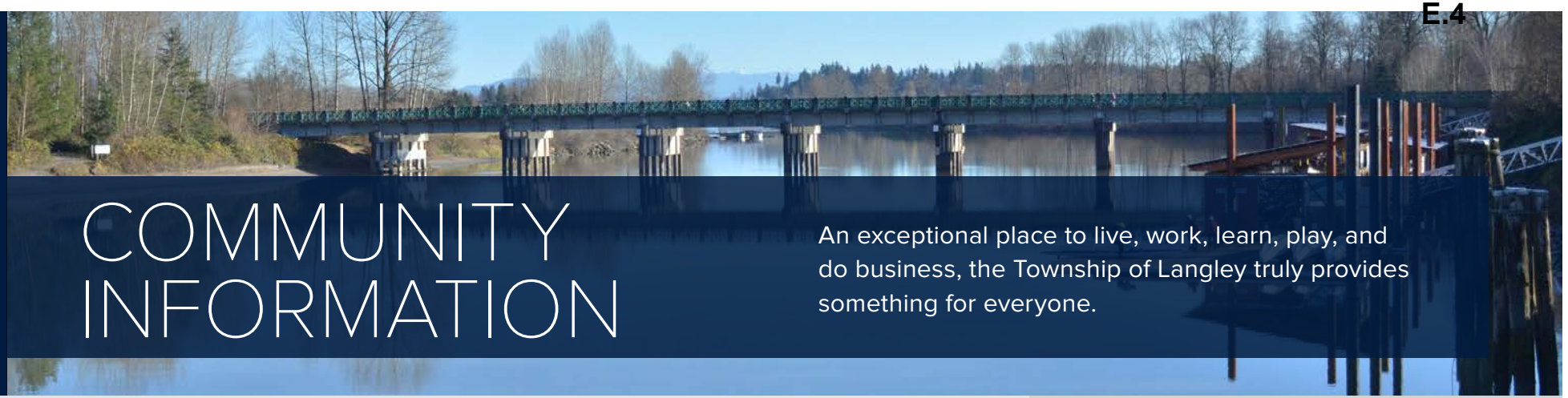
82
SPORT FIELDS

PERMISSIVE TAX EXEMPTIONS
$1,536,662

33
SANITARY SEWER LIFT STATIONS

6,825
ACTIVE BUSINESS LICENCES

2,147
HOUSING STARTS



COMMUNITY INFORMATION

An exceptional place to live, work, learn, play, and do business, the Township of Langley truly provides something for everyone.

Regional Overview

The Township of Langley acknowledges that we are on the traditional territories of the Kwantlen, Katzie, Matsqui, and Semiahmoo First Nations.

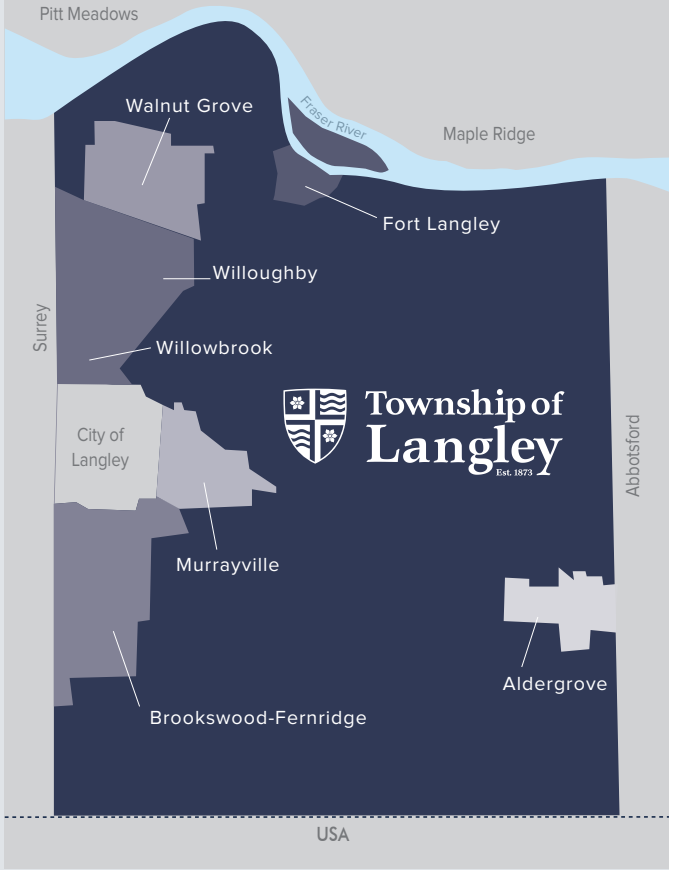
We are one of the fastest growing municipalities in Metro Vancouver, and it is easy to see why. With a unique mix of rural and urban lifestyles and landscapes, our community takes great pride in our past and honours our heritage as we create a thriving, sustainable future for generations to come.

Centrally located 45 minutes east of Vancouver in southwestern British Columbia, the Township of Langley is part of both the vibrant Lower Mainland and the agriculture-rich Fraser Valley.

A "community of communities," the Township is home to six urban centres, all with distinct attractions to discover, and surrounded by natural beauty and rural areas. Bordered by the United States to the south and the Fraser River to the north, the Township is crossed by the Trans-Canada Highway.

Incorporated in 1873, the Township of Langley has deep roots in our province's history. It was in Fort Langley – the Birthplace of BC – where Governor James Douglas made the proclamation which created the crown colony of British Columbia in 1858.

To learn more about the Township of Langley, visit **tol.ca** and stay connected through our eNewsletters and social media platforms (follow @LangleyTownship on Facebook, Instagram, Twitter, LinkedIn, and YouTube).



ALDERGROVE



Population: 12,820

Features:

Housing, border crossing, festivals, golf courses, highway access, hotels, industrial area, manufacturing, restaurants, shopping, rural land, and tourist attractions.

Recreation, Culture, and Library Facilities:

Aldergrove Credit Union Community Centre, Aldergrove Kinsmen Community Centre, Aldergrove Library, Otter Co-op Outdoor Experience

Parks:

- Aldergrove Athletic Park
- Aldergrove Kinsmen Heritage Park
- Aldergrove Rotary Park
- Aldergrove Tot Lot
- Bertrand Creek Dog Park
- Creekside Park
- Fraser Greenway
- George E. Ross Park
- Jackman Wetlands Park
- Philip Jackman Park
- Springfield Park
- Vanetta Park

Future Plans:

Public engagement opportunities will involve the community, and include Aldergrove residents, businesses, organizations, First Nations, and visitors, to get input on potential uses and ideas for the Aldergrove Gateway Site located at 27030 Fraser Highway. A new sanitary trunk sewer will be constructed between Fraser Highway at 265A Street and 29 Avenue at 264 Street to service industrial development in west Aldergrove. Upgrades will be made to the Aldergrove Water Treatment Plant's water filtration system and to the East Aldergrove Reservoir, including piping improvements and the installation of a chlorinator. A new sanitary lift station and a pressurized force main sewer pipe will be constructed on 24 Avenue at the 26600 block to replace the existing 24 Avenue sewage lift station.

BROOKSWOOD-FERNRIDGE



Population: 13,650

Features:

Housing, festivals, natural spaces and conservation areas, restaurants, service businesses, shopping, and tourist attractions.

Recreation, Culture, and Library Facilities:

Brookswood Library, BMX Bike Track, George Preston Recreation Centre

Parks:

- Bell Park
- Brookswood Park
- Brookswood Skateboard Park
- Dale Ball Passive Park
- East Brookswood Park
- Highpoint Park
- Noel Booth Community Park
- Rees-Callard Natural Park
- Wiser Natural Area
- Zazulak Park

Future Plans:

A new sanitary force main will be constructed on 24 Avenue from 196 Street to 200 Street, followed by road and intersection improvements that will include improved facilities for cyclists and pedestrians, and a new traffic signal at 200 Street at 24 Avenue. Water quality improvements will be undertaken to address iron and manganese levels from groundwater sources, along with water main upsizing on 32 Avenue at 205 Street to Township Well #9, and construction of a booster station to provide adequate water pressure east of 208 Street. The tennis courts at Noel Booth Community Park will be resurfaced. Upgrades will be undertaken at Brookswood Activity Park, adjacent to the George Preston Recreation Centre.

FORT LANGLEY



Population: 3,620

Features:

Housing, golf courses, historic landmarks, service businesses, shopping, restaurants, tourist attractions, and trails.

Recreation, Culture, and Library Facilities:

Fort Langley Library, Langley Centennial Museum, Langley Rowing and Paddling Centre

Parks:

- Bedford Landing Plaza
- Fort Langley Community Park
- Fort Langley Spirit Square
- Hudson Bay Park
- Marina Park
- Salmon River Natural Area

Future Plans:

A new spray park will be constructed at Fort Langley Community Park and redevelopment of that park will be explored through public engagement opportunities. Construction on Salishan Place by the River will continue, including an outdoor amphitheatre and Indigenous garden, with a planned opening in 2023. Continuation of the Trans Canada Trail for cyclists and pedestrians will be constructed over the CN rail line, from the Fraser River waterfront to the Fort Langley Historic Site. Pedestrian and cycling infrastructure will be extended on 96 Avenue from Trattle to Wright Streets. Chlorination and pH adjustment upgrades will be completed at the Fort Langley Well. Exploration and design of a new well will be undertaken in the Fort Langley area to augment the drinking water supply in North Langley.

MURRAYVILLE



Population: 11,380

Features:

Housing, golf courses, historic landmarks, hospital, regional airport, restaurants, service businesses, shopping, and tourist attractions.

Recreation, Culture, and Library Facilities:

Murrayville Library, Rotary Club Interpretive Centre, W.C. Blair Recreation Centre

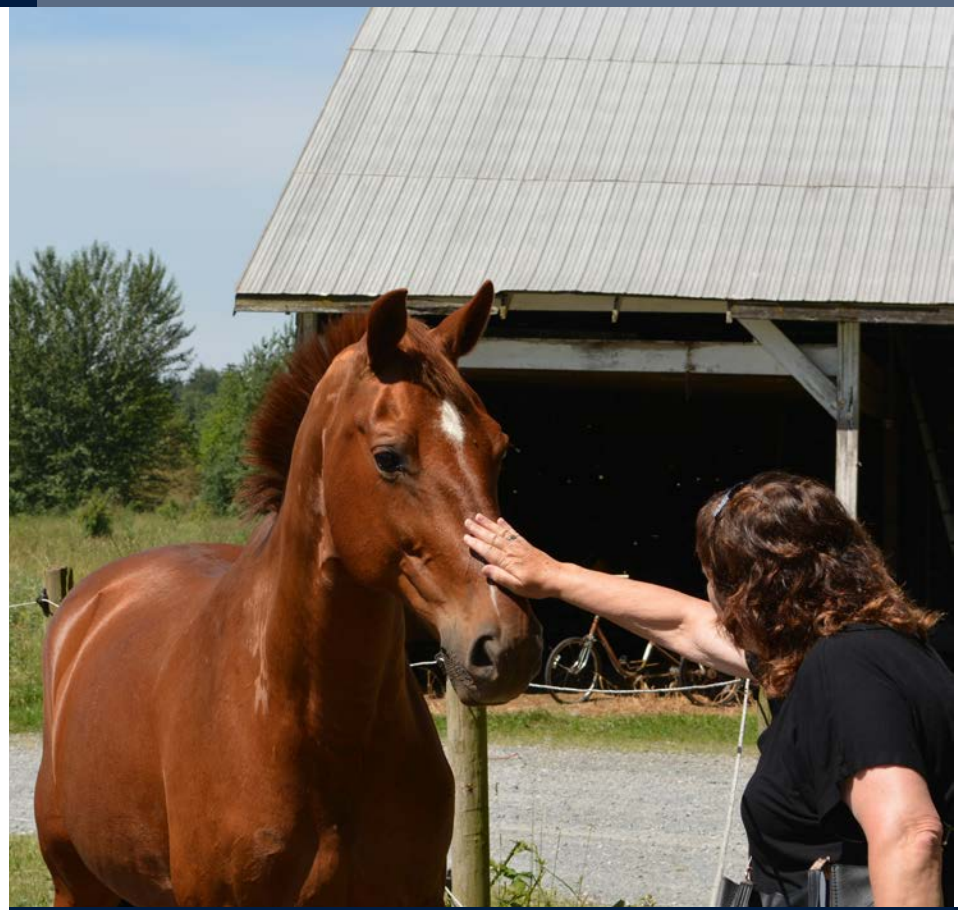
Parks:

- Arthur Rose Park
- Denny Ross Memorial Park
- Derek Doubleday Arboretum
- Five Corners Park
- James Hill Park
- Jubilee Parkette
- Macklin Corner Parkette
- McLeod Athletic Park
- Murrays Corner Park
- Murrayville Outdoor Activity Park
- Old Yale Park
- Porter Park

Future Plans:

W.C. Blair Recreation Centre will undergo a 300-square-metre facility renovation that will merge and expand the weight rooms and cardio spaces, add a steam room, and include upgrades to the plumbing, electrical, and mechanical systems. A traffic signal will be installed at 216 Street and 52 Avenue. The existing traffic signal on Fraser Highway at Old Yale Road will be modified to facilitate access to the Derek Doubleday Arboretum in conjunction with parking lot upgrades. 56 Avenue will be widened from the Nicomekl Bridge to 216A Street and include cycling and pedestrian improvements. 221A Street will be widened and pedestrian facilities will be installed between 50 and 52 Avenues. Water quality improvements will be undertaken to address iron and manganese levels from groundwater sources, and a new water main will be constructed on 224 Street from Fraser Highway to Old Yale Road. Connection from the east Langley water main will allow additional Metro Vancouver water to supplement the water supply in Murrayville.

RURAL AREA



Population: 25,410

Features:

Housing, agri-businesses, equestrian centres, farms, golf courses, tourist attractions, trails, cideries, distilleries, and wineries.

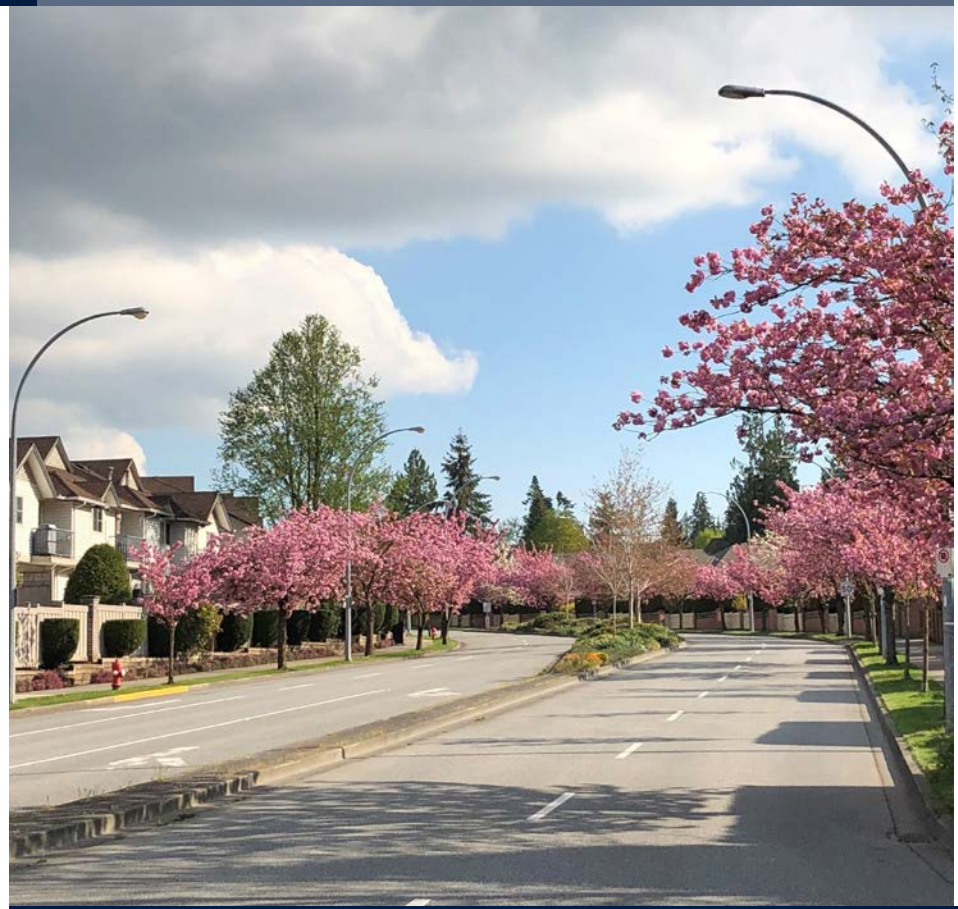
Parks:

- Bluff Park
- Brown Park
- Jackman Wetlands Park
- Kelly Lake
- McLellan Natural Forest Park
- McMillan Park
- Milaster Natural Park
- Milner Park
- Municipal Natural Park
- Nathan Creek Wetlands Park
- Otter Park
- Ponder Park
- Steele Park
- Williams Park

Future Plans:

Stormwater culverts will be replaced in the 21700 block of 64 Avenue, the 21500 block of 40 Avenue, the 8700 block of 252 Street, the 24200 block of 63 Avenue, the 7800 block of Telegraph Trail, and the 2280 block of 216 Street. Widening of Fraser Highway will continue from the 24300 block through the 25000 block, including multi-use paths on both sides and upgrades to the intersection at 244 Street. The municipal water supply will be extended through the construction of a water main on 56 Avenue from 250 Street to Gloucester Way. Bank erosion stabilization works will be completed near the Salmon River at the 24300 block of 56 Avenue. Nathan Creek sediment pond improvements will be undertaken near the 7000 block of 272 Street. A drainage improvement project will be undertaken in the Yorkson Lowlands, including construction of wetlands and enhancement of the ecological habitat near the 10100 block of 208 Street.

WALNUT GROVE



Population: 25,600

Features:

Housing, entertainment, golf courses, highway access, hotels, office towers, restaurants, service businesses, shopping, and tourist attractions.

Recreation, Culture, and Library Facilities:

Dean Drysdale Library, Walnut Grove Community Centre

Parks:

- Alex Hope Park
- Derby Hills Park
- Discovery Town Park
- Dog Off-Leash Park
- Dorothy Peacock Park
- Forest Hills Park
- Holmstead Park
- Hope Redwoods Natural Area
- James Kennedy Park
- McClughan Park
- Telegraph Trail Park
- Topham Park
- Walnut Grove Community Park
- West Langley Park
- Yeomens Heritage Parkette

Future Plans:

The west side of McClughan Park will be redeveloped to include washroom facilities and community garden beds. Design and replacement of the sewer main on 204 Street between 88 and 96 Avenues will be undertaken to address capacity issues. 216 Street will be widened between 88 Avenue and Telegraph Trail and include cycling and pedestrian facilities. 96 Avenue will be widened from 204 Street to 208 Street and include multi-use paths, a median, left turn lanes, and street lighting.

WILLOUGHBY-WILLOWBROOK



Population: 52,640

Features:

Housing, entertainment, highway access, hotels, office towers, restaurants, service businesses, shopping, and transit exchange with parking.

Recreation, Culture, and Library Facilities:

Langley Events Centre, Muriel Arnason Library, Willoughby Community Park Amphitheatre, The Tennis Centre

Parks:

- Ellens Park
- James Anderson Park
- Langley Meadows Park
- Langley Skateboard Park
- Lynn Fripps Park
- Meadows Edge Park
- R.C. Garnett Park
- Richard Bulpitt Park
- Routley Park
- Warren Place Park
- West Willoughby Park
- Wiggins Place Park
- Willoughby Community Park
- Willowbrook Park
- Woodland Drive Park
- Yorkson Community Park

Future Plans:

Road widening projects are planned for the frontage of Yorkson Community Park on 80 Avenue from 204 to 208 Streets and on 82 Avenue from 207 Street west to Yorkson Creek; the west half of 202A Street from the 7900 block to 80 Avenue; and on the south side of 80 Avenue from the 20100 block to 202A Street, which will also include sanitary sewer upgrades. Traffic signals will be added to the intersection at 62 Avenue and 203 Street and at 68 Avenue and 196 Street. 212 Street will be constructed between 76 and 83 Avenues. A new water booster station will be constructed in the Jericho neighbourhood to increase water capacity to Willoughby. On completion of construction of Metro Vancouver's Jericho water reservoir structure at 72 Avenue and 204 Street, a publicly accessible view park will be constructed on the roof to include outdoor fitness and pickleball courts, seating areas, landscaping, and parking. Two neighbourhood parks will be constructed adjacent to new elementary schools at 204B Street and 78 Avenue and at 82 Avenue east of 201 Street, and will include playing fields, playgrounds, trails, and landscape areas. Yorkson Community Park development will continue with construction of a partially covered skatepark and parking along 80 and 82 Avenues. A stormwater culvert will be rehabilitated on 64 Avenue near 201 Street.



COMMUNITY AND CAPITAL IMPROVEMENT GRANTS

The total of all grants to non-profit organizations distributed in 2021 was $326,654.

2021 Recipients

Alder Grove Heritage Society
Aldergrove Agricultural Fair and Festival Association
Aldergrove Business Association
Aldergrove Coghlan Hall Society
Aldergrove Community Association
Aldergrove Community Secondary School
BBall Nationals
B.C. Farm Museum Association
Brookswood Secondary School
Brookswood Village Merchants Association
Canadian Animal Rescue and Extended Shelter Society
Canadian Red Cross
Creative Compass Society
Credo Christian School
D.W. Poppy Secondary School
Encompass Support Services Society
Flip City Gymnastics
Fort Gallery
Fort Langley Community Association
Fort Langley Community Improvement Society
Fort Langley Lions
Fraser Region Community Justice Initiatives Association
Fraser Valley Diving
Gateway of Hope
Harmsworth Community Association
Inclusion Langley Society
KidSport Langley
Jackman Wetlands Disc Golf Society
Langley Animal Protection Society (LAPS)
Langley Arts Council
Langley Care Society
Langley Christian School
Langley Community Chorus
Langley Fine Arts School
Langley Fundamental School
Langley Hospice Society
Langley Human Dignity Coalition
Langley Literacy Association
Langley Meadows Community Association
Langley Mustangs Track & Field
Langley Players Drama Club
Langley Pos-Abilities Society
Langley Rugby Club
Langley School District Foundation
Langley Secondary School
Langley Ukulele Association
Langley Volunteer Bureau
Lower Fraser Valley Aboriginal Society
Milner Community Association
Murrayville Community Memorial Hall Society
R.E. Mountain Secondary School
Rotary Club of Aldergrove
Volunteer Cancer Drivers Society
Walnut Grove Secondary School
Willoughby Community Hall Society



SUSTAINABILITY CHARTER

The Sustainability Charter, adopted by Council on June 23, 2008, is the result of research, expert advice, and community input.

Our Sustainability Vision is to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced.

Sustainability Principles

- Leadership: Council will provide leadership for a sustainable future.
- Long Term Commitment: Council will focus on enhancing the quality of life of the current generation and leaving a sustainable legacy for future generations.
- Community Involvement: Council believes that open, inclusive, and consultative community involvement is vital to effective decision making.
- Regular Reporting: Council will implement a plan for the Sustainability Charter as part of its annual budget process and will report on the progress in achieving the Sustainability Goals on an annual basis.

Sustainability Goals

Social/Cultural Goals

- Celebrate our heritage
- Protect our people and properties
- Build corporate and community capacity
- Provide and support community-based leisure opportunities
- Nurture a mindset of sustainability

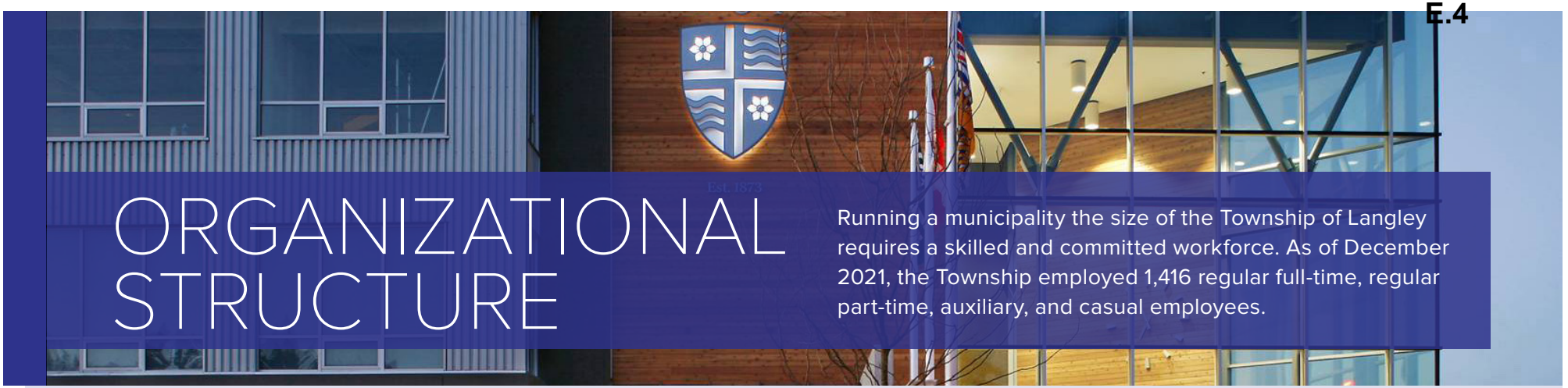
Economic Goals

- Achieve fiscal stability and fiscal health
- Develop livable and vibrant communities
- Strengthen our economy
- Invest in effective infrastructure
- Integrate transportation into community planning

Environmental Goals

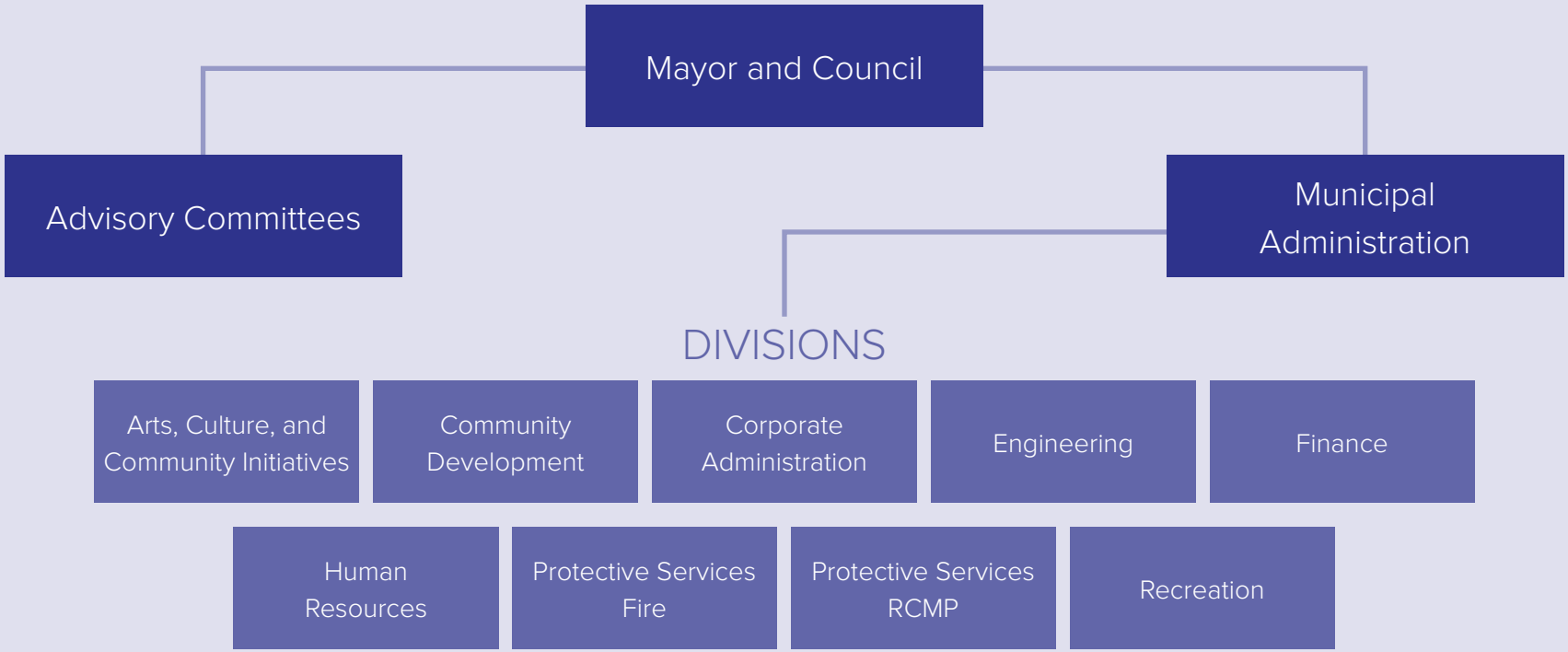
- Conserve and enhance our environment
- Increase biodiversity and natural capital
- Respect our rural character and rural heritage
- Reduce energy consumption
- Promote stewardship

For a full version of the Sustainability Charter, visit **tol.ca**.



ORGANIZATIONAL STRUCTURE

Running a municipality the size of the Township of Langley requires a skilled and committed workforce. As of December 2021, the Township employed 1,416 regular full-time, regular part-time, auxiliary, and casual employees.



Each and every employee is vital to ensuring the needs of our residents are met. Township employees' commitment to promoting a culture of exceptional service is supported by Expect Excellence, which inspires all employees to be public sector leaders in customer service.

expect excellence



ARTS, CULTURE, AND COMMUNITY INITIATIVES

Working with many diverse community groups, this division organizes, coordinates, and delivers arts and cultural programs and events that make the Township a fun and vibrant community. The ACCI division is responsible for community grants, public art initiatives, community celebrations, the operations of the Langley Centennial Museum, and the provision of library services through the Fraser Valley Regional Library System.

Staff work with and support numerous volunteer-based, non-profit stakeholders and community partners, to facilitate significant beneficial initiatives and projects in the community that promote arts, culture, multiculturalism, and heritage. This division also coordinates the ever-popular Summer Festival Series at the Willoughby Community Park amphitheatre.

Contact Information: 604.532.7562 or artsinfo@tol.ca





COMMUNITY DEVELOPMENT

Providing leadership for the development of a sustainable community, Community Development is focused on creating neighbourhoods that meet the needs of residents and businesses now and in the future. This division helps manage growth while respecting the environment and protecting our heritage.

Seven departments provide professional services and advice to the public, developers, consultants, staff, and Council. Community Development plans communities, coordinates development and building permit applications, issues business licences, and provides bylaw enforcement services. This division also establishes Development Cost Charges, encourages the use of green features, and ensures new development and infrastructure complies with bylaws, codes, and standards.

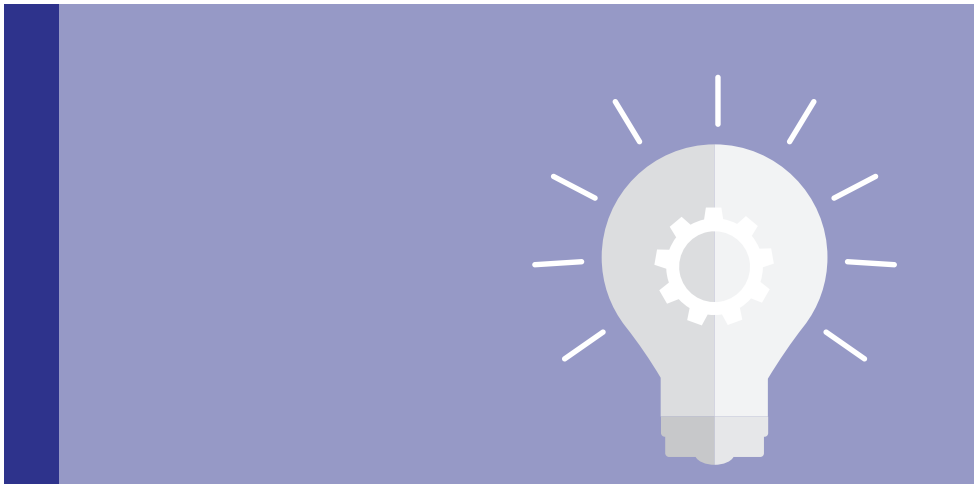
Contact Information: 604.533.6034 or cdinfo@tol.ca

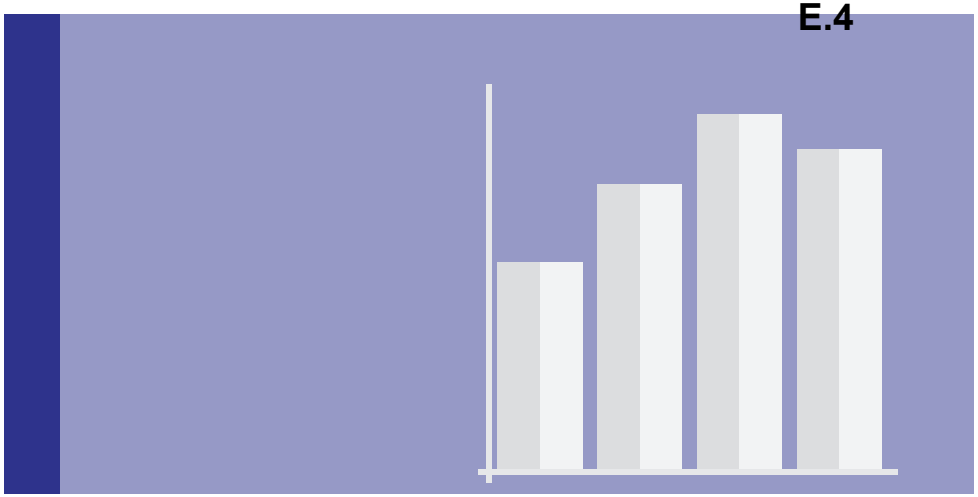
CORPORATE ADMINISTRATION

Strategic leadership and communication are keys to success. Corporate Administration provides corporate leadership and a wide variety of business functions and services that create the link between Township Council, municipal divisions, and the public.

This division supports Mayor and Council, oversees legislative procedures and requirements, manages municipal land and properties, delivers and maintains technology, leads communications and marketing, facilitates economic investment and development, supports and administers filming productions, provides logistical and planning support for corporate events, oversees Freedom of Information requests, and manages corporate records.

Contact Information: 604.532.3528 or info@tol.ca





ENGINEERING

Regardless of where you look in the Township of Langley, you will see projects and services provided by the Engineering Division. From clean water delivered to homes and waste water flushed away, to garbage, organics, and recycling collection, and the conservation of our urban forest, this diversified team does it all.

Staff in five integrated departments work in collaboration for the maintenance of the Township's water, sewer, stormwater, road systems, municipal buildings, airport, parks, trails, cemeteries, and fleet vehicles. Traffic safety, environmental protection through education and public programs, energy conservation, climate change planning, and project design and management for major infrastructure installation make up this division's diverse responsibilities.

Contact Information: 604.533.6006 or enginfo@tol.ca

FINANCE

Money matters and no one knows this better than the four departments within the Finance Division. In managing the Township's fiscal affairs, this division monitors expenditures, ensures internal financial systems operate effectively, and constantly looks at ways to deliver services more efficiently.

Finance staff ensure that taxes and utility charges are collected, goods and services are purchased, and suppliers and customers get paid. Finance also develops operating and capital budgets, manages liability claims and insurance, and prepares annual and quarterly financial statements and reports.

Contact Information: 604.533.6022 or fininfo@tol.ca



HUMAN RESOURCES

This division takes care of one of our most important assets: our people. Human Resources provides services and resources for employees who are members of the Canadian Union of Public Employees Local 403, the International Association of Firefighters Local 4550, and our exempt and casual employees.

The division provides expertise on people-related issues, recruits employees, provides training, and ensures that a healthy and safe work environment for all employees is maintained. Human Resources also oversees collective bargaining and labour relations, provides job evaluations, organizes employee recognition and wellness programs, and processes payroll, T4s, and benefits.

Contact Information: 604.533.6061 or hrinfo@tol.ca



RECREATION

Those looking for a vibrant, healthy, active community will find it right here in the Township of Langley. Whether there is a desire to learn, play, or grow, Recreation has created an abundance of options.

Dedicated staff ensure quality and excellence are at the forefront of this division's operations. Each year, staff create unique options for residents, ensuring there are numerous programs and events for sport and recreation. Whether it is a love of nature, a thirst for fun and entertainment, or the quest for a healthy lifestyle, the Township can accommodate it all. Recreation has created an environment filled with community and recreation centres, indoor and outdoor swimming pools, ice rinks, and more.

Contact Information: 604.533.6086 or rec@tol.ca



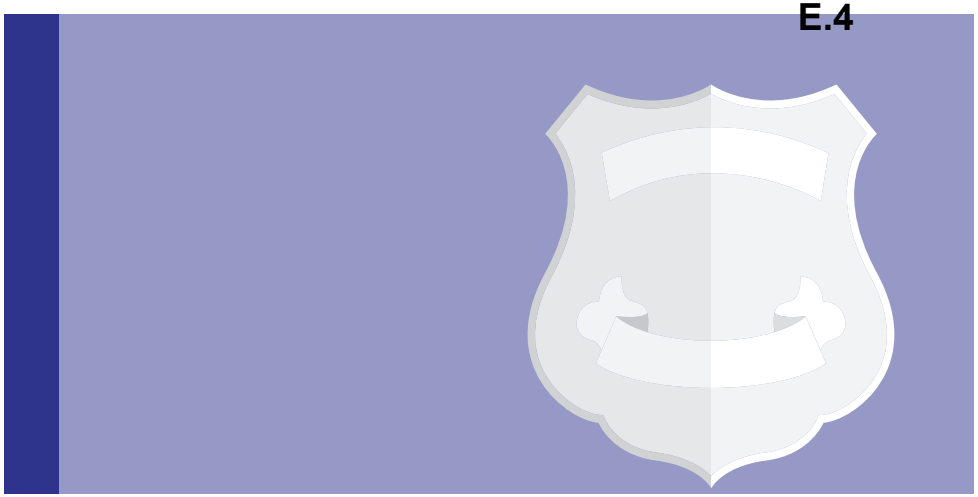
PROTECTIVE SERVICES – FIRE

The Township of Langley's Fire Department is a composite fire service made up of paid-call and career staff. As of December 31, 2021, there were 88 IAFF career suppression firefighters, 98 paid-call suppression firefighters, 12 administrative staff, and 8 chief officers. This division coordinates emergency planning, prevents fires through education and planning, conducts fire investigations, and trains staff, the public, and other agencies.

There are seven fire halls in the Township of Langley:

- Fire Hall 2 – Fort Langley: 23137 – 96 Avenue
- Fire Hall 3 – Aldergrove: 26316 – 30A Avenue
- Fire Hall 4 – Willoughby: 20253 – 72 Avenue
- Fire Hall 5 – Brookswood: 20355 – 32 Avenue
- Fire Hall 6 – Murrayville: 22170 – 50 Avenue
- Fire Hall 7 – Otter: 3876 – 248 Street
- Fire Hall 8 – Walnut Grove: 9580 – 208 Street

Contact Information: 604.532.7500 or fireinfo@tol.ca

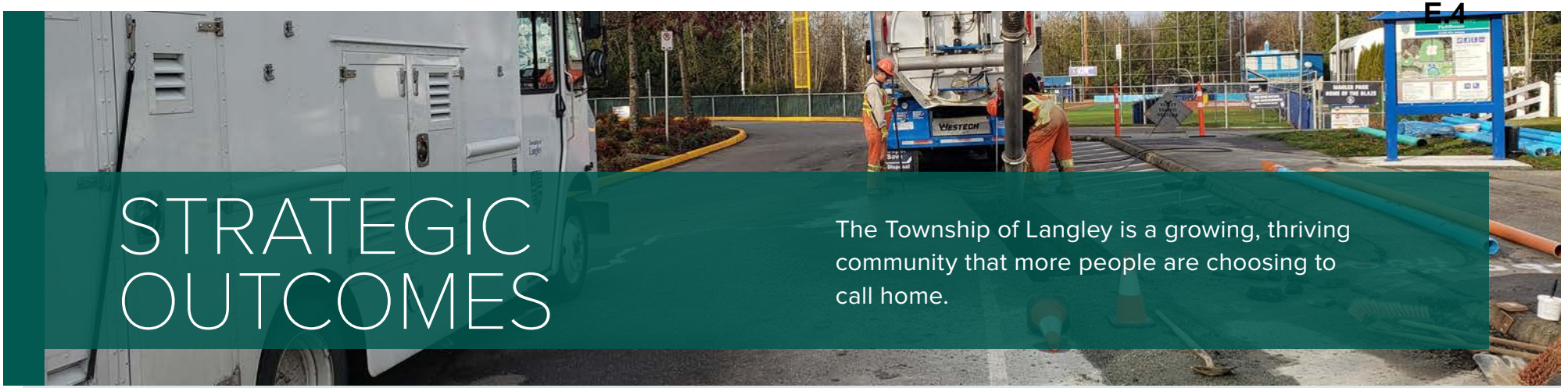


PROTECTIVE SERVICES – RCMP

These are the people we count on to keep our communities safe. The Langley RCMP creates safer communities through enforcement, education, and awareness. From investigating serious offences to working with residents and businesses to reduce crime, the RCMP targets hot spots, responds to public safety issues, and provides programs to solve problems.

The Langley RCMP Detachment follows up on over 150-200 calls per day, investigates over 50,000 files per year, and helps reduce collisions through education and enforcement. Further, the Detachment has a proactive Community Policing Program, including School Resource Officers and an expanded Mental Health Unit, as well as a robust Victim Services and Client Support Program.

Contact Information: 604.532.3200 or langleyrcmp@rcmp-grc.gc.ca



STRATEGIC OUTCOMES

The Township of Langley is a growing, thriving community that more people are choosing to call home.

In the Township of Langley, plans are constantly being made and projects identified to meet the needs of our growing community and lay the foundation for the future. In 2021, ideas were put into action and work was undertaken in all Township communities to create and update facilities, enhance infrastructure, and upgrade road networks and utilities to ensure residents stay safe, active, and on the move.

We Enhance Our Communities

Aldergrove

A left turn signal was installed at 272 Street and 28 Avenue. The force main at 272 Street was replaced. The first phase of upgrades at Aldergrove Athletic Park's skateboard facility was completed. Enhancements at Aldergrove Rotary Park, including the addition of pickleball courts, parking, and a children's play area, were initiated. Work began on chlorinator and piping improvements to the East Aldergrove Reservoir, and on the sewer extension at 26B Avenue between 272 and 274 Streets.

Brookswood-Fernridge

Safety upgrades continued at George Preston Recreation Centre. Construction began on a new lift station and force main on 24 Avenue from 196 to 200 Streets, and on the water main extension along 28 Avenue from 196 to 200 Streets. Road and intersection improvements at 24 Avenue from 196 to 200 Streets got underway.

Fort Langley

Ground was broken on the construction of Salishan Place by the River. A traffic signal was installed at the Glover Road and 96 Avenue intersection. Erosion control along the Fort-to-Fort Trail began. Work to improve the Marina Park Boat Launch and expand the Fort Langley Cemetery continued.

Murrayville

Phase 1 of the installation of a trunk water main at 224 Street between the 52 Avenue Pump Station and Old Yale Road was completed. Work began on widening 56 Avenue from Nicomekl Creek to 213A Street and improving traffic signalization at Fraser Highway and Old Yale Road. Pedestrian improvements near McLeod Athletic Park on 213A Street, 57A Avenue, and 214A Street continued. Enhancements at Derek Doubleday Arboretum got underway.



Rural Area

A children's play area at Milner Park was built. Intersection improvements at 56 Avenue and 240 Street, and at 16 Avenue and 272 Street, were completed. The extension of the water main at Tall Timbers was completed. Culverts were replaced on 272 Street, 252A Crescent, and the 22800 and 24400 blocks of 16 Avenue. Development of a trail and site masterplan for Milaster Natural Park started. Improvements to the Rawlison Crescent and Glover Road intersection got underway, along with the traffic signal and rail crossing integration at 216 Street and Glover Road. Work got underway to widen Fraser Highway from 24600 block to 25000 block, and on extending the water main on 56 Avenue from 250 Street to Gloucester Way.

Walnut Grove

Traffic improvements to the 216 Street corridor north of the Highway 1 interchange to 88 Avenue began, and Phase 2 of a corridor study on 216 Street was completed. Construction started on multi-use paths on the east side of 201 Street from Greenway Trail south of 96 Avenue to Golden Ears Bridge, and on the north side of 96 Avenue between Telegraph Trail and 201 Street. The trail connection at Alex Hope Park was completed, and the tennis courts at West Langley Park have been converted into pickleball courts. Annual facility maintenance work at the Walnut Grove Community Centre was completed. Work on replacing and reopening the Yorkson Creek Trail Bridge, as well as on improvements at McClughan Park, continued. Bank stabilization at East Munday Creek was in progress.

Willoughby-Willowbrook

Construction of Southwest Yorkson and Northeast Latimer neighbourhood parks began. Enhancements to Yorkson Community Park continued, including an indoor tennis facility, parking areas, washroom, spray park, and play area. Road widening projects were undertaken at 202A Street from the 7700 to 7900 block and on the Willowbrook Connector from 64 to 68 Avenues. Pedestrian improvements got underway on 80 Avenue between 202A and 208 Streets. Work to add a traffic signal and left turn lanes at the intersection of 62 Avenue and 203 Street began. Construction of the Jericho Booster Station got underway. Building permits were issued for renovations at Willowbrook Shopping Centre and the construction of The Courtyard. Two high-rise buildings, of 26 and 34 storeys each, began construction in Carvolth.

WE CARE FOR OUR HOME



Our people. Our land. Our history and the future. There are many things we value in the Township of Langley - and several initiatives were undertaken in 2021 to support those as we work towards a thriving future.

Mayor and Council continued to meet and govern. Following public health guidance, meetings were conducted remotely until later in the year when Council members resumed attending in-person while members of the public participated virtually through Zoom to keep gathering sizes small and safe.

Following consultation with Township residents and key stakeholders, Council endorsed a number of plans to support the social wellness of our community, including the updated Age and Dementia-friendly Action Plan, the Child Care Action Plan, and the updated Housing Action Plan.

Public consultation to collect feedback to support the Living Well in Langley: Poverty Reduction Strategy began, and community members were also invited to share new ideas and weigh proposed options for the Fort Langley Community Park. The neighbourhood planning process continued for Booth, Fernridge, and Rinn with a virtual open house, an online feedback form, and Speak to a Planner sessions.

New Archaeological Chance Find Guidelines were developed to help guide residents and developers if intact or disturbed artifacts are found during land altering activities.

As the Township strives to deliver excellent customer service to residents and businesses, eBilling was introduced through MyTownship accounts, making it possible to view and pay property taxes securely online.

Construction started on Salishan Place by the River. This arts, culture, and heritage centre in Fort Langley was envisioned in partnership with the Kwantlen, Katzie, Matsqui, and Semiahmoo First Nations, and will feature various amenities including Indigenous and community museum displays, a library, an art studio, a theatre, classrooms, and more.

The Township leased a building to Langley Meals on Wheels to be the site of the new Aldergrove Community Station House – a neighbourhood hub which will provide support for children, youth, families, and seniors living with food security issues to access services and supports in a welcoming place. The Township also partnered with community organizations to establish a Learning Farm at the Derek Doubleday Arboretum.

WE PROTECT OUR ENVIRONMENT



In the Township of Langley, we are building a sustainable community. A place with clean air and drinking water; with healthy and inclusive communities; where wildlife and nature thrive; and our local businesses and agriculture systems are strong and robust.

In 2021, Council unanimously approved the Climate Action Strategy, which outlines targets, Big Moves, and more than 140 actions to address the changing climate and prepare us for the future. The strategy is the Township's response to Council's Climate Emergency declaration in 2019, which acknowledges that climate change is a serious issue requiring a swift and cohesive response.

With more electric vehicles on Langley roads every day, the Township is committed to expanding access to efficient and reliable charging options for residents, visitors, and staff. This year, the Township added 25 new charging ports to its electric vehicle charging infrastructure, bringing the total to 53 throughout the municipality.

To support the long-term health of our forests in both urban and rural areas, a Community Forest Management Strategy was drafted in consultation with the public, and the Tree Protection Bylaw was updated.

Volunteer Recycling Ambassadors continued to help their neighbours responsibly reduce, reuse, and recycle. Ambassadors engaged fellow residents through education and recycling initiatives to help reduce what often ends up in the landfill.

The annual Household Hazardous Waste Plus Collection Event was held at the George Preston Recreation Centre in partnership with the City of Langley. A total of 1,061 vehicles – 58 percent of which were first-timers – attended to drop off household hazardous waste items such as adhesives, oils, pesticides, electronics, and more. A total of 28,538 kilograms of material was received and processed by the hazardous waste contractor.

Several popular events were postponed due to COVID-19 once again, including the Township-wide Garage Sale, the Repair Café, and Clean Up Langley Day. The annual BC Rivers Day celebration was transformed into a StoryWalk® along the Salmon River in Williams Park, where children and adults got to enjoy reading and the outdoors at the same time.

WE INVEST IN OUR ECONOMY



Explore, experience, and excel in the Township of Langley. Our central location, diverse business sectors, and highly competitive tax rates give our community numerous advantages that allow us to grow business, attract investment, and ensure a healthy commercial climate for our economy to thrive.

The Township continued to be highly ranked by BCBusiness Magazine, taking the fourth spot out of 50 communities for their list of BC's Most Resilient Cities in 2021. On the international stage, the Township was ranked amongst the Top 7 Intelligent Communities for 2021 by the global Intelligent Community Forum organization.

Alongside communities across the country, the Township launched initiatives to support local businesses during the pandemic. These included an online business resilience program and free bootcamp series, open to all licensed businesses in the Township. Additional supports were made available through the business license renewal process.

To support Canada's resilience and offset the supply chain disruptions across the globe, the Township analyzed local supply chain capacities and worked with other municipalities to identify local manufacturing businesses that could scale-up or re-tool to produce critical supplies and fill gaps. This resulted in the development of an assessment tool, available to licensed manufacturing businesses at no cost, to help them de-risk entering emerging markets and opportunities.

With regional sector strengths in agritech, aerospace, advanced manufacturing, cleantech, and information and communication technologies, the Township is steering a project to establish an applied technology corridor in the Fraser Valley that will further drive innovation and attract investment in the Township and partner municipalities, as well as complement Metro Vancouver's overall economic interests.

In alignment with the Agricultural Viability Strategy, the Township supported the relocation of the Langley Community Farmers Market to its new home within the Derek Doubleday Arboretum. With 1,800 visitors per month, the market creates opportunities for consumers, local farming businesses, and producers to come together and support the Buy Local movement.

The Surrey Langley SkyTrain is becoming a reality with funding announcements made in 2021 to deliver the project as one stage. The extension has been identified by the provincial government as a key component of BC's economic recovery.

WE SERVE AND PROTECT



When emergencies arise, the Township of Langley's RCMP officers, firefighters, Bylaw Enforcement officers, and members of the Langley Emergency Program take action. While the pandemic continued to shift many safety awareness initiatives, campaigns, workshops, and events online or put them on hold, the Township's first responders kept busy in 2021.

The Royal Canadian Mounted Police (RCMP) appointed a new Officer-In-Charge of the Langley Detachment in 2021. They also conducted investigations and responded to calls about drugs, thefts, scams, motor vehicle accidents, and more.

Council adopted a new Fire Prevention Bylaw to better regulate fire prevention and suppression activities, specifically dealing with fire risk and emergency planning within the community. The Township's Fire Department continued its restructuring with the addition of a Fire Prevention Officer and an Assistant Fire Chief. The department also purchased 102 new self-contained breathing apparatuses, and a second heavy rescue truck was put into service.

In April, the Fire Department responded to one of the largest condominium fires it has ever attended in its history. The buildings were under construction and the blaze caused more than 500 neighbours to be initially displaced, but thankfully, there were no casualties or injuries.

A devastating heat dome in the summer resulted in record high temperatures never before experienced in BC. Township staff worked to keep municipal services going while monitoring and maintaining the wellbeing of workers. Tips on how to keep safe and stay cool were posted online to help community members prepare for hot weather.

Throughout 2021, the Township continued to follow guidance from the provincial health officer in an effort to put the pandemic behind us more quickly and keep everyone healthy and safe. In support of the provincial vaccination program, COVID-19 immunization clinics were held across the Township including at the Langley Events Centre and various pharmacies.

In November, record rainfall and subsequent flooding resulted in the Township activating the Emergency Response Plan and Emergency Operations Centre. As multiple extreme weather events, including atmospheric rivers, pounded pavements and flooded farms, Township employees and first responders worked hard to mitigate impacts and protect people, properties, and infrastructure. With assistance from qualified professionals, staff carefully inspected damages and performed repairs on a priority basis.

WE CELEBRATE AND PAY TRIBUTE



The Township of Langley is proud to recognize and commemorate many things, including our heritage and history, the arts and active living, and the amazing people who make up this community.

While many events continued to be held virtually in 2021, some returned to in-person while following provincial health orders.

To celebrate BC's Heritage Week, Langley Centennial Museum organized a free, four-part, online speaker series for the public to tune into via Facebook Live or Zoom. The 99th Fort Langley May Day Parade was also held virtually on the museum's website, where residents celebrated by watching a slideshow of past parades from the comfort of their own home.

Another slideshow honouring Langley's pioneers was put together by the Township and the City of Langley to mark Douglas Day. Each pioneer received a special package recognizing the important contributions they have made to Langley throughout their lifetime.

"A Taste of Cabaret," the theme of the 3rd Annual Mayor's Charitable Gala, was held at Langley Events Centre. Guests attended in-person and virtually, raising funds in support of the Langley Hospice Society and the Township of Langley Firefighters Charitable Society Endowment Fund.

In recognition of Canada Day, the Township invited residents to Be Local, Be Creative, and Be Entertained with a virtual hub that hosted online family-friendly entertainment.

The first National Day for Truth and Reconciliation was marked on September 30. Township employees and community members took time to recognize, reflect, and commemorate the longstanding effects of the residential school system. A gathering to honour survivors and those who did not make it home was held at Derek Doubleday Arboretum.

The library inside the Walnut Grove Community Centre was renamed the Dean Drysdale Library in honour of the long-time Langley resident and elected official. Outstanding volunteers were recognized with the Eric Flowerdew and Pete Swensson Awards at a private and physically distanced ceremony. Residents got moving during a virtual 59th Annual Langley Walk and participated in Remembrance Day ceremonies in-person or online. Those who left a legacy in our community were recognized with commemorative tree plantings on Arbour Day.



DEVELOPMENT COST CHARGES

For the year ending December 31, 2021
(in thousands of dollars).

Bill 27 (Green Communities), introduced in 2008 by the Province, gives municipalities the option to waive or reduce DCCs for certain types of development such as not-for-profit rental housing, for-profit affordable rental housing, small lot subdivisions designed for low greenhouse gas (GHG) emissions, and development designed to result in low environmental impact.

At present, the Township has waived DCCs in 2021 of $4,792, as a result of Bill 27.

The following provides some information about DCC collections and expenditures from 2021 for each of the infrastructure types:

	Roads	Water	Drainage	Sewer	Parks & Parkland	Total
Opening Balances	**$35,895**	**$16,255**	**$3,233**	**$2,938**	**$23,640**	**$81,961**
Receipts	21,963	4,843	2,092	1,319	20,908	51,125
Interest	662	242	63	42	526	1,535
Expenditures	(11,219)	(3,364)	(504)	(901)	(4,030)	(19,010)
Closing Balances	**$47,301**	**$17,976**	**$5,892**	**$3,398**	**$41,044**	**$115,611**



2021 PROPERTY TAX EXEMPTIONS

The Community Charter Sections 224, 225, and 226 grants Council the discretion to provide exemption from property taxes for Churches, Charitable and Not-for-Profit organizations in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

Community halls, facilities, charitable and non-profit organizations

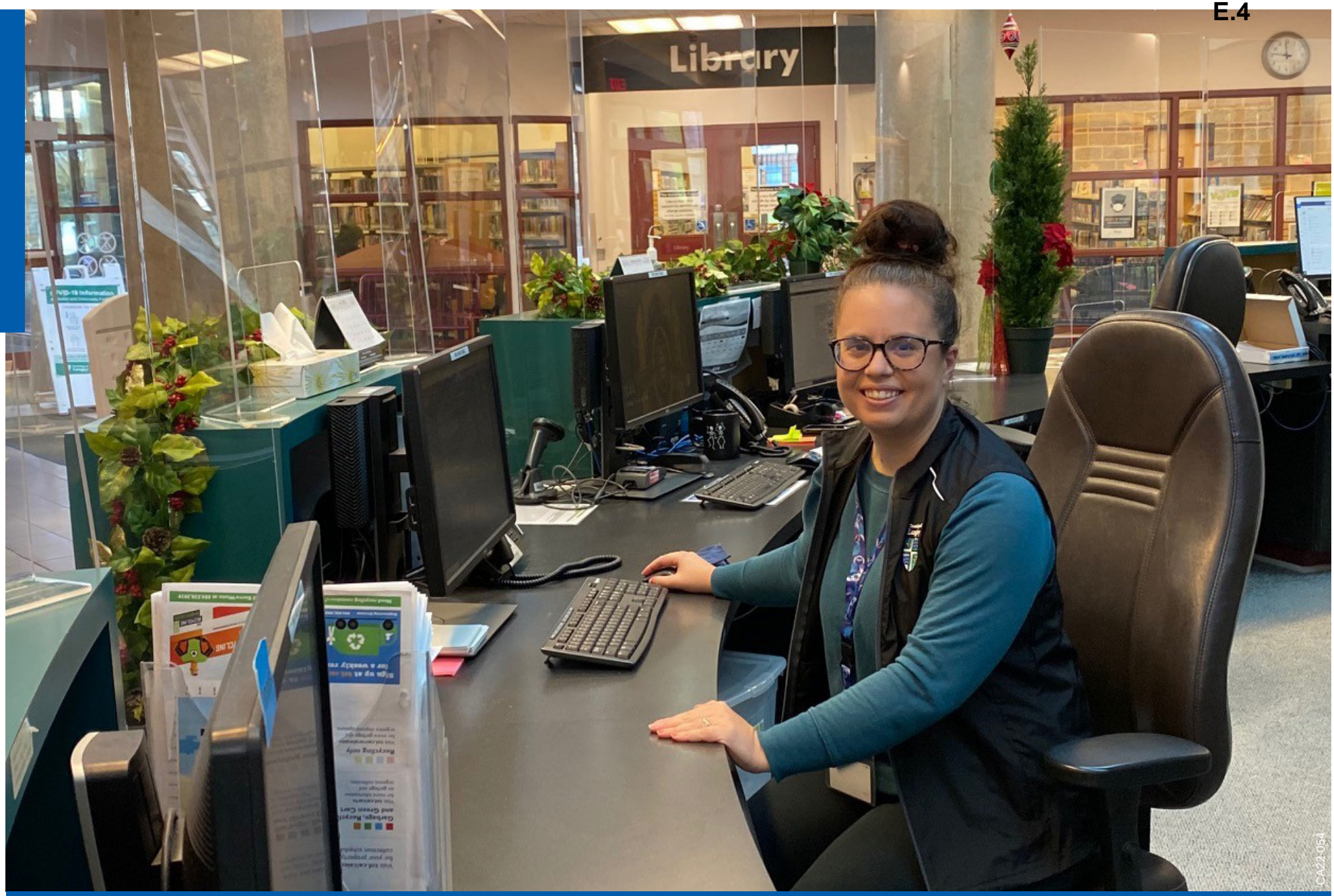
Aldergrove Festival Days Society	$2,655
Aldergrove Food Bank	$4,246
Aldergrove Legion (Pacific #265)	$22,769
Aldergrove Old Age Pensioners Association	$7,478
Aldergrove Veterans & Seniors Society	$4,401
Basketball B.C.	$3,715
BC Amateur Softball Association	$2,338
BC Farm Museum	$23,688
Brookswood Senior Citizens	$9,912
Campbell Valley House of Hope	$13,426
Canadian Museum of Flight	$3,331
City of Surrey	$27,764
Critter Care Wildlife Society	$2,604
Encompass Support Services Society	$5,077
Fernridge Community Hall	$1,437
Flip City Gymnastics	$24,791
Fort Langley Community Improvement Society	$29,982
Fort Langley Lions Club	$1,902
Girl Guides of Canada	$131
Governing Council of the Salvation Army	$4,373
Greater Vancouver Regional District - Pacific Parklands	$7,845
Harmsworth Community Association	$2,343
Horse Council of BC	$3,894
Inclusion Langley Society	$37,995
Langley Animal Protection Society	$24,709
Langley BMX	$522
Langley Good Times Cruise In	$3,880
Langley Elks Lodge #259 Foundation	$3,359
Langley Gymnastics Foundation	$30,438
Langley Lions Society - West Langley Hall	$3,344
Langley Memorial Hospital	$90,998
Langley Players Drama Club	$6,188
Langley Quarter Midget Association	$6,291
Langley Riders Society	$6,971
Langley Rod and Gun Club	$70,368
Langley Rugby Club	$3,755
Milner Community Association	$2,406
Murrayville Community Hall	$5,797
Nicomekl Enhancement Society	$6,816
Pacific Riding for Developing Abilities	$6,380
Pacificsport Foundation	$1,571
Phelp Community Society	$2,192
Salvation Army - Gateway of Hope	$18,413
Scouts Canada	$34,754
Sources Community Resources Society	$739
Spartans Foundation	$487
The National Trust for Land & Culture (BC) Society	$8,191
Tourism Langley	$1,975
Wagner Hills Farm Society	$11,103
Willoughby Community Hall	$11,753

Churches

Aldergrove United Church	$2,280
Aldergrove Vineyard Fellowship	$3,488
Anglican Church Anglican Synod Office	$2,333
Apostolic Faith Mission	$4,123
Apostolic Church of God	$2,585
BC Conference of Mennonite Brethren Churches	$21,715
Brookswood Baptist Church	$6,798
Christ Covenant Church	$5,689
Christian & Missionary Alliance-Canadian Pacific District	$49,502
Christian Life Assembly	$72,036
Christians Gospel Society	$25,691
Church of Jesus Christ of Latter-Day Saints	$78,735
Congregation of the Assembly of Christians	$2,894
First Christian Reformed Church of Langley	$45,358
Fort Langley Evangelical Free Church	$8,266
Harvest Baptist Church	$3,261
Hebron Presbyterian Church	$5,372
Holy Nativity Antiochian Orthodox Church	$1,678
Immanuel Lutheran Church	$8,204
Kalgidhar Darbar Sahib Society Inc	$2,643
Langley Christian Assembly Society	$11,910
Langley Immanuel Christ Ref Church	$15,872
Life Tabernacle of Langley	$4,110
Living Waters Church	$3,508
Living Word Fellowship	$3,826
Mennonite Church BC	$3,739
North Langley Community Church	$36,804
Parish of St Dunstan	$21,941
Priestly Society of St Pius X	$2,952
Riverside Calvary Church	$13,477
Roman Catholic Archbishop of Vancouver	$56,522
Rose of Sharon Baptist Church	$20,947
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	$8,724
Seventh-Day Adventist Church (BC Conference)	$2,852
Seventh Day Adventist Church	$73,120
Shepherd of the Valley Lutheran Church	$13,127
Southridge Fellowship Baptist Church	$45,857
Trustees of the Congregation of the United Church	$6,102
Trustees Free Reformed Church	$38,073
Trustees of Aldergrove Congregation of Jehovah's Witnesses	$3,508
Trustees of Congregation of North West Langley Baptist Church	$30,549
Trustees of the Congregation of Langley Presbyterian Church	$11,350
Trustees of the Congregation of the Canadian Reformed Church of Aldergrove	$4,898
Trustees of the Congregation of the Canadian Reformed Church of Langley	$24,229
Trustees of the Congregation of the Canadian Reformed Church Port Kells	$20,317
Trustees of The Langley South Congregation of Jehovah's Witnesses	$3,640
Trustees of The Walnut Grove Congregation of Jehovah's Witnesses	$14,310
Truth Tabernacle of Greater Vancouver BC	$3,781
United Churches of Langley	$9,404
Vietnamese Unified Buddhist	$2,676
Walnut Grove Baptist Church	$17,150
Walnut Grove Lutheran Church of Langley BC	$16,738
Wind Word Ministries	$3,220

Heritage

Alder Grove Heritage Society	$4,140
Langley Heritage Society	$7,675
Langley Meadows Community Association	$918



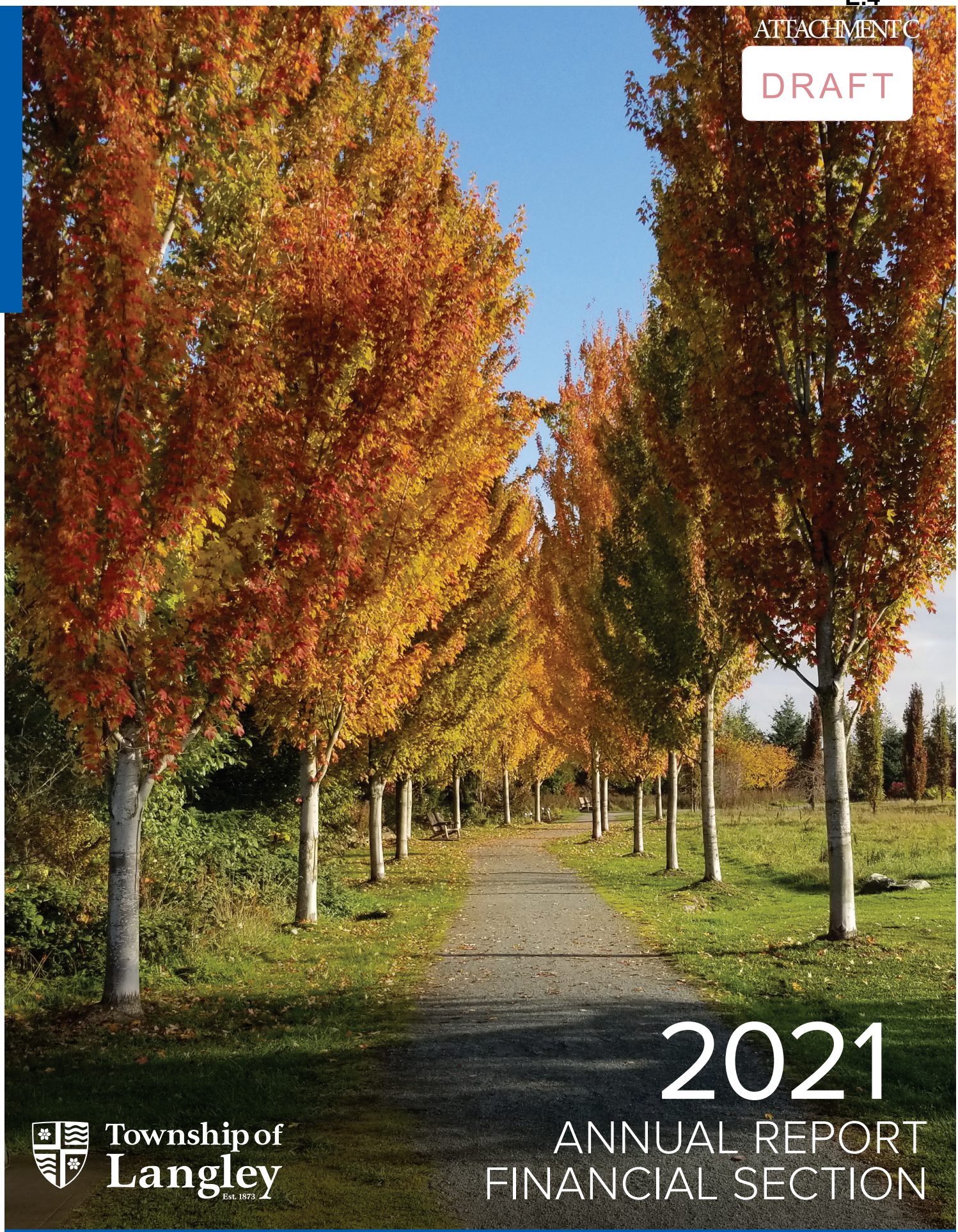
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TOWNSHIP OF LANGLEY
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

General Information 604.534.3211
Finance Division 604.533.6022

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2021 ANNUAL REPORT FINANCIAL SECTION

Township of Langley
Est. 1873

For Fiscal Year Ending December 31 • Published June 2022

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Report from the Director, Finance Division

To Mayor Jack Froese and Council;

I am pleased to present the 2021 Financial Statements and the audit report of our external auditors, KPMG LLP, Chartered Accountants. Pursuant to Section 167 of the *Community Charter*, these statements are prepared and presented to provide sufficient information for readers to understand the financial position and results of Township of Langley operations.

Preparation of the consolidated financial statements is the responsibility of the management of the Township of Langley and Township Council. The financial statements and related information have been prepared in accordance with Canadian public sector accounting Standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPA).

Management is responsible for the accuracy, integrity, and objectivity of these statements and for implementing and maintaining a system of internal controls to safeguard Township assets and provide reasonable assurance that financial information is reliable.

The role of our external auditors, KPMG LLP Chartered Accountants, is to conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and to express their opinion on the financial statements. To provide reasonable assurance the financial statements are presented fairly, their examination includes consideration of Township systems of internal control and appropriate tests and procedures. The external auditors have full and free access to Township Council and staff.

KPMG LLP has given the Township an unmodified audit opinion on the Township's financial statements. In their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2021, and its consolidated results of operations, its change in consolidated net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Township Net Financial Assets increased by $53.1 million to $56.5 million as at December 31, 2021. Increased Development Cost Charge receipts, property tax revenue, other fees and charges increases and proceeds of disposal of tangible capital assets contributed to the increase in financial assets. This was partially offset by the decrease in grants and grants in lieu of taxes.

Debt and Agreements Payable balance decreased by $8.3 million to $188.9 million. Debt and Agreements Payable is repayable from a combination of Development Cost Charges, future land sales, utility revenue and operating revenue.

Total Tangible Capital Assets for the Township, at historical cost, net of accumulative amortization expense, amount to $2.1 billion.

Capital asset additions for 2021 amount to $248.4 million. Each year developers construct capital infrastructure that are then contributed to the Township. For 2021, this contribution by developers amounts to $196.7 million or 79% of total capital asset additions. As a percentage of total capital additions, 6% or $14.9 million was funded from Development Cost Charge.
Under PSAB requirements, the annual surplus of $257.4 million includes surplus from operations and additional surplus from current investments in capital assets as follows:

- Surplus as a result of recognizing funds received for capital projects as income, net of amortization expense, without recognizing the related capital expense and
- Surplus as a result of recognizing the value of contributed capital assets from developers as revenue in the year the assets are put into service

Accumulated Surplus balance of $2.2 billion (2019 - $1.9 billion) is comprised of four categories as follows:

- Operating Surplus $135.6 million
  (2020 - $107.4 million)
- Capital Surplus $31.8 million
  (2020 - $26.7 million)
- Statutory Reserve $67.3 million
  (2020 - $55.6 million)
- Investment in Tangible Capital Assets $1.94 billion
  (2020 - $1.72 billion)

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. While the pandemic resulted in many changes to the operations of the Township, measures were taken to mitigate the negative financial impact. The final economic impact is yet to be determined

The Township's economic goals include achieving fiscal stability and health, strengthening our economy, and investing in effective infrastructure. Our financial plans reflect these goals and this year's financial results are in line with financial plans approved by Council.

Sandra Ruff
S. Ruff CPA, CA
Director of Finance

AUDITED

Consolidated Financial Statements

2021

And Independent Auditors' Report thereon

KPMG LLP
PO Box 10426 777 Dunsmuir Street
Vancouver BC V7Y 1K3
Canada
Telephone (604) 691-3000
Fax (604) 691-3031

INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of the Corporation of the Township of Langley

Opinion

We have audited the consolidated financial statements of the Corporation of the Township of Langley (the "Township"), which comprise:

- the consolidated statement of financial position as at December 31, 2021
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes and schedules to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2021, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditors' Responsibilities for the Audit of the Financial Statements***" section of our auditors' report.

We are independent of the Township in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. Other information comprises the information, other than the financial statements and the auditors' report thereon, included in a document entitled "Annual Report 2021".

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditors' report thereon, included in the Annual Report 2021 as at the date of this auditors' report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditors' report.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Township's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Township or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Township's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Township's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Township to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group entity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants

Vancouver, Canada
June 13, 2022

Consolidated Statement of Financial Position

As at December 31, 2021 *(in thousands of dollars)*

	2021	2020
FINANCIAL ASSETS		
Cash and cash equivalents (Note 3)	**$ 261,463**	$ 332,574
Investments (Note 3)	**212,565**	61,572
Accounts receivable (Note 4)	**73,564**	67,290
Assets held for sale	**2,298**	4,231
	549,890	465,667
LIABILITIES		
Accounts payable and accrued liabilities (Note 5)	**75,720**	112,907
Employee future benefits (Note 17)	**5,411**	5,224
Deposits and prepayments (Note 6)	**87,315**	50,146
Deferred revenue (Note 7)	**20,405**	14,792
Development cost charges (Note 8)	**115,611**	81,961
Debt and agreements payable (Note 9)	**188,910**	197,200
	493,372	462,230
NET FINANCIAL ASSETS	**56,518**	3,437
NON-FINANCIAL ASSETS		
Inventories of supplies	**1,404**	1,646
Prepaid expenses	**2,389**	2,268
Tangible capital assets (Note 10)	**2,110,169**	1,905,766
	2,113,962	1,909,680
ACCUMULATED SURPLUS (Note 11)	**$ 2,170,480**	$ 1,913,117

Contingencies and commitments (Note 14)

See accompanying Notes and Schedules to the Consolidated Financial Statements

Sandra Ruff, CPA, CA
Director of Finance

Jack Froese
Mayor, Township of Langley

Consolidated Statement of Operations

For the year ended December 31, 2021 *(in thousands of dollars)*

	Budget 2021 (Note 2(a) and 20)	**2021**	2020
REVENUE			
Property taxes	$ 154,622	**$ 153,920**	$ 145,575
Fees, rates and service charges	75,342	**110,525**	86,721
Grants and grants in lieu of taxes	64,797	**14,251**	20,367
Service cost recoveries	4,875	**6,049**	4,248
Gain on disposal of assets	-	**12,424**	4,308
Investment income	736	**4,694**	5,082
Local area service contributions	5,419	**122**	(148)
Contribution from development cost charges	105,342	**19,010**	13,264
Other developer contributions (Note 10(b))	37,268	**196,670**	115,763
Other income	33,206	**5,289**	4,530
	481,607	**522,954**	399,710
EXPENSES			
General government	28,668	**29,168**	27,219
Police protection	41,419	**37,599**	33,371
Fire protection	19,003	**19,290**	19,344
Facilities maintenance	15,875	**13,975**	13,352
Community planning and development	13,668	**10,920**	10,208
Recreation and culture	28,157	**25,454**	26,115
Parks	14,568	**17,794**	17,591
Transportation	33,020	**45,283**	43,900
Stormwater	6,569	**12,378**	11,104
Water	24,097	**28,589**	26,492
Sewer	16,032	**17,390**	17,283
Solid waste	7,740	**7,751**	7,312
	248,816	**265,591**	253,291
ANNUAL SURPLUS	232,791	**257,363**	146,419
ACCUMULATED SURPLUS, beginning of year	1,913,117	**1,913,117**	1,766,698
ACCUMULATED SURPLUS, end of year	$ 2,145,908	**$ 2,170,480**	$ 1,913,117

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2021 *(in thousands of dollars)*

	Budget 2021 (Note 2(a) and 20)	**2021**	2020
ANNUAL SURPLUS	$ 232,791	**$ 257,363**	$ 146,419
Acquisition of tangible capital assets	(392,154)	**(52,219)**	(109,496)
Developer contributed tangible capital assets	(37,268)	**(196,162)**	(115,357)
Reclassification of land held for resale	-	**457**	14
Amortization of tangible capital assets	-	**41,461**	40,737
Gain on disposal of tangible capital assets	-	**(7,251)**	(3,110)
Proceeds on disposal of tangible capital assets	-	**9,311**	5,896
	(196,631)	**52,960**	(34,897)
Acquisition of inventories of supplies	(1,600)	**(1,404)**	(1,646)
Acquisition of prepaid expenses	(2,337)	**(2,389)**	(2,268)
Consumption of inventories of supplies	1,600	**1,646**	1,108
Use of prepaid expenses	2,310	**2,268**	1,972
	(27)	**121**	(834)
CHANGE IN NET FINANCIAL ASSETS	(196,658)	**53,081**	(35,731)
NET FINANCIAL ASSETS, beginning of year	3,437	**3,437**	39,168
NET FINANCIAL ASSETS, end of year	$ (193,221)	**$ 56,518**	$ 3,437

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Cash Flows

For the year ended December 31, 2021 *(in thousands of dollars)*

	2021	2020
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	**$ 257,363**	$ 146,419
Items not involving cash:		
Amortization of tangible capital assets	**41,461**	40,737
Gain on disposal of tangible capital assets	**(7,251)**	(3,110)
Developer contributed tangible capital assets	**(196,162)**	(115,357)
Change in non-cash operating working capital:		
Accounts receivable	**(6,274)**	(6,729)
Assets held for sale	**2,390**	149
Accounts payable and accrued liabilities	**(37,187)**	37,729
Employee future benefits	**187**	147
Deposits and prepayments	**37,169**	1,141
Deferred revenue	**5,613**	(424)
Development cost charges	**33,650**	14,707
Inventories of supplies	**242**	(538)
Prepaid expenses	**(121)**	(296)
Net change in cash from operating activities	**131,080**	114,575
CAPITAL ACTIVITIES		
Cash used to acquire tangible capital assets	**(52,219)**	(109,496)
Proceeds on disposal of tangible capital assets	**9,311**	5,896
Net change in cash from capital activities	**(42,908)**	(103,600)
FINANCING ACTIVITIES		
Issuance of debt and agreements payable	**822**	88,626
Repayment of debt and agreements payable	**(9,112)**	(6,395)
Net change in cash from financing activities	**(8,290)**	82,231
INVESTING ACTIVITIES		
Change in investments	**(150,993)**	88,006
CHANGE IN CASH AND CASH EQUIVALENTS	**(71,111)**	181,212
CASH AND CASH EQUIVALENTS, beginning of year	**332,574**	151,362
CASH AND CASH EQUIVALENTS, end of year	**$ 261,463**	$ 332,574

See accompanying Notes and Schedules to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

For the year 2021

Notes to the Consolidated Financial Statements

For the year ended December 31, 2021 (*in thousands of dollars*)

Notes to the consolidated financial statements are an integral part of the statements and explain significant accounting policies and principles underlying the statements. They also provide relevant explanatory information.

1. OPERATIONS

The Corporation of the Township of Langley (the "Township") is incorporated under the Local Government Act of British Columbia. The Township's principal activities include the provision of local government services to residents and businesses in the Township of Langley. These services include administrative, protective, transportation, recreational, parks, library, water, sewer, stormwater, solid waste disposal, and recycling. General resources and operations of the Township are segregated into operating, capital, and reserve funds. The Community Charter of British Columbia requires revenue and expenses to be in accordance with the five-year financial plan adopted annually by Council. The budget for each year of the plan must be balanced so that annual expenses do not exceed the total of revenue, transfers from reserves and surplus, and proceeds from debt.

In March 2020, the COVID-19 outbreak was declared a pandemic by the World Health Organization. This resulted in governments worldwide, including the Canadian federal and provincial governments enacting emergency measures to combat the spread of the virus. The economic conditions and the Township's response to the pandemic continued to have a material impact on the Township's operating results and financial position in 2021. The situation is dynamic, and the ultimate duration and magnitude of the impact on the economy and the financial effect on the Township is not known at this time.

2. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Township are prepared in accordance with Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

a) Basis of Consolidation

The consolidated financial statements include the Township's Operating, Capital and Reserve Funds consolidated with Langley Facilities Society (the "Society"), Bedford House Rehabilitation Society ("Bedford House"), and Langley Parks and Recreation Foundation (the "Foundation").

The Society, which is wholly-controlled by the Township, was incorporated on March 12, 2009, and was formed to operate the Langley Events Centre and other Township facilities. Other purposes of the Society include promotion and/or sponsorship of educational, recreational, heritage, cultural, airport operations and assisted housing activities and events within the Township of Langley.

Bedford House, which is wholly-controlled by the Township, was incorporated on January 23, 2017 and was formed to preserve the heritage elements of the building formerly known as the Bedford House Restaurant in Fort Langley, in particular the Jacob Haldi House, through restoration of buildings in the current location of the Bedford House Restaurant, in the vicinity thereof, or otherwise within the Township of Langley. Another purpose of this society is to advocate for the preservation and maintenance of historically significant buildings in local communities. Bedford House has had no transactions, fund balances or activities.

The Langley Parks and Recreation Foundation (the "Foundation"), which was controlled by the Township, was incorporated on September 14, 1979. The purpose of the Foundation was to solicit and receive gifts and requests, to raise money to be used for public parks, recreation facilities, promote capital projects, and supplement maintenance programs. The Foundation was inactive for the last five years and had no transactions, fund balances or activities. The Foundation was dissolved on December 3, 2021.

Ten Feet Sports and Entertainment Ltd (the "Subsidiary"), a wholly-owned subsidiary of the Society, was incorporated on April 26, 2010. The purpose of the Subsidiary is to operate the Langley Events Centre and facilitate other events throughout the community.

The University District Housing Society ("UDHS"), which is controlled by the Society, was incorporated on September 17, 2018, and was formed to assist with the application for funding from other levels of government. The UDHS has had no transactions, fund balances or activities to date.

The TOL Facilities and Development Housing Society ("TFDHS"), which is controlled by the Society, was incorporated on April 3, 2019, and was formed to facilitate, acquire, construct, hold, supply, operate, manage and/or maintain affordable housing accommodations and incidental facilities for low and moderate income household and to advocate for legislative and policy change relating to affordable housing accommodations.

Interfund and inter-entity transactions, fund balances, and activities between the above-related entities have been eliminated on consolidation.

Budget Reporting

The budget information presented in the consolidated financial statements reflects the 2021 budget component of the Township's 2021 – 2025 Five-Year Financial Plan adopted by Council Bylaw No. 5692 on March 8, 2021. The operating budgets of all consolidated entities are also reflected in the total budget figures for the year.

Operating Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Operating Funds. They are used to record operating costs of services provided by the Township.

Capital Funds

These funds include the General, Parks, Transportation, Stormwater, Water, and Sewer Capital Funds. They are used to record acquisition costs of tangible and non-tangible capital assets.

Reserve Funds

Under the Community Charter, Township Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purposes for which the fund was established. If the amount in a reserve is greater than required, Township Council may, by bylaw, transfer all or part of the amount to another reserve.

Trust Funds

These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB guidance on financial statement presentation for local governments, trust funds are not included in the Township's consolidated financial statements. Trust funds administrated by the Township are presented in Note 19.

b) Basis of Accounting

The Township follows the accrual method of accounting for revenue and expenses. Revenue is recognized in the year in which it is earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

c) Cash and Cash Equivalents

Cash and cash equivalents consist of cash, highly liquid money market investments, and short-term deposits with maturities of less than 90 days at acquisition.

d) Investments

Investments are carried at cost which approximates market value and are comprised of money market investments and bonds issued by Canadian Chartered Banks, Credit Unions, and/or government authorities. Most investments are held to maturity and temporary losses or gains in value are not recognized in the consolidated financial statements. Investments are written down if there is an 'other than temporary' decline in value.

e) Assets Held for Sale

Assets held for sale include inventories held for sale and properties which are ready and available to be sold and for which there is a market. They are valued at the lower of cost or expected net realizable value.

f) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i) Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts directly attributable to acquisition, construction, development, or betterment of the asset. The costs of tangible capital assets are amortized on a straight line basis over their estimated useful lives as follows:

Assets	Useful Life (Years)
Land improvements	20–100
Building and building improvements	10–60
Vehicles	8–25
Machinery and equipment	4–30
Roads infrastructure:	
- Base	75–100
- Surface	20–40
Stormwater infrastructure	40-100
Water infrastructure	15-78
Sewer infrastructure	41-78

Gravel pits are treated as land and as such are not amortized.

Tangible capital assets are amortized in the year the asset is acquired or constructed and/or in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and the fair value of contributions are recorded as revenue at the date of receipt.

iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

v) Interest capitalization

The Township does not capitalize interest costs associated with acquisition or construction of a tangible capital asset.

vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

g) Deferred revenue

Deferred revenue represents licenses, permits, and other fees collected, where related services or inspections have yet to be performed. Revenue will be recognized in the fiscal year the services are performed.

h) Government Transfers

Restricted transfers from governments are deferred and recognized as revenue as related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

i) Employee Future Benefits

The Township and its employees contribute to the Municipal Pension Plan. These contributions are expensed as incurred. Sick leave and post-employment benefits accrue to some Township employees. Accrued liabilities related to sick leave benefits are estimated based on actuarial calculations of years of service, retirement ages, and expected future salary and wage increases. These liabilities are accrued based on projected benefits as employees render qualifying years of service. Other post-employment benefit liabilities are recognized as a liability and expensed in the period when the event occurs that obligates the Township to provide the benefit.

j) Debt and Agreements Payable

Municipal Finance Authority ("MFA") debt is recorded net of related sinking fund balances. Interest on debt is recorded on an accrual basis. Land acquisition and development agreement debt is valued using a present value calculation of total future payments using a discount percentage that approximates the cost of borrowing through the MFA.

k) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic, radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

i) An environmental standard exists;

ii) Contamination exceeds environmental standards;

iii) The Township is directly responsible or accepts responsibility;

iv) It is expected that future economic benefits will be given up; and

v) A reasonable estimate of the amount can be made.

The liability is recognized as management's estimate of the cost of post-remediation including operation, maintenance, and monitoring that are an integral part of the remediation strategy for a contaminated site.

l) Use of Estimates

The preparation of these consolidated financial statements requires management to make estimates and assumptions that affect amounts reported. Revised estimates may be required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and adjustments will be made in the year of final determination.

m) Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. Financial information is presented in segmented format in Note 21 and the Segmented Information Schedule.

3. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents are recorded at a cost of $261,463 (2020 - $332,574).

Investments with an initial maturity beyond three months are recorded at amortized cost of $212,565 with a market value of $213,554 (2020 – amortized cost of $61,572 with a market value of $63,393).

Investments maturing within one year of December 31, 2021 have interest rates ranging from 1.10% to 2.72% (2020 - 1.30% to 3.40%); within two to four years have interest rates ranging from 1.35% to 3.37% (2020 - 1.66% to 3.37%).

The following amounts are exclusive of Cemetery Funds (Note 19).

		2021		2020
Cash and cash equivalents	**$**	**261,463**	$	332,574
Investments		**212,565**		61,572
	$	**474,028**	$	394,146

4. ACCOUNTS RECEIVABLE

		2021		2020
Taxes	**$**	**7,840**	$	6,792
Federal Government		**887**		1,451
Provincial Government		**1,248**		2,149
Municipal Finance Authority		**2,302**		2,264
Other local governments		**2,681**		3,334
Other accounts		**13,437**		12,544
Accrued interest and others		**5,660**		5,236
Recoverable work in progress		**3,064**		3,995
Receivables secured letters of credit (a)		**29,249**		20,564
Local Area Service levies receivable (b)		**7,196**		8,961
	$	**73,564**	$	67,290

a) Receivables secured letters of credit balance represents non-interest bearing securities for Development Cost Charge (“DCC”) amounts due from developers within two years. Monies collected upon negotiation of the letters of credit are restricted and can only be expended for DCC purposes (Note 8).

b) Local Area Service levies receivable balance represents amounts due from property owners for specific local improvement projects in their neighborhood. Amounts realized upon collection of these receivables are restricted to repayment of Local Area Service loan balances outstanding.

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

		2021		2020
Trade and other liabilities	**$**	**58,138**	$	57,871
Payroll liabilities		**13,056**		9,619
Collections for other authorities		**4,526**		45,417
	$	**75,720**	$	112,907

6. DEPOSITS AND PREPAYMENTS

The Township holds cash deposits as security to ensure the satisfactory completion of works and other obligations. The Township also encourages prepayment of property taxes and pays interest at rates prescribed by the provincial government.

		2021		2020
Cash deposits held as security	**$**	**67,668**	$	31,261
Prepaid property tax		**19,647**		18,885
	$	**87,315**	$	50,146

The Township also holds irrevocable letters of credit in the amount of $159,446 (2020 - $137,810) as security to ensure satisfactory completion of works within the Township. These letters of credit amounts are not reflected in the consolidated financial statements.

7. DEFERRED REVENUE

		2021		2020
Future works deposit	**$**	**9,983**	$	8,614
South Coast British Columbia Transportation Authority		**1,309**		452
Government grant		**3,505**		271
Langley School Board contribution		**1,100**		1,250
Trinity Western University contribution		**1,283**		1,458
Other		**3,225**		2,747
	$	**20,405**	$	14,792

8. DEVELOPMENT COST CHARGES

DCC are collected from developers to contribute to capital costs associated with development. In accordance with the Local Government Act, these funds must be deposited into a separate DCC Reserve Fund. DCC amounts collected are deferred and recognized as revenue in the year that related costs are incurred.

		2021		2020
Roads	**$**	**47,302**	$	35,895
Drainage		**5,892**		3,234
Park Land/Development		**41,044**		23,639
Water		**17,976**		16,255
Sewer		**3,397**		2,938
	$	**115,611**	$	81,961
Beginning of year	**$**	**81,961**	$	67,254
Expenditures in Operating		**(4,138)**		(4,522)
Expenditures in Capital		**(14,872)**		(8,742)
Receipts		**51,125**		26,924
Interest		**1,535**		1,047
End of year	**$**	**115,611**	$	81,961

DCC funds consists of restricted investments as well as restricted accounts receivable.

Investments	**$**	**86,362**	$	61,397
Receivables secured letters of credit (Note 4)		**29,249**		20,564
	$	**115,611**	$	81,961

9. DEBT AND AGREEMENTS PAYABLE

		2021	2020
MFA debt, net of sinking fund deposits	a)	**$ 176,757**	$ 184,580
Agreements payable	b)	**10,120**	10,587
Temporary borrowings	c)	**2,033**	2,033
		$ 188,910	$ 197,200

Estimated future payments on debt and agreements payable for the next five years and thereafter are:

	Principal	Interest	Total
2022	9,125	4,606	13,731
2023	9,148	4,620	13,768
2024	9,408	4,597	14,005
2025	9,675	4,574	14,249
2026	9,848	4,416	14,264
Thereafter	141,706		
	$ 188,910		

a) MFA Debt

The Township obtains debt instruments through the MFA pursuant to security issuing bylaws under authority of the Community Charter to finance certain expenditures. Sinking fund balances managed by MFA are netted against related debt.

	Interest Rate	Gross Debt	Repayments and Actuarial Adjustments	Net Debt 2021	Net Debt 2020
Stormwater, Bylaw 4752, due 2030	4.50%	$ 1,800	$ 838	**$ 962**	$ 1,074
Stormwater, Bylaw 4829, due 2031	4.20%	2,292	948	**1,344**	1,478
Water, Bylaw 4919, due 2037	2.80%	33,535	5,336	**28,199**	29,678
Water, Bylaw 4920, due 2037	2.80%	7,015	1,116	**5,899**	6,208
General, Bylaw 4455, due 2027	4.82%	3,250	2,003	**1,247**	1,435
General, Bylaw 4556, due 2027	4.82%	11,000	6,779	**4,221**	4,859
Sewer, Bylaw 4750, due 2030	4.50%	8,500	3,958	**4,542**	5,073
Transportation, Bylaw 4751, due 2035	2.20%	8,700	2,067	**6,633**	7,050
Transportation, Bylaw 5232, due 2037	3.15%	11,716	1,838	**9,878**	10,368
Transportation, Bylaw 5233, due 2037	3.15%	13,744	2,156	**11,588**	12,163
General, Bylaw 5346, due 2039	2.24%	7,000	532	**6,468**	6,739
Transportation, Bylaw 5347, due 2039	2.24%	12,950	985	**11,965**	12,468
General, Bylaw 5507, due 2040	1.28%	1,919	80	**1,839**	1,919
General, Bylaw 5508, due 2050	1.28%	16,398	409	**15,989**	16,398
General, Bylaw 5509, due 2050	1.28%	67,670	1,687	**65,983**	67,670
		$ 207,489	$ 30,732	**$ 176,757**	$ 184,580

9. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

b) Agreements payable

	2021	2020
Parkland, due 2026	**460**	580
Recreation facility, due 2029	**7,940**	8,940
Recreation facility, due 2022	**120**	230
General, due 2040	**778**	837
General, due 2032	**822**	-
	$ **10,120**	$ 10,587

c) Temporary borrowings

As at December 31, 2021, the Township had secured temporary financing of $2,033 (2020 - $2,033) from the MFA for various capital projects to be paid over 20 years pending the issuance of debt instruments through the MFA pursuant to security issuing bylaws in 2022. The variable annual interest rate as at December 31, 2021 was 0.97% (2020 – 1.21%).

10. TANGIBLE CAPITAL ASSETS

Cost	Balance at December 31 2020	Additions (net of transfers)	Disposals and Reclass of Land Held for Resale	**Balance at December 31 2021**
Land and improvements	$ 906,702	$ 177,482	$ 1,591	$ **1,082,593**
Building and building improvements	227,267	8,453	547	**235,173**
Vehicles, machinery and equipment	69,115	6,848	2,437	**73,526**
Parks infrastructure	105,162	3,932	740	**108,354**
Information technology	14,052	775	144	**14,683**
Roads	551,323	31,310	712	**581,921**
Stormwater	284,549	14,435	338	**298,646**
Sewer	149,519	6,829	260	**156,088**
Water	230,215	7,157	488	**236,884**
Assets under construction	40,261	(8,840)	-	**31,421**
Total	$ 2,578,165	$ 248,381	$ 7,257	$ **2,819,289**

Accumulated amortization	Balance at December 31 2020	Amortization	Accumulated Amortization on Disposals	**Balance at December 31 2021**
Land and improvements	$ 2,186	$ 180	$ 1	$ **2,365**
Building and building improvements	89,080	7,205	546	**95,739**
Vehicles, machinery and equipment	37,727	3,900	2,208	**39,419**
Parks infrastructure	53,321	3,929	642	**56,608**
Information technology	10,485	915	144	**11,256**
Roads	270,256	14,343	687	**283,912**
Stormwater	85,946	4,607	151	**90,402**
Sewer	41,370	2,385	113	**43,642**
Water	82,028	3,997	248	**85,777**
Total	$ 672,399	$ 41,461	$ 4,740	$ **709,120**

Net book value	Balance at December 31 2020	**Balance at December 31 2021**
Land and improvements	$ 904,516	$ **1,080,228**
Building and building improvements	138,187	**139,434**
Vehicles, machinery and equipment	31,388	**34,107**
Parks infrastructure	51,841	**51,746**
Information technology	3,567	**3,427**
Roads	281,067	**298,009**
Stormwater	198,603	**208,244**
Sewer	108,149	**112,446**
Water	148,187	**151,107**
Assets under construction	40,261	**31,421**
Total	$ 1,905,766	$ **2,110,169**

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

Cost	Balance at December 31 2019	Additions (net of transfers)	Disposals and Reclass of Land Held for Resale	Balance at December 31 2020
Land and improvements	$ 745,140	$ 162,044	$ 482	$ 906,702
Building and building improvements	224,337	4,942	2,012	227,267
Vehicles, machinery and equipment	66,394	4,151	1,430	69,115
Parks infrastructure	91,738	15,145	1,721	105,162
Information technology	13,411	1,065	424	14,052
Roads	529,292	22,216	185	551,323
Stormwater	270,065	15,043	559	284,549
Sewer	139,886	9,992	359	149,519
Water	228,224	2,175	184	230,215
Assets under construction	52,181	(11,920)	-	40,261
Total	$ 2,360,668	$ 224,853	$ 7,356	$ 2,578,165

Accumulated amortization	Balance at December 31 2019	Amortization	Accumulated Amortization on Disposals	Balance at December 31 2020
Land and improvements	$ 2,072	$ 114	$ -	$ 2,186
Building and building improvements	82,255	7,930	1,105	89,080
Vehicles, machinery and equipment	34,966	4,040	1,279	37,727
Parks infrastructure	50,824	3,670	1,173	53,321
Information technology	10,028	881	424	10,485
Roads	256,853	13,544	141	270,256
Stormwater	81,821	4,358	233	85,946
Sewer	39,178	2,290	98	41,370
Water	78,221	3,910	103	82,028
Total	$ 636,218	$ 40,737	$ 4,556	$ 672,399

Net book value	Balance at December 31 2019	Balance at December 31 2020
Land and improvements	$ 743,068	$ 904,516
Building and building improvements	142,082	138,187
Vehicles, machinery and equipment	31,428	31,388
Parks infrastructure	40,914	51,841
Information technology	3,383	3,567
Roads	272,439	281,067
Stormwater	188,244	198,603
Sewer	100,708	108,149
Water	150,003	148,187
Assets under construction	52,181	40,261
Total	$ 1,724,450	$ 1,905,766

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

a) Assets under construction

Assets under construction having a value of $31,421 (2020 - $40,261) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

b) Other Developer Contributions

Other developer contributions include contributed tangible capital assets and non-refundable deposit contributions used to fund capital. Contributed tangible capital assets have been recognized at fair value at the date of contribution. Other developer contributions received during the year are as follows:

		2021		2020
Land and improvements	$	**161,873**	$	84,765
Road infrastructure		**16,238**		16,039
Parks infrastructure		**320**		126
Stormwater infrastructure		**9,483**		9,509
Water infrastructure		**3,745**		1,843
Sewer infrastructure		**5,011**		3,481
Total	$	**196,670**	$	115,763
Developer contributed tangible capital assets	$	**196,162**	$	115,357
Non-refundable deposit contributions to tangible capital assets		**508**		406
Total	$	**196,670**	$	115,763

c) Works of Art and Historical Treasures

The Township manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings, and sculptures located at Township sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

d) Write-down of Tangible Capital Assets

There was no write-down of tangible capital assets during the year (2020 - nil).

11. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus, reserves and reserve funds as follows:

	Operating Funds	Capital Funds	Statutory Reserve Funds (Note 12)	Investment in Tangible Capital Assets (Note 13)	Total
General Fund	$ 84,694	$ 5,949	$ -	$ 957,985	$ 1,048,628
Parks Utility	35,090	3,906	-	236,535	275,531
Transportation Utility	2,646	10,293	-	296,646	309,585
Stormwater Utility	(2,870)	5,630	-	207,903	210,663
Solid Waste	2,177	47	-	301	2,525
Sewer Utility	6,816	1,342	-	110,360	118,518
Water Utility	6,998	4,668	-	126,072	137,738
Statutory Reserve Funds	-	-	67,292	-	67,292
Total for 2021	**$ 135,551**	**$ 31,835**	**$ 67,292**	**$ 1,935,802**	**$ 2,170,480**
Total for 2020	**$ 107,394**	**$ 26,740**	**$ 55,573**	**$ 1,723,410**	**$ 1,913,117**

12. STATUTORY RESERVE FUNDS

Statutory reserve funds are used for the replacement or improvement of capital assets. The Local Area Service Reserve Fund is used to fund upfront costs of capital improvement projects initiated by property owners or Council and is repayable with interest by the property owners.

		2021		2020
General Capital	$	**156**	$	203
Stormwater Capital		**962**		1,010
Sewer Capital		**19,385**		17,852
Water Capital		**34,397**		34,156
Infrastructure Renewal & Replacement		**945**		1,332
Fire Equipment Capital		**2,616**		2,425
Land Capital Reserve – (deficit)		**(20,536)**		(33,745)
Parkland Reserve		**8,489**		8,363
Tax Sale Land		**267**		263
Local Area Service		**15,219**		15,981
Off-Street Parking		**14**		14
Debt Retirement		**5,378**		7,719
	$	**67,292**	$	55,573
Reserve funds, beginning of year	$	**55,573**	$	33,056
Contribution from operations		**14,007**		27,310
Other revenue and contributions		**14,503**		7,839
Interest allocated		**1,456**		1,363
Used for capital and operating expenses		**(18,247)**		(13,995)
Reserve funds, end of year	$	**67,292**	$	55,573

13. INVESTMENT IN TANGIBLE CAPITAL ASSETS

	2021	2020
Balance, beginning of year	$ **1,723,410**	$ 1,624,550
Additions of tangible capital assets	**248,381**	224,853
Reclassification of land held for sale	**(457)**	(14)
Proceeds on disposal of tangible capital assets	**(9,311)**	(5,896)
Gain on disposal of tangible capital assets	**7,251**	3,110
Recognition of deferred revenue related to tangible capital assets	**325**	325
Amortization expense	**(41,461)**	(40,737)
Cash from issuance of debt and agreements payable	**(1,314)**	(89,071)
Repayment of debt and agreements payable	**8,978**	6,290
Balance, end of year	$ **1,935,802**	$ 1,723,410

	2021	2020
Net book value of tangible capital assets	$ **2,110,169**	$ 1,905,766
Less:		
Debt and agreements payable	**(188,910)**	(197,200)
Deferred revenue – Trinity Western University	**(1,283)**	(1,458)
Deferred revenue – Langley School Board	**(1,100)**	(1,250)
Add:		
Debt for non-capital expenses	**1,343**	1,477
Debt not spent on tangible capital assets	**15,583**	16,075
Investment in tangible capital assets	$ **1,935,802**	$ 1,723,410

14. CONTINGENCIES AND COMMITMENTS

a) Loan agreements with Metro Vancouver Regional District provide that if at any time scheduled payments provided for in the agreements are not sufficient to meet MFA's obligations in respect of such borrowing, the resulting deficiency becomes the joint and several liability of the Township and all other participants of the MFA.

b) Various lawsuits and claims are pending against the Township. Applicable insured claims have been referred to Township insurers. Management believes the resolution of insured and non-insured claims will not materially affect the consolidated financial position of the Township.

c) The Township has significant future contractual commitments for capital acquisitions and completion of capital construction projects in progress.

   The Township records capital costs incurred to the end of the year as tangible capital assets. To provide for completion of capital projects in progress, unexpended money is set aside as a capital appropriation.

d) The Township has entered into various agreements and contracts with other governments and businesses that extend beyond one year for the provision of operating services and supplies and facility rentals. Agreements and contracts may provide for annual increases or additional payments that may arise due to usage levels or other factors. The Township's five-year financial plan, updated and adopted annually by bylaw following public consultation, provides funding for these obligations. Services provided include policing, fire dispatch, emergency communications, library, animal protection and control, sewage disposal, solid waste and recycling, arena operations, planted area maintenance, tourism, economic development, photocopying, environmental, emergency preparedness and education, and the Society (Langley Events Centre) operations management.

e) The Township, as a member of the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Regional District, is directly, jointly, and severally liable with other member municipalities for net capital liabilities of those authorities.

f) The Township is a shareholder of E-COMM Emergency Communications for British Columbia Incorporated ("E-COMM") whose services include: regional 9-1-1 call centre for Metro Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The Township has one Class B share and two Class A Shares for a total of three shares. E-COMM has 26 Class A shareholders holding 36 Class A shares and has 16 Class B shareholders holding 19 Class B shares. Class A shareholders are part of the E-COMM radio network and are bound by terms and conditions of the Members' Agreement (Special Users Agreement for the RCMP).$ Class B shareholders are not required to cover E-COMM's financial obligations.

15. COLLECTIONS FOR OTHER GOVERNMENTS

The Township collected and remitted the following amounts on behalf of other government organizations. These amounts are recorded on a net basis in the consolidated financial statements.

		2021		2020
Province of BC for School Taxes	$	**93,483**	$	67,110
Municipal Finance Authority		**13**		12
B.C. Assessment Authority		**2,765**		2,596
Metro Vancouver Regional District		**3,641**		3,094
South Coast British Columbia Transportation Authority		**18,677**		16,996
	$	**118,579**	$	89,808

16. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2021, the Plan has about 220,000 active members and approximately 112,000 retired members. Active members include approximately 42,000 contributors from local governments of which approximately 916 are contributors from the Township.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability. The most recent actuarial valuation for the Plan as at December 31, 2018 indicated a $2,866,000 funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The Township paid $6,440 (2020 - $6,333) for employer contributions to the Plan, while employees contributed $5,460 (2020 - $5,377) to the Plan in fiscal 2021.

17. EMPLOYEE FUTURE BENEFITS

The Township provides certain benefits to its employees upon retirement. A sick leave benefit accrues to eligible employees who retire from service with the Township at the age of 65. Eligible employees shall be paid all their sick leave credit to a maximum of 75 days multiplied by the daily rate of pay at retirement. Employees who retire before the age of 60 shall have their benefit factored by the percentage of full pension awarded by the Municipal Superannuation Commission. Other post-employment benefits accrue to eligible employees as compensation related to additional hours worked beyond their contractual arrangement that are not payable until retirement, resignation or termination.

		2021		2020
Accrued benefit obligation, beginning of year	$	**4,615**	$	4,545
Current service cost		**324**		340
Interest cost		**95**		121
Long-term disability expense (recovery)		**103**		(7)
Actual benefits paid		**(272)**		(328)
Amortization of actuarial adjustment		**(412)**		(56)
Accrued benefit obligation, end of year		**4,453**		4,615
Unamortized actuarial gain		**806**		433
Accrued sick leave benefit obligation, end of year		**5,259**		5,048
Other post-employment benefit liability		**152**		176
Total Employee Future Benefits	$	**5,411**	$	5,224

The actuarial adjustment will be amortized over a period of 12 years which is equal to the employee's expected average remaining service lifetime.

Other post-employment benefit liability is calculated based on hours worked and accrued interest for 2021 at 1.71% (2020 – 1.90%). The Township's sick leave accrued liability is supported by a report from an independent actuarial consulting firm. Sick leave liabilities were calculated as at December 31, 2021. The Actuary report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates at the following rates:

	2021	2020
Discount rate	**2.50%**	2.10%
Expected future inflation rate	**2.50%**	2.50%
Expected wage and salary inflation	**2.50%**	2.50%
Expected wage and salary increases	**2.58% - 4.63%**	2.58% - 4.63%

18. SIGNIFICANT TAXPAYERS

The Township has a diverse residential, commercial, industrial, and agricultural property tax base and is not significantly reliant upon property tax revenue from any one large taxpayer.

19. TRUST FUNDS

The Cemetery Care Trust Fund must be administered in accordance with the Cemetery and Funeral Services Act. In accordance with PSAB guidance, trust funds are not included in the Township's consolidated financial statements.

Assets		**2021**		2020
Cash and investments	$	**2,671**	$	2,527
Accrued interest receivable		**6**		5
	$	**2,677**	$	2,532
Equity				
Balance, beginning of year	$	**2,532**	$	2,394
Contributions		**113**		85
Interest revenue		**32**		53
Balance, end of year	$	**2,677**	$	2,532

20. BUDGET DATA

The budget data presented in these consolidated financial statements is based upon the 2021 operating and capital budgets approved by Township Council on March 8, 2021. Amortization was not contemplated on development of the budget and, as such, has not been included. Other entities included are the Society and its subsidiaries, excluding inter-entity transactions. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

		2021 Budget
Revenue		
Operating Budget Bylaw	$	282,625
Capital Budget Bylaw		397,608
Other entities		3,330
Less:		
Transfer from other funds		(134,095)
Proceeds from new debt		(67,861)
Total Revenue		**481,607**
Expenses		
Operating Budget Bylaw		282,625
Capital Budget Bylaw		397,608
Other entities		1,918
Less:		
Transfer from other funds		(32,394)
Capital expenditures		(392,153)
Debt principal payments		(8,788)
Total Expenses		**248,816**
Annual Surplus	$	**232,791**

21. SEGMENTED INFORMATION

The Township is a diversified municipal government that provides a wide range of services to its citizens, including:

- General Government Services
- Protective Services
- Facilities Maintenance Services
- Community Planning and Development Services
- Recreation, Culture, and Parks Services
- Engineering Services

For management reporting purposes, the government's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions, or limitations.

Township services are provided by departments and their activities are reported in these service areas. Departments disclosed in the Segmented Information Schedule, along with the services they provide, are as follows:

General Government Services

General Government Services includes Corporate Administration, Legislative Services, Human Resources, and Finance. Corporate Administration is responsible for carrying out the direction, policies, and priorities set by Council and for providing recommendations to Council consistent with the needs of the community. Legislative Services department provides a secretariat for Council and its Committees. Human Resources provide assistance, advice, and guidance to both managers and employees in fulfilling roles and achieving and accomplishing their goals. The Finance Division manages the Township's financial resources and provides expert financial information, advice, and services while complying with the Community Charter and other legislated services.

Protective Services

Protective Services includes the RCMP and Fire Departments. The RCMP protects and serves the citizens of Langley through the prevention and reduction of crime in partnership with the community.

The Fire Department operates through seven fire halls located throughout the Township. Services are delivered through four main branches of the Fire Service. Professional expertise is provided in the area of fire prevention, emergency operations, fire safety, and emergency planning.

Facilities Maintenance Services

The Facilities Maintenance Division of Engineering is responsible for maintenance on all Township facilities. Centralization of this function facilitates more effective prioritization of maintenance to protect significant assets critical for service delivery.

Community Planning and Development Services

The Community Planning and Development Division provides Council, internal divisions, and the general public with professional advice on community planning and development issues Community Development is also responsible for Bylaw Enforcement.

Recreation, Culture, and Parks Services

Recreation, Culture, and Parks is responsible for the management and provision of leisure services within the Township.

Engineering Services

The Engineering Division delivers municipal transportation, water, sewer, solid waste, and stormwater services. Transportation manages traffic and transportation systems to ensure safe, efficient mobility for pedestrians, cyclists, and vehicles. Water, Sewer, and Drainage Utilities operate and distribute water and network sewer mains, storm sewers, and pump stations. Solid Waste includes waste management including recycling, collection, and disposal.

22. CONTRACTUAL RIGHTS

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenue and assets in the future. The Township enters into contracts or agreements for various services, and long term leases in the normal course of operations that it expects will result in the realization of assets and revenue in future fiscal years. Contractual rights are not recorded in the consolidated financial statements.

At December 31, 2021, the Township has contractual rights in the following amounts:

Year		Total Contractual Rights
2022	$	19,408
2023		5,452
2024		1,381
2025		1,121
2026		886
Thereafter		5,786
	$	**34,034**

The Township has cost sharing agreements with other government agencies that are not reflected in the above figures as they cannot be quantified. The Township is the recipient of grants from various government agencies. These grants do not guarantee the right to future funding and have not been included in the above figures.

23. COMPARATIVE FIGURES

Certain 2020 figures have been reclassified to conform to the 2021 consolidated financial statement presentation. There is no impact on accumulated surplus or annual surplus in 2020 from these reclassifications.

AUDITED

Segmented Information Schedule

2021

Consolidated Finanical Activities - Segmented

For the year ended December 31, 2021 *(in thousands of dollars)*
(Refer to Note 21 Segmented Information)

		Protective Service				Recreation, Culture & Parks	
	General Government	Police Protection	Fire Protection	Facilities Maintenance	Community Planning and Development	Recreation and Culture	Parks
Revenue							
Property taxes	$ 22,871	$ 31,523	$ 17,701	$ 15,845	$ 704	$ 15,749	$ 14,136
Fees, rates and service charges	11,445	305	130	16	16,106	4,900	15,665
Grants and grants in lieu of taxes	4,341	1,636	-	2	78	414	84
Service cost recoveries	762	4,309	251	139	98	7	10
Gain (Loss) on disposal of assets	13,180	-	-	-	-	-	(98)
Investment income	1,498	-	-	1	-	-	366
Local area service contributions	-	-	-	-	-	-	-
Contribution from development cost charges	-	-	-	-	-	-	4,030
Other developer contributions	130,048	-	-	-	-	-	32,240
Other income	(7,879)	4,283	2,353	189	590	3,803	1,102
	176,266	42,056	20,435	16,192	17,576	24,873	67,535
Expenses							
Salaries, wages and benefits	15,156	7,436	15,947	6,053	9,171	5,925	6,351
Service and maintenance contracts	1,253	242	941	3,263	538	6,189	2,902
RCMP contract	-	29,109	-	-	-	-	-
Consulting & professional services	3,072	2	16	674	609	291	358
Insurance	1,215	20	48	-	-	192	4
Material supplies & equipment	352	124	772	1,592	258	226	2,276
Information systems maintenance	2,385	7	33	36	75	9	17
Aviation and vehicle fuel	-	381	164	5	25	-	12
Advertising publications	90	-	2	-	7	6	-
Utilities	34	-	-	2,221	1	-	576
Sundry	1,740	6	130	173	191	416	593
Telephone & communications	268	62	79	65	48	64	38
Regional district charges	-	-	-	-	-	4,597	-
Municipal grants	401	-	-	-	8	536	-
Debt interest payments	811	-	-	34	-	409	779
Fiscal and other debt charges	196	5	1	-	-	64	1
Internal cost recoveries	(60)	21	182	(141)	(11)	54	(95)
Amortization Expense	2,255	184	975	-	-	6,476	3,982
	29,168	37,599	19,290	13,975	10,920	25,454	17,794
ANNUAL SURPLUS (DEFICIT)	$ 147,098	$ 4,457	$ 1,145	$ 2,217	$ 6,656	$ (581)	$ 49,741

	Engineering						
Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	2021 Consolidated	2020 Consolidated
$ 26,456	$ 8,935	$ -	$ -	$ -	$ -	$ 153,920	$ 145,575
3,132	190	29,387	20,715	8,534	-	110,525	86,721
7,316	255	87	38	-	-	14,251	20,367
467	(5)	-	-	11	-	6,049	4,248
(84)	(186)	(240)	(148)	-	-	12,424	4,308
203	65	(32)	347	36	2,210	4,694	5,082
120	-	-	2	-	-	122	(148)
11,219	(504)	3,364	901	-	-	19,010	13,264
16,141	9,483	3,745	5,013	-	-	196,670	115,763
369	(543)	11	-	2	1,009	5,289	4,530
65,339	17,690	36,322	26,868	8,583	3,219	522,954	399,710
11,387	3,247	5,344	2,881	724	-	89,622	86,891
11,257	1,570	1,200	742	6,983	-	37,080	33,617
-	-	-	-	-	-	29,109	24,972
987	836	3,574	88	10	-	10,517	13,284
277	-	15	15	-	-	1,786	1,617
7,454	1,679	2,382	747	15	-	17,877	17,355
137	4	35	9	10	-	2,757	2,224
2,057	12	13	7	-	-	2,676	2,198
10	1	5	-	4	-	125	141
1,087	88	454	157	-	-	4,618	4,027
304	131	177	24	3	-	3,888	4,735
134	22	40	19	2	-	841	876
-	-	10,146	10,122	-	-	24,865	22,654
-	-	-	-	-	-	945	923
1,302	73	1,135	109	-	-	4,652	4,549
48	-	-	-	-	-	315	239
(7,758)	108	72	85	-	-	(7,543)	(7,748)
16,600	4,607	3,997	2,385	-	-	41,461	40,737
45,283	12,378	28,589	17,390	7,751	-	265,591	253,291
$ 20,056	$ 5,312	$ 7,733	$ 9,478	$ 832	$ 3,219	$ 257,363	$ 146,419

AUDITED

Schedules

2021

Schedule 1

Debt and Agreements Payable

For the year ended December 31, 2021 *(in thousands of dollars)*

MFA DEBT

By-law	Date of Issue	Issued by	Purpose	Issue	Rate	Maturity
DEBENTURE DEBT						
GENERAL:						
5346	October 9, 2019	M.F.A.	Facility Capital Works	149	2.24%	October 9, 2039
5508	June 1, 2020	M.F.A.	Land Acquisition	151	1.28%	June 1, 2050
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
STORMWATER:						
4752	April 8, 2010	M.F.A.	Drainage	110	4.50%	April 8, 2030
4829	April 4, 2011	M.F.A.	Drainage	116	4.20%	April 4, 2031
WATER:						
4919	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
4920	April 7, 2017	M.F.A.	Langley Water Utility	141	2.80%	April 7, 2037
TRANSPORTATION:						
4751	April 8, 2015	M.F.A.	Transportation	131	2.20%	April 8, 2035
5232	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5233	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
5347	October 9, 2019	M.F.A.	Transportation	149	2.24%	October 9, 2039
***4953		M.F.A.	Transportation			Temporary Borrowing
SEWER:						
4750	April 8, 2010	M.F.A.	Sewer	110	4.50%	April 8, 2030
PARKS:						
4455	November 2, 2007	M.F.A.	Land Acquisition	102	4.82%	December 1, 2027
4556	November 2, 2007	M.F.A.	Land Acquisition	102	4.82%	December 1, 2027
5346	October 4, 2019	M.F.A.	Facility	149	2.24%	October 4, 2039
5507	June 1, 2020	M.F.A.	Park Capital Works	150	1.28%	June 1, 2040
5509	June 1, 2020	M.F.A.	Strategic Land Acquisition	151	1.28%	June 1, 2050
						Total debenture debt

PROPERTY ACQUISITION AGREEMENTS

GENERAL CAPITAL FUND:			
*	Langley Facilities Society	Recreation Centre	August 7, 2029
	Langley Facilities Society	Recreation Centre	November 1, 2022
GENERAL FUND:			
	March 1, 2020	Facility	February 1, 2040
	December 31, 2021	Facility	February 1, 2032
PARKS UTILITY FUND:			
**	January 3, 2006	Land Acquisition	January 3, 2026

The Township issues long-term debenture debt instruments through the Municipal Finance Authority (MFA) pursuant to security issuing bylaws. Sinking Fund Reserve balances are managed by the MFA and are used to retire the debt instruments. For reporting purposes, the Township nets Sinking Fund Reserve balances against related gross debt.

The MFA Debt Reserve is composed of Cash Reserves and Demand Note Reserves. The MFA retains these reserves in case any municipality defaults on their debt repayment obligations. Upon retirement of the debt and if no municipality has defaulted, the cash will be returned to the Municipality and the demand notes will be cancelled.

*The Society has a Canadian commercial bank loan pertaining to the construction of the Langley Events Centre. The bank loan was refinanced with a fixed rate structure in 2021. The rate will expire in 2022. For estimation purposes, future principal and interest payments assume constant 2021 rates in effect for the duration of the loan.

**Under this agreement, the vendors retained the right to operate the Redwoods Golf Course for 20 years (4 years remain). The vendors must contribute $100 annually to maintain and improve the property. The Township must contribute $50 annually. The Township is also required to make annual repayments at an amount that is variable based on annual property taxes. Interest rates on related debt are approximately 4% to 6%.

***As at December 31,2021, the Township has also secured temporary financing of $2,033 from the MFA for various capital projects to be repaid over 20 years pending the issuance of long term debenture securities in 2022. The balance remained the same in 2021 as in 2020. The variable annual interest rate as at December 31, 2021 was 0.97%.

Gross Debt	Repayments and Actuarial Adjustments	**Net Debt 2021**	**Net Sinking Fund Earnings 2021**	**Principal Repayments 2021**	**Interest Expense 2021**	Net Debt 2020
1,500	114	**1,386**	**2**	**56**	**34**	1,444
16,398	409	**15,989**	**5**	**404**	**210**	16,398
43,430	1,083	**42,347**	**12**	**1,071**	**556**	43,430
61,328	1,606	**59,722**	**19**	**1,531**	**800**	61,272
1,800	838	**962**	**46**	**66**	**23**	1,074
2,292	948	**1,344**	**57**	**77**	**50**	1,478
4,092	1,786	**2,306**	**103**	**143**	**73**	2,552
33,535	5,336	**28,199**	**231**	**1,248**	**939**	29,678
7,015	1,116	**5,899**	**48**	**261**	**196**	6,208
40,550	6,452	**34,098**	**279**	**1,509**	**1,135**	35,886
8,700	2,067	**6,633**	**109**	**308**	**191**	7,050
11,716	1,838	**9,878**	**54**	**436**	**369**	10,368
13,744	2,156	**11,588**	**63**	**512**	**433**	12,163
12,950	985	**11,965**	**21**	**482**	**290**	12,468
2,033	-	**2,033**	**-**	**-**	**19**	2,033
49,143	7,046	**42,097**	**247**	**1,738**	**1,302**	44,082
8,500	3,958	**4,542**	**219**	**312**	**109**	5,073
8,500	3,958	**4,542**	**219**	**312**	**109**	5,073
3,250	2,003	**1,247**	**79**	**109**	**73**	1,435
11,000	6,779	**4,221**	**268**	**370**	**248**	4,859
5,500	418	**5,082**	**9**	**204**	**123**	5,295
1,919	80	**1,839**	**1**	**79**	**25**	1,919
24,240	604	**23,636**	**7**	**597**	**310**	24,240
45,909	9,884	**36,025**	**364**	**1,359**	**779**	37,748
209,522	30,732	**178,790**	**1,231**	**6,592**	**4,198**	186,613
		7,940	**-**	**1,000**	**377**	8,940
		120	**-**	**110**	**32**	230
		8,060	**-**	**1,110**	**409**	9,170
		778	**-**	**59**	**44**	837
		822	**-**	**-**	**-**	-
		1,600	**-**	**59**	**44**	837
		460	**-**	**120**	**1**	580
		460	**-**	**120**	**1**	580
Total agreements payable		**10,120**	**-**	**1,289**	**454**	10,587
Total debt and agreements payable		**$ 188,910**	**$ 1,231**	**$ 7,881**	**$ 4,652**	$ 197,200

Schedule 2

Langley Centennial Museum

Statement of Financial Activities

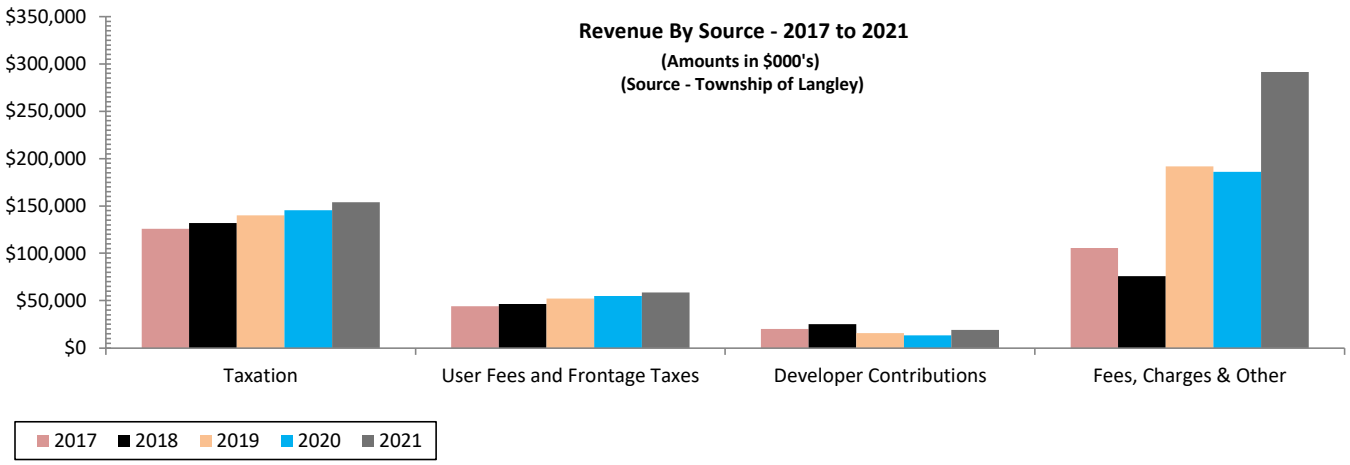
For the year ended December 31, 2021 *(in thousands of dollars)*

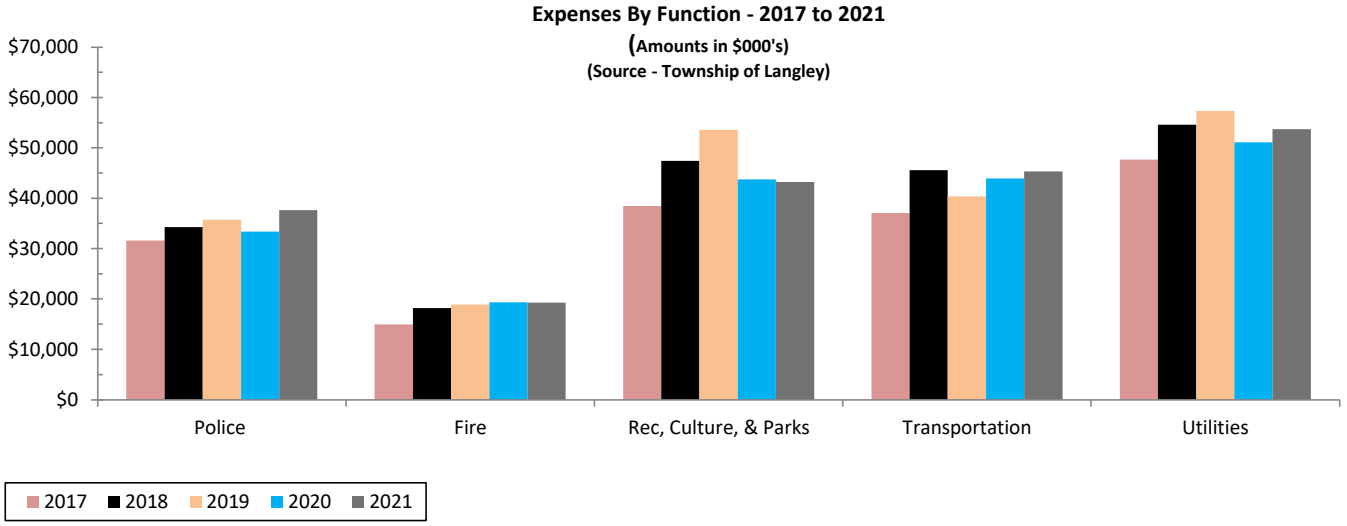
		2021		2020
REVENUE				
Donations, sales and programs	$	**182**	$	33
BC Arts Council grant		**154**		56
Federal grants - other		**94**		42
Provincial grants - other		**-**		1
Other grants		**3**		-
Township of Langley funding		**473**		624
	$	**906**	$	757
EXPENSE				
Salaries and benefits		**458**		554
Program and events		**68**		48
Exhibit maintenance		**3**		16
Insurance		**15**		15
Purchases for resale		**2**		6
Office supplies and sundry		**10**		16
Utilities		**15**		15
Telephone and internet		**2**		3
Amortization expense		**10**		14
Grounds maintenance		**7**		8
Advertising		**3**		3
Travel		**2**		1
Building maintenance		**82**		55
Artifact additions		**1**		1
Total operating expense		**678**		754
Transfer to Museum Reserve		**228**		2
	$	**906**	$	756
MUSEUM RESERVE				
Balance, beginning of year	$	**592**	$	581
Contribution from Museum operations		**241**		13
Operating expense funded by the Reserve Fund		**(2)**		(2)
Balance, end of year	$	**831**	$	592

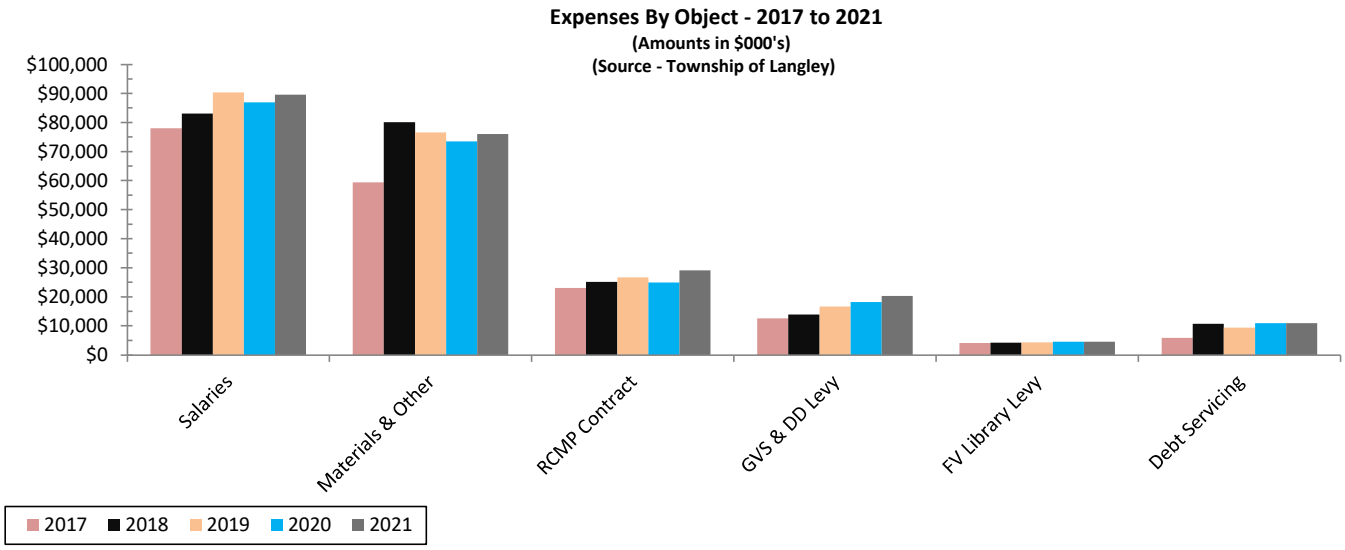
UNAUDITED

Statistical and Other Information

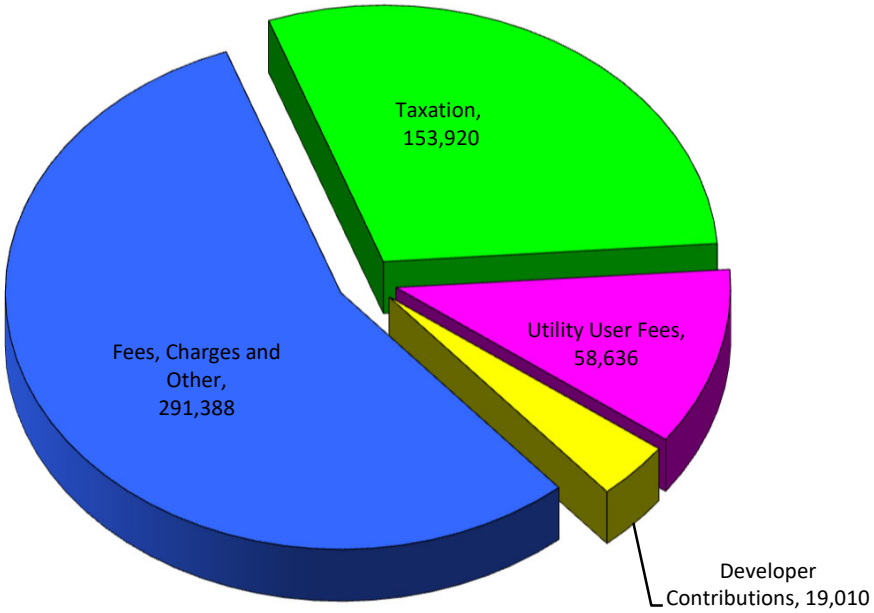
2021


Revenue By Source - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Taxation
User Fees and Frontage Taxes
Developer Contributions
Fees, Charges & Other
2017 2018 2019 2020 2021

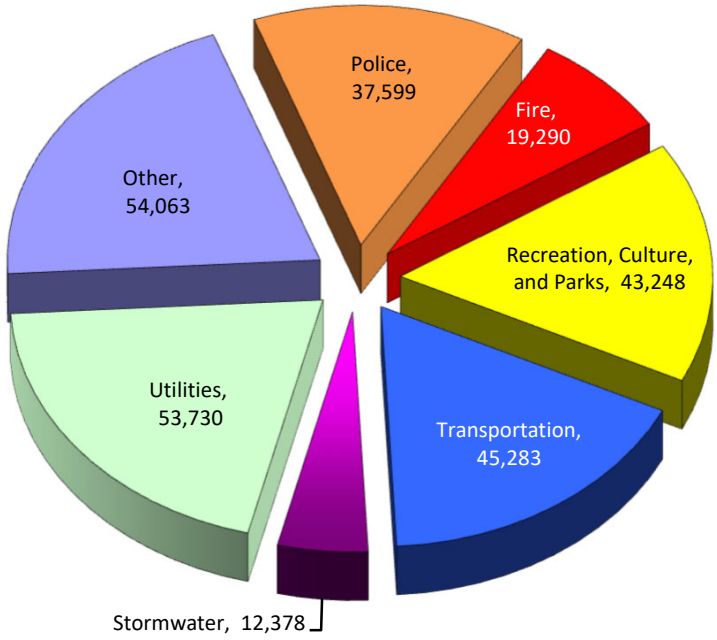

Expenses By Function - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Police
Fire
Rec, Culture, & Parks
Transportation
Utilities
2017 2018 2019 2020 2021


Expenses By Object - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
Salaries
Materials & Other
RCMP Contract
GVS & DD Levy
FV Library Levy
Debt Servicing
2017 2018 2019 2020 2021

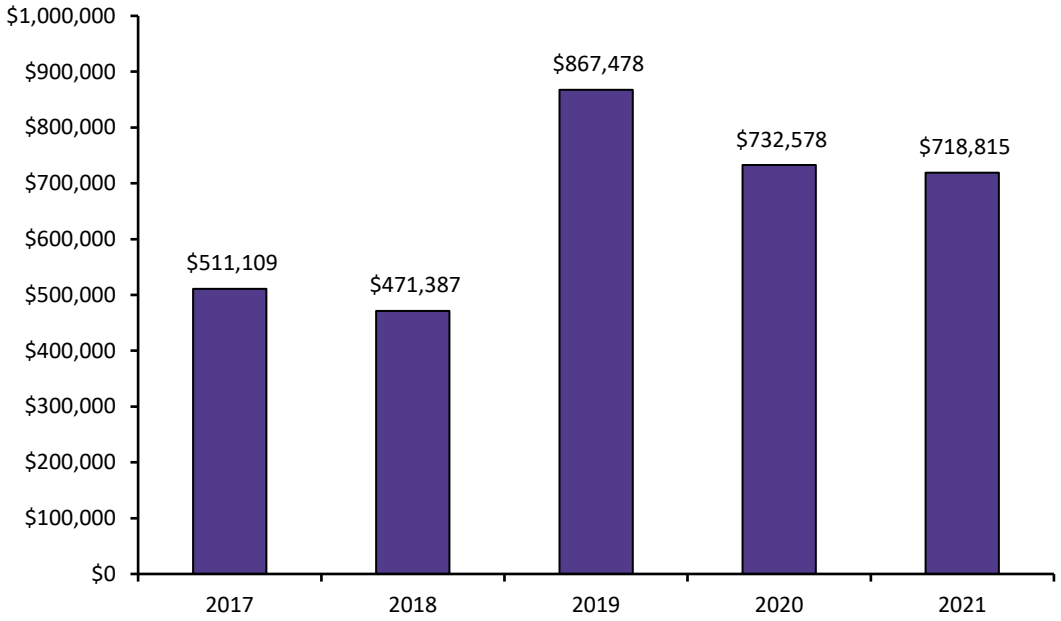
2021 Total Township Revenue
(Amounts in $000's)
(Source - Township of Langley)



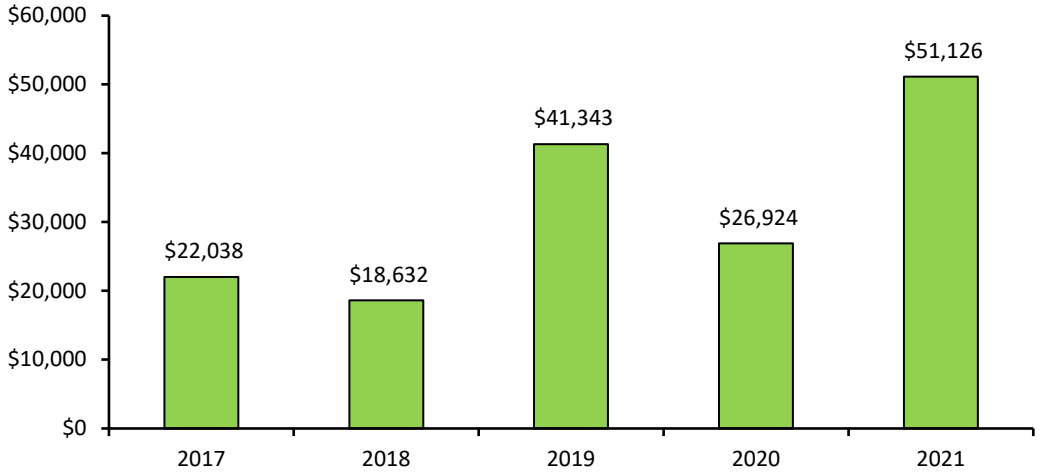
2021 Total Township Expenses
(Amounts in $000's)
(Source - Township of Langley)

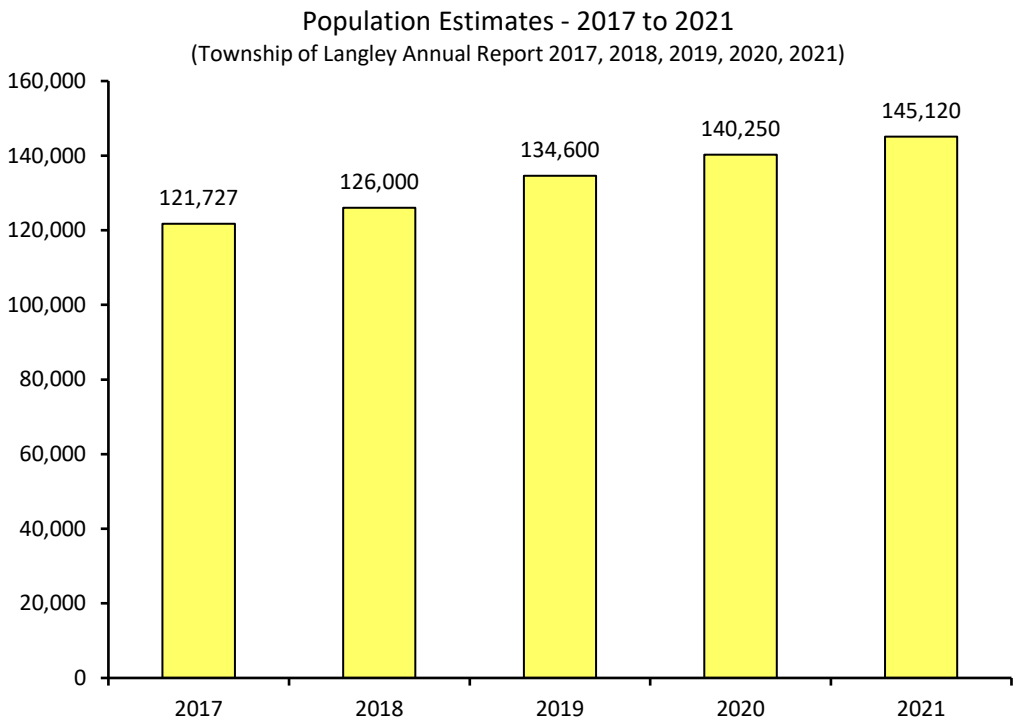


Building Permit Values - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)

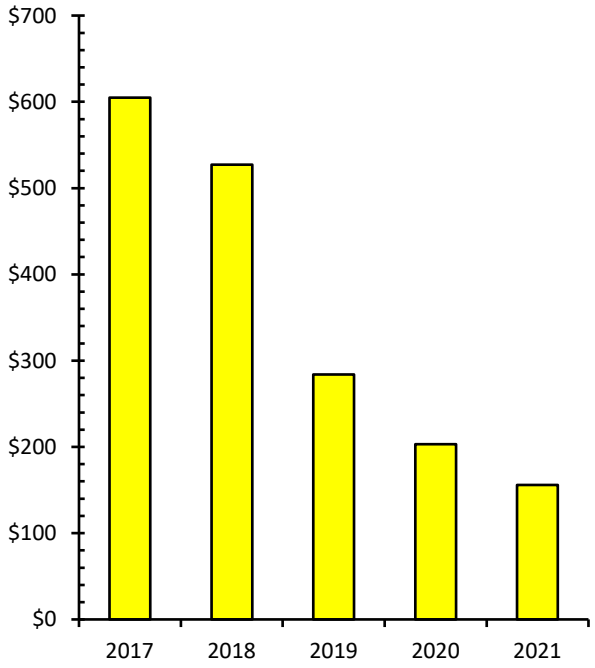


Net Development Cost Charge Receipts - 2017 to 2021
(Amounts in $000's)
(Source - Township of Langley)

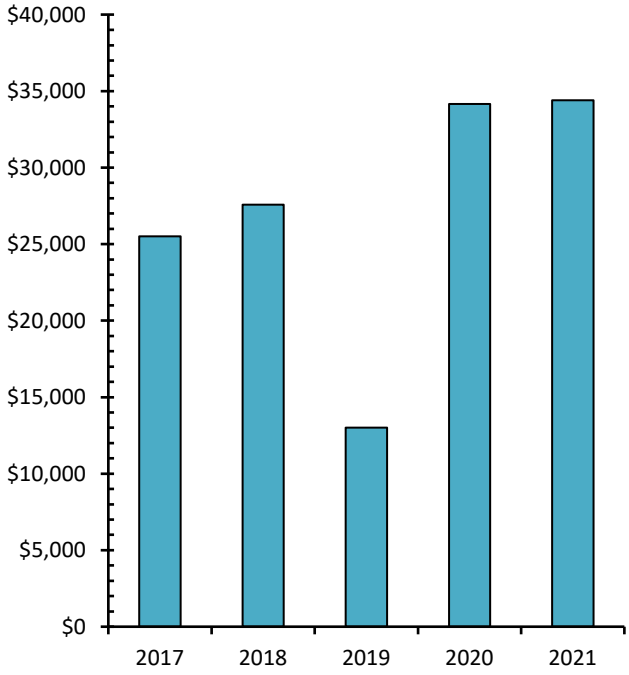



Population Estimates - 2017 to 2021
(Township of Langley Annual Report 2017, 2018, 2019, 2020, 2021)
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
121,727
126,000
134,600
140,250
145,120
2017
2018
2019
2020
2021

General Capital Reserve
2017 to 2021
(Amounts in $000's)



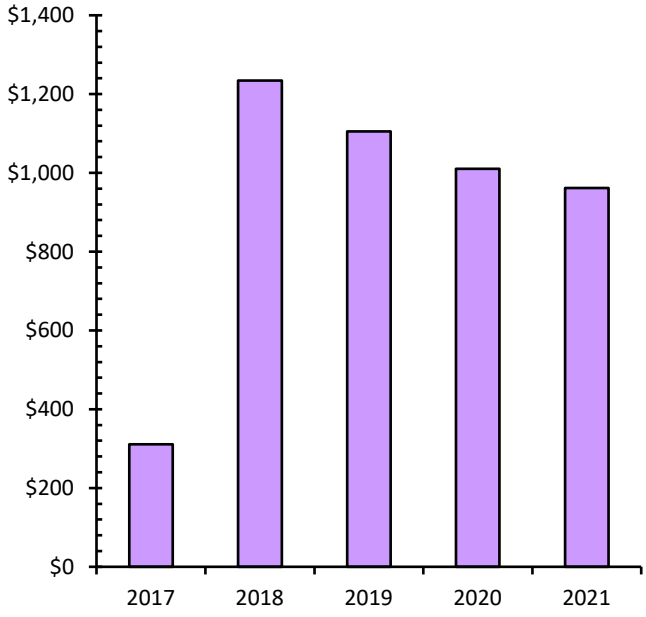
Water Capital Reserve
2017 to 2021
(Amounts in $000's)

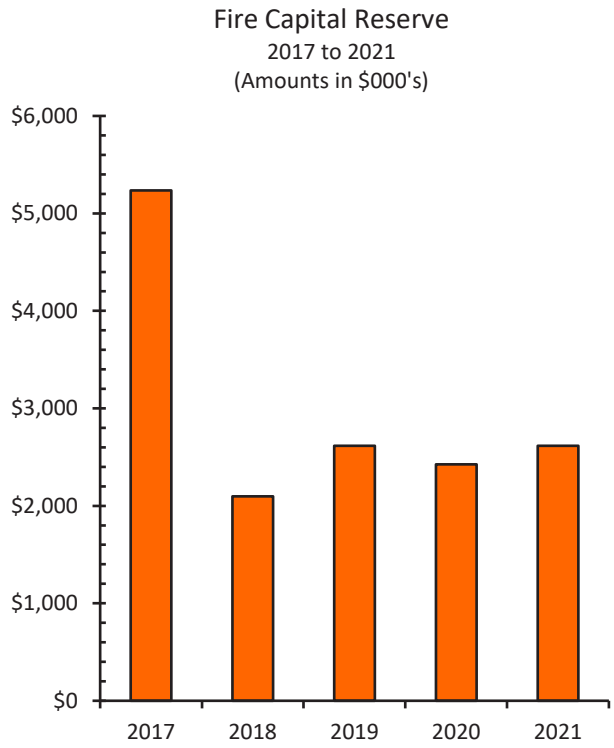


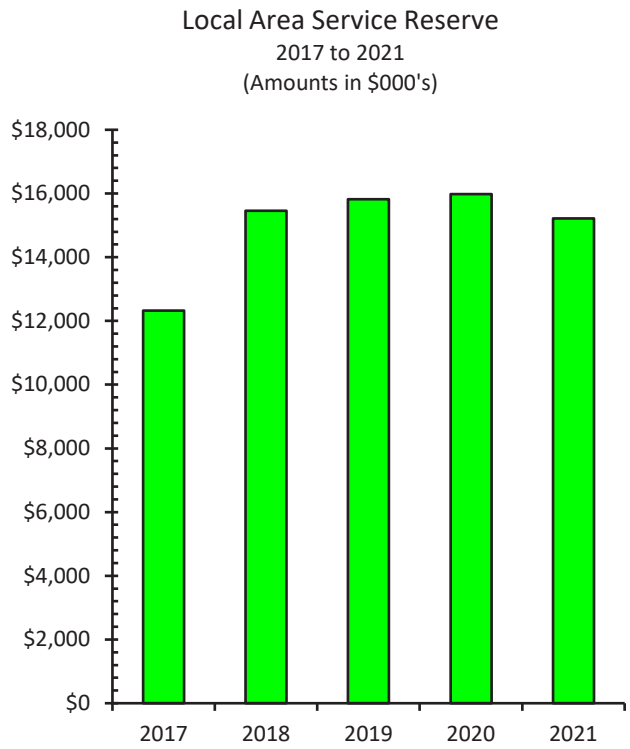
Sewer Capital Reserve
2017 to 2021
(Amounts in $000's)

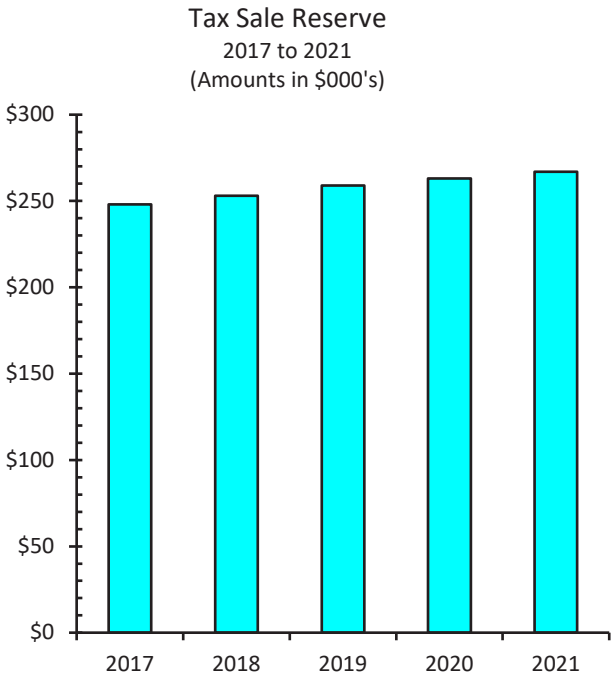


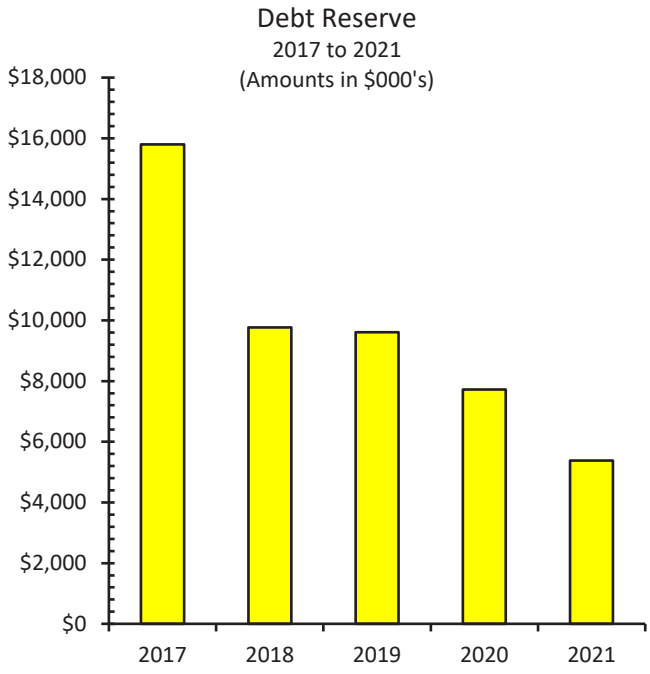
Stormwater Capital Reserve
2017 to 202
(Amounts in $000's)




Fire Capital Reserve
2017 to 2021
(Amounts in $000's)
$6,000
$5,000
$4,000
$3,000
$2,000
$1,000
$0
2017
2018
2019
2020
2021


Local Area Service Reserve
2017 to 2021
(Amounts in $000's)
$18,000
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2017
2018
2019
2020
2021


Tax Sale Reserve
2017 to 2021
(Amounts in $000's)
$300
$250
$200
$150
$100
$50
$0
2017
2018
2019
2020
2021


Debt Reserve
2017 to 2021
(Amounts in $000's)
$18,000
$16,000
$14,000
$12,000
$10,000
$8,000
$6,000
$4,000
$2,000
$0
2017
2018
2019
2020
2021

COVID-19 Safe Restart Grant

For the year ended December 31, 2021 (in thousands of dollars)

The Township received a grant of $7,608 under the COVID-19 Safe Restart Grant for Local Governments in November, 2020. The grant was partially drawn in 2021 as shown in the schedule below:

		2021
COVID-19 Safe Restart Grant received	$	7,608
Eligible costs incurred		(163)
Balance, end of year	$	7,445



TOWNSHIP OF LANGLEY
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1
General Information 604.534.3211
Finance Division 604.533.6022
tol.ca

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 - REGULAR MEETING	**REPORT:**	22-68
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0103
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100227 AND DEVELOPMENT PERMIT APPLICATION NO. 100940 (QUALICO MITCHELL WILLIAMS LLP / 8000 – 8200 BLOCK OF 212 STREET)		

PROPOSAL:

Application to amend the Williams Neighbourhood Plan and to rezone a 1.1 ha (2.7 ac) portion of land located in the Williams Neighbourhood Plan area to Residential Compact Lot Zone R-CL(A) with accompanying Development Permit to accommodate development of 22 single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5791 and 5792 subject to 15 development prerequisites being completed prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5792) of Development Permit No. 100940; and authorize staff to proceed with the public hearing.

RATIONALE:

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams 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 (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5792 rezoning a 1.1 ha (2.7 ac) portion of land located in the Williams Neighborhood Plan area to Residential Compact Lot Zone R-CL(A) to accommodate development of 22 single family lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements including realignment of the intersection of 80 Avenue with 212 Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
7. Provision of a layout demonstrating the development potential of 21214 – 82 Avenue layout (and a restrictive covenant to secure an interim access condition) and incorporation of revisions and/or security as needed;
8. Provision of greenways (83 Avenue), Watercourse Compensation Area, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
9. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
10. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Registration of restrictive covenants:
    a. Prohibiting development of the eastern lot until such time as the lands are rezoned and Development Permits are issued by Council and requiring implementation of applicable policies of the Williams NP in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    b. Prohibiting clearing and grading of the eastern lot until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection); and
    c. Prohibiting the tandem parking spaces on the proposed northern lots from being developed for purposes other than the parking of vehicles;

13. Demolition of existing buildings and structures;
14. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
15. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5792 authorize issuance of Development Permit No. 100940 for the proposed single family lots, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5791 and 5792 with accompanying Development Permit No. 100940.

EXECUTIVE SUMMARY:

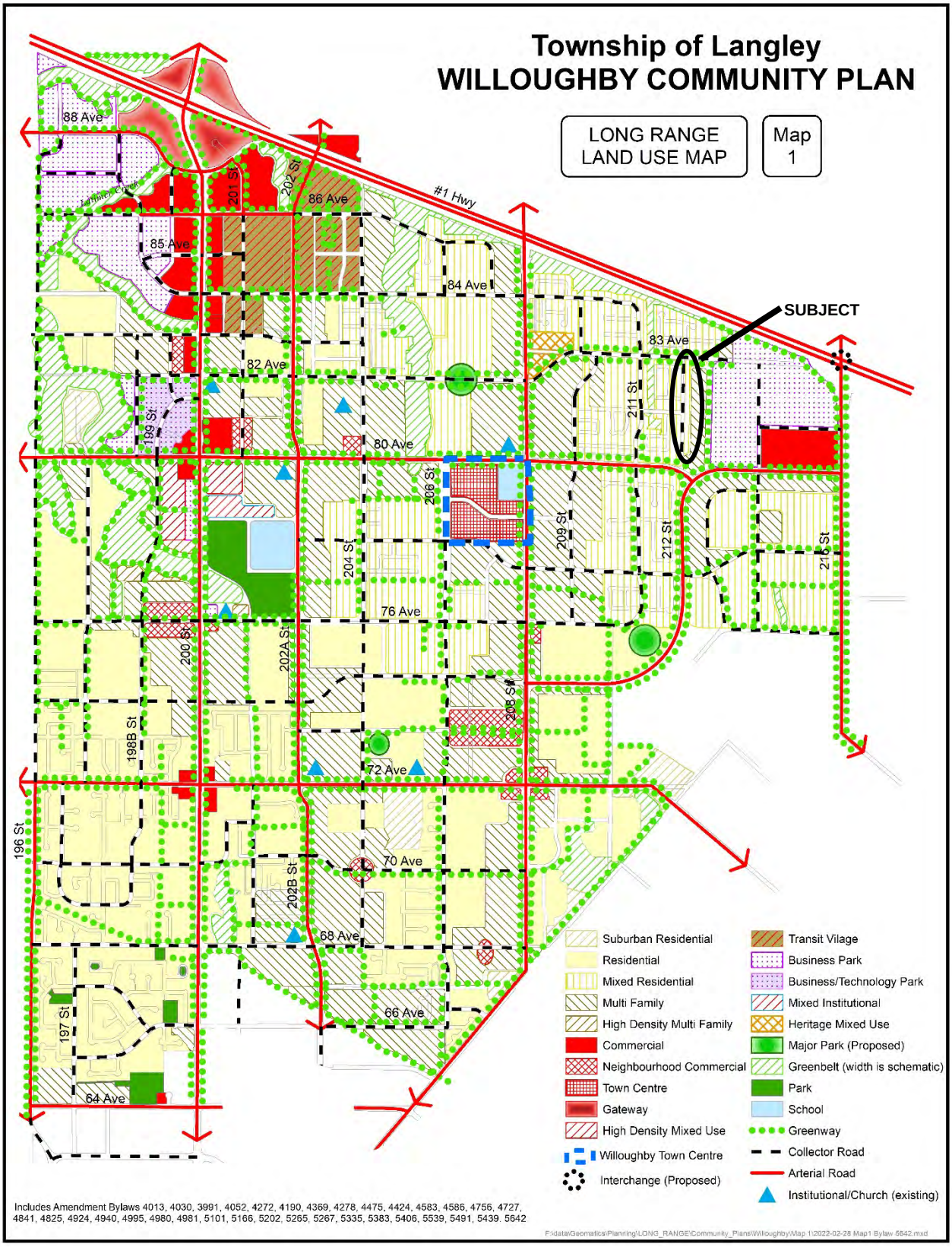
Qualico Mitchell Williams LLP has applied on behalf of the property owners to amend the Williams Neighbourhood Plan (Williams NP) and rezone a 1.1 ha (2.7 ac) portion of land located on the east side of 212 Street between 80A Avenue and 83 Avenue to Residential Compact Lot Zone R-CL(A) with an accompanying Development Permit to accommodate development of 22 single family lots. The proposed Williams NP amendment allows for consideration of the applicant's proposed parking configuration to accommodate additional parking in support of secondary suites.

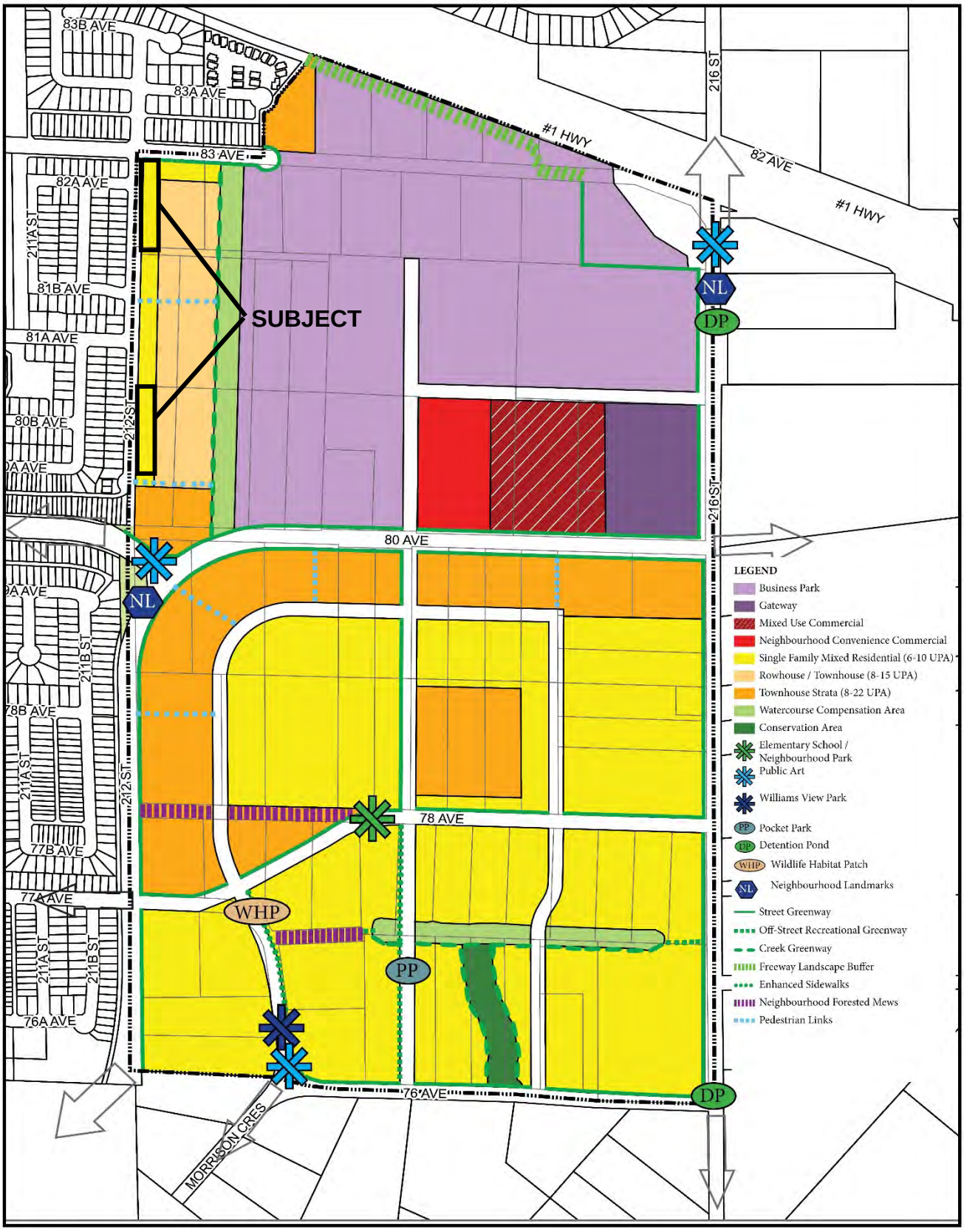
The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the Williams NP amendment and rezoning requests, subject to the completion of 15 development prerequisites and authorize issuance of Development Permit No. 100940 at time of final reading of Bylaw No. 5792.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Williams Neighbourhood Plan Amendment Bylaw No. 5791, Rezoning Bylaw No. 5792, and Development Permit No. 100940.

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100227 AND
DEVELOPMENT PERMIT APPLICATION NO. 100940
(QUALICO MITCHELL WILLIAMS LLP /
8000 – 8200 BLOCK OF 212 STREET)
Page 4 . . .

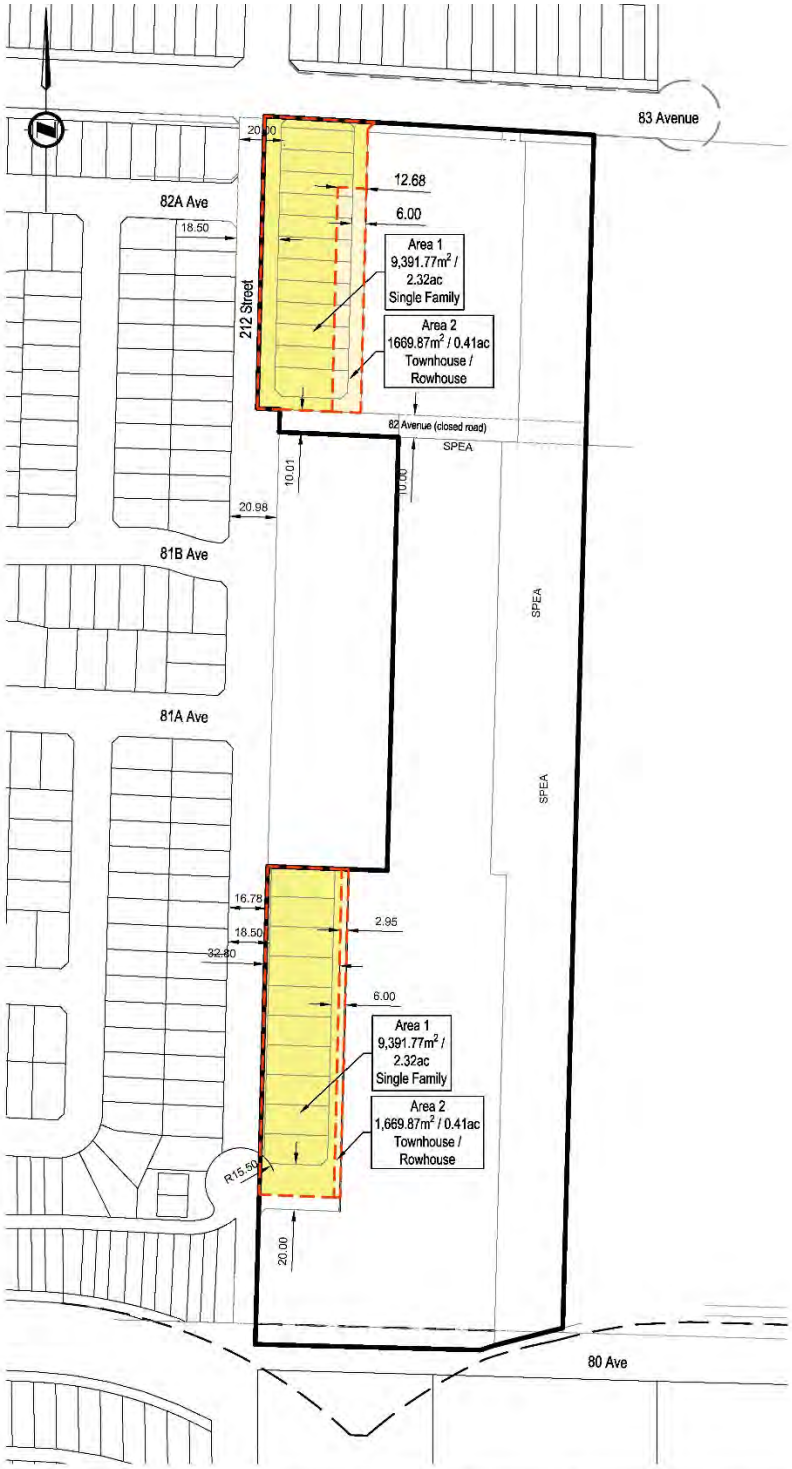




WILLIAMS NEIGHBOURHOOD PLAN – LAND USE PLAN



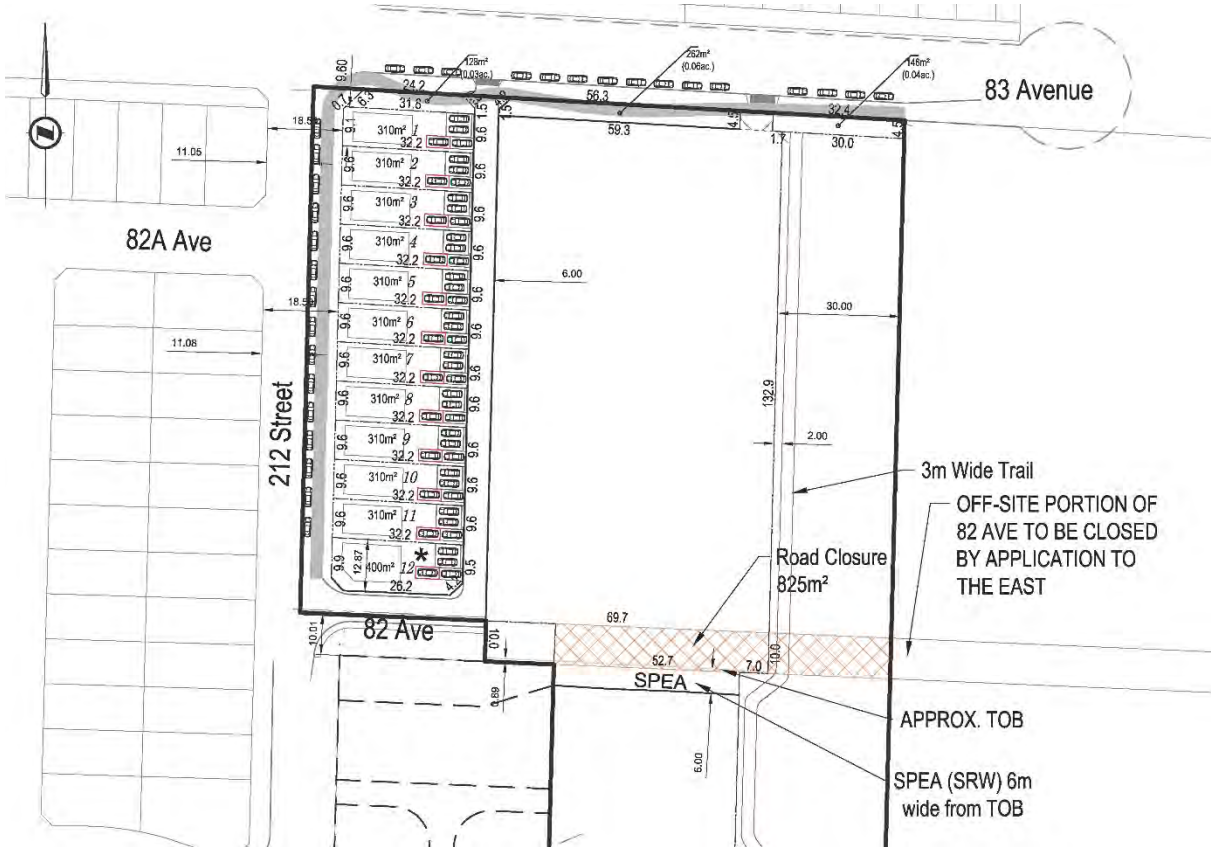
ZONING BYLAW NO. 2500



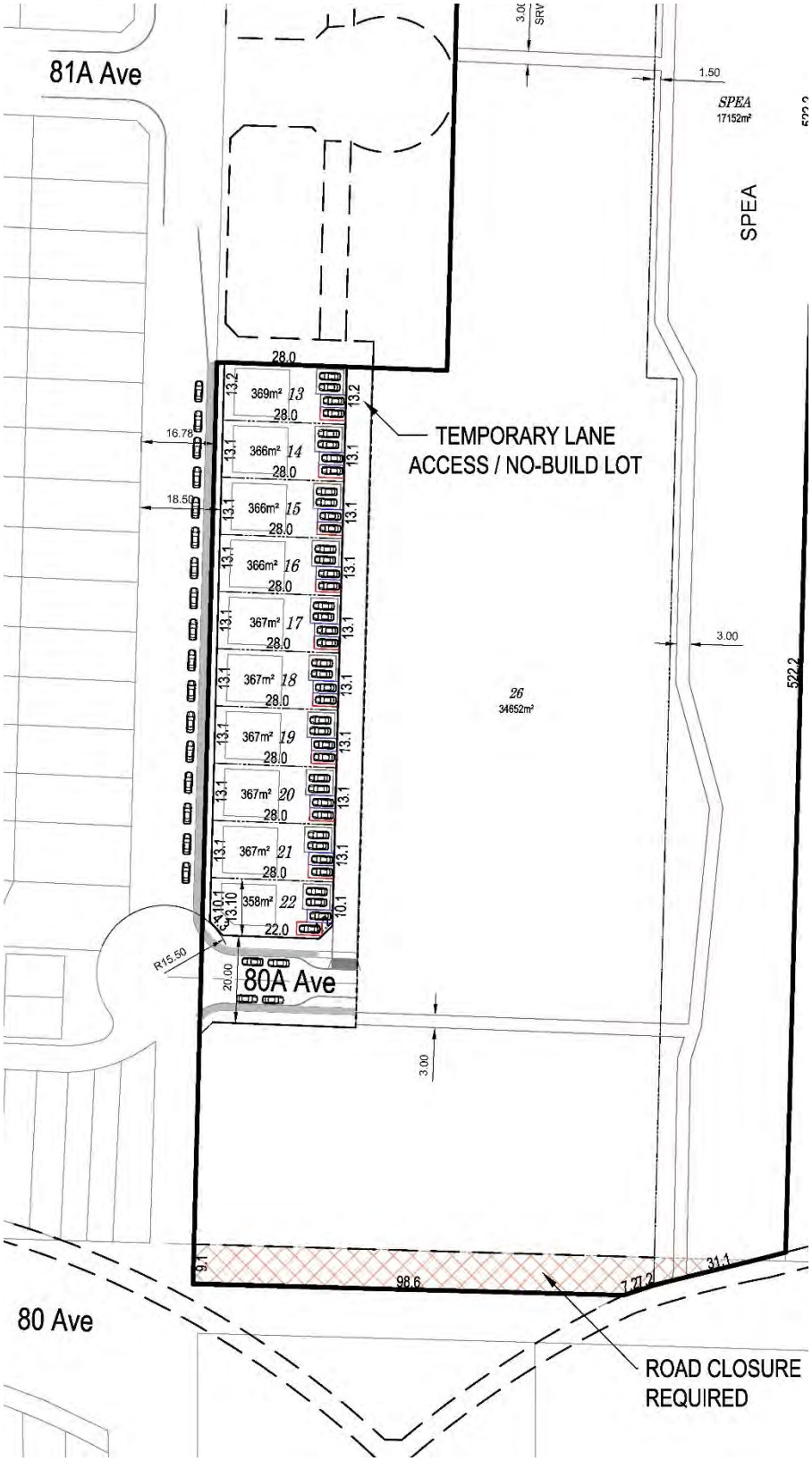
Area	Gross Developable Area (ac. / ha.)	*Net Developable Area (ac. / ha.)	NP Designation Area	Permitted Density / Acre / Hectare	Permitted Yield	Proposed Lot Yield (units)	Proposed Density (upa / upha)
Area 1	2.32 ac. / 0.94 ha.	2.32 ac. / 0.94 ha.	Single Family	6 - 10 upa / 15 - 25 upha	13.92-23.20	22	9.48 upa / 23.40 upha
Area 2	0.41 ac. / 0.17 ha.	0.41 ac. / 0.17 ha.	Townhouse / Rowhouse	8 - 15 upa / 20 - 37 upha	3.28-6.15	0	n/a
Total	2.73 ac. / 1.10 ha.	2.73 ac. / 1.10 ha.	n/a	n/a	17.2-29.35	22	8.06 upa / 20.00 upha

* Net developable area excludes area below top of bank (not applicable to Area 1 or Area 2)

SITE PLAN – SUBMITTED BY APPLICANT



DETAIL OF NORTHERN LOT AND PARKING CONFIGURATION – SUBMITTED BY APPLICANT



DETAIL OF SOUTHERN LOT AND PARKING CONFIGURATION – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1102827 BC Ltd. and 1117488 BC Ltd. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Agent:	Qualico Mitchell Williams LLP 201, 6525 – 177B Street Surrey, BC V3S 5N4
Legal Description:	Portion of Lot 1 Section 25 Township 8 New Westminster District Plan EPP86150
Location:	East side of 212 Street between 80A Avenue and 83 Avenue
Area:	Total lot size: 6.2 ha (15.3 ac) Portion to be rezoned: 1.1 ha (2.7 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zone R-CL(A)
Williams Neighbourhood Plan:	Single Family Mixed Residential and Rowhouse / Townhouse

BACKGROUND / HISTORY:

The Williams NP was adopted by Council in 2018 and the subject application is one of the first residential proposals to advance for consideration in the Williams NP area. The proposed development site is currently zoned Suburban Residential Zone SR-2 and designated Single Family Mixed Residential and Rowhouse / Townhouse in the Williams NP.

The Ministry of Transportation and Infrastructure (MOTI) opened a new interchange to Highway 1 at 216 Street in 2020. To support the new highway infrastructure, realignment of the intersection of 212 Street with 80 Avenue is a condition of the subject application. MOTI approval will be required for the subject proposal.

DISCUSSION / ANALYSIS:

The applicant has applied to amend the Williams NP and to rezone the subject 1.1 ha (2.7 ac) site from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A) to accommodate development of 22 single family lots. The proponent's application includes a form and character Development Permit for the single family lots, a subdivision application, and a greenhouse gas emission reduction and energy conservation development permit.

Site Description:

The site, which slopes downwards from 212 Street to the east, was previously used for large lot suburban residential and agricultural uses and was comprised of a number of separate lots. A yellow coded watercourse is located in the ditch on the south side of the 82 Avenue dedication. Most of the

existing buildings have been removed from the subject site except for a single family house and associated buildings at 21225 80 Avenue at the south end of the subject site. Removal of all buildings is a condition of rezoning.

Adjacent Uses:

North: 83 Avenue beyond which are lots zoned Residential Compact Lot Zone R-CL and R-CL(A) in the Yorkson Neighbourhood Plan area;

South: 80 Avenue beyond which are lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP currently under application (ToL Project 08-24-0085);

East: The remainder of the subject lands and lands beyond zoned Suburban Residential Zone SR-2, designated Single Family Mixed Residential, Rowhouse/Townhouse, Watercourse Compensation Area and Business Park in the Williams NP. The application to rezone the Business Park lands was considered by Council July 26, 2021 (ToL Project 08-25-0098); and

West: 212 Street beyond which are lands zoned Residential Zone R-1A, Residential Zone R-2, and Residential Compact Lot Zones R-CL, R-CL(A), R-CL(B) in the Yorkson Neighbourhood Plan area.

Williams Neighbourhood Plan:

As the subject proposal is one of the first residential applications to advance for consideration by Council in the Williams NP area, the applicant is responsible for satisfying the following prerequisites prior to final reading. Below each point, staff have provided the status of each item.

- The required joint elementary school and neighbourhood park site to serve the area must be secured and located to the acceptance of the Township of Langley and the Langley School District.
    - TOL Project 08-24-0085 currently being considered by Council includes 2 ha (5 ac) of land for an elementary school site and 2 ha (5 ac) of land for a neighbourhood park site. The Township of Langley and the Langley School District have indicated preliminary acceptance of the proposed site. The lands are required to be dedicated prior to final reading of the rezoning bylaw.

- The required community stormwater management facility to serve that area must be secured and located to serve the entire storm catchment area to the acceptance of the General Manager of Engineering and Community Development.
    - The applicant for ToL Project 08-25-0098 (third reading granted July 26, 2021) is advancing design of a community stormwater management facility with associated amenities as per the Williams NP at the southwest corner of the intersection of Highway 1 and 216 Street. The stormwater management facility is required to be dedicated and construction secured prior to final reading of the subject rezoning bylaw.

- Major roads and engineering services including drainage, water, and sanitary sewer, stormwater management facilities, and road dedications, widenings and rights-of-way must be provided and extended (at no cost to the Township) to accommodate the proposed development.
    - The applicant for ToL Project 08-25-0098 (third reading granted July 26, 2021) is advancing design of a sanitary lift station southeast of the proposed stormwater

management facility as well as associated forcemain infrastructure to connect to the system at 83 Avenue in the Yorkson Neighbourhood Plan area. The sanitary infrastructure is required to be dedicated and construction secured prior to final reading of the subject rezoning bylaw.

- The applicant is advancing all roadworks and greenway works fronting the site on 212 Street, 80A Avenue, 82 Avenue and 83 Avenue to support the subject development. A condition of the subject development proceeding includes the realignment of the intersection of 80 Avenue with 212 Street and provisions of associated amenities with the offsite works and services.

Williams Neighborhood Plan Amendment:

The Williams NP includes a number of specific policies related to parking. With regards to single family lots, the Williams NP requires the provision of an additional, non-tandem parking space on a single family lot to support a secondary suite. The subject lots are proposed to be zoned R-CL(A) which requires three parking spaces per lot (two side by side in an enclosed garage plus one outdoor space). To align with the policy in the Williams NP, the applicant is required to design the lot to accommodate a total of four parking spaces to support secondary suites. To accommodate the additional parking space in a side by side configuration, the applicant is proposing wider lots for the southern 10 lots.

The applicant is requesting a plan amendment to allow the additional parking space on the northern 12 lots to be accommodated in a tandem configuration. To offset the request for the tandem configuration, the applicant is proposing deeper lots than required by the Zoning Bylaw (32 m instead of 28 m) and committing to registration of a restrictive covenant to identify the space for parking purposes. Each lot is provided with four parking spaces and the rear loaded nature of the proposed lots provides additional street parking opportunities on the east side of 212 Street and the flanking streets. Attachment B is the applicant's parking rationale including information for the subject application as well as the adjacent townhouse site.

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 provided the number of students estimated for the development and noted that students would be accommodated in the district. Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160) noting securing the elementary school site is required prior to final reading.

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 development site is located in the urban area and designed to accommodate service requirements. Consistent with the Housing Needs Report, the proposed amendment to the Williams NP maintains the yield of housing in the area in forms consistent with the land use plan.

Zoning Amendment:

Bylaw No. 5792 proposes to rezone the western 1.1 ha (2.7 ac) of the subject lot from Suburban

Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A) to allow for the development of 22 rear loaded lots. The proposed density of the 22 single family lots is 20 units per hectare / 8 units per acre as permitted by the Williams NP Single Family Mixed Residential land use designation which provides for a density range of 15 to 25 units per hectare / 6 to 10 units per acre.

Policy within the Williams NP emphasizes development that supports the pedestrian realm through the development of rear-loaded lots and homes that include functional porches. The proposed single family lots are accessed from a new rear lane consistent with the Williams NP. The Exterior Design Control Agreement will be drafted to require porches as defined in the Williams NP.

As the subject application does not include 21214 – 82 Avenue the applicant has provided a preliminary layout that aligns generally with the provisions of the Williams NP and includes extension of 81A Avenue to serve the future townhouse development east of the proposed lane. Depending on how development of 21214 – 82 Avenue proceeds, the lane south of 21214 – 82 Avenue may require a permanent connection to 212 Street or a permanent turnaround. Accordingly, finalization of the preliminary layout (and a restrictive covenant to secure an interim access condition) is included as a development prerequisite.

Public Consultation:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. In accordance with the current Policy, the applicant hosted a virtual Public Information Meeting April 5, 2022. A summary of the Public Information Meeting is included as Attachment C to this report.

Development Permit (Form and Character):

The Williams 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 and 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 Willoughby Community Plan related to single family residential development are attached to this report (Attachment D). 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. The exterior design control agreement will include provisions with regards to porches, parking, and trees consistent with policies in the Williams NP. Development Permit No. 100940 is included as Attachment A to this report.

Greenhouse Gas (GHG) Development Permit:

The subject site is located in Development Permit Area “O” of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the Bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to subdivision and building permit. Future Energy Conservation and GHG Emission Reduction Development Permits will accompany the townhouse Development Permit applications.

Subdivision:

Staff are concurrently considering a subdivision application to create the proposed lots and provide the required dedications, including the watercourse compensation area. The subdivision application will also create a lot on the east side of the site currently under application for development as townhouses (ToL Project 08-25-0120). The subdivision plan aligns with the proposed rezoning.

Tree Protection / Replacement:

The tree management plans submitted by the applicant for that portion of the site proposed to be rezoned indicate that two significant trees exist on the subject site and that no trees are proposed to be retained. Staff note that tree retention opportunities reflect the form of development and the nature of the existing tree resource. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 81 replacement trees are required to be planted over the full extents of the lands proposed to be rezoned. 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.

Staff note the development prerequisites include a restrictive covenant prohibiting tree clearing until such time as a development permit is issued for the proposed townhouse lot east of the 22 lots. Tree management plans for the east lot will be reviewed in conjunction with the rezoning and development permit applications on the lands.

Williams Neighbourhood Plan Amenities:

As a condition of rezoning, the applicant is required to dedicate and construct a 4.5 m wide street greenway on 83 Avenue as well as pedestrian links providing connections across the townhouse sites to a watercourse compensation area. The pedestrian links will be constructed as sidewalks for the single family portion of the development (on 80A Avenue and 82 Avenue). At the realigned intersection of 80 Avenue with 212 Street, the Williams NP requires construction of a neighbourhood landmark including space and utilities for public art.

A condition of rezoning is acceptance of landscape and servicing plans for the above noted required amenities, dedication of the required lands and construction of the works to the acceptance of the Township as well as compliance with the Williams Amenity Zoning Policy.

Adaptable Housing:

In accordance with Section 5.3.9. of the Williams NP a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading noting that the single family portion of the development is proposed to include one adaptable housing unit in keeping with this requirement.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) 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 per single family lot for a total of $149,776.

Environmental Considerations:

Further to the conditions and particulars of the previously noted streamside development permit, 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.

School Sites:

School District 35 has provided comments (Attachment E) and anticipates that the proposed development will generate approximately 10 new students for Richard Bulpitt Elementary (located approximately 650 m southwest of the site), three new students for Yorkson Creek Middle School (located approximately 1.2 km northwest of the site) and six students for RE Mountain Secondary School (located approximately 2.1 km southwest of the site).

Parks:

The closest existing parks are Richard Bulpitt Neighbourhood Park and Lynn Fripps Neighbourhood Park located approximately 650 m southwest and 350 m west of the subject site. A condition of development is provision of a neighbourhood park site in the Williams NP area currently proposed to be provided by another application

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services including road works, greenways, tree replacement, and utility upgrades and extensions to the acceptance of the Township. Road dedications, closures, widening, and necessary traffic improvements (both on-site and off-site) (212 Street, the lane, and 80, 80A, 82 and 83 Avenues) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Williams NP. 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. Additionally, a condition of rezoning is compliance with the Willoughby Arterial Road Completion Amenity Program Policy.

Staff note that should construction of the community stormwater management facility and associated amenity as well as the sanitary lift station and force main not be completed by others when the subject application is ready to advance to final reading, they will be required to be provided by the applicant.

Transit:

Transit service is currently provided along 208 Street via the 595 bus route and along Glover Road via the C62/807 bus route.

Policy Considerations:

Qualico Mitchell Williams LLP have applied on behalf of the owners to amend the Williams Neighbourhood Plan and to rezone a 1.1 ha (2.7 ac) portion of land located in the Williams

Neighbourhood Plan to Residential Compact Lot Zone R-CL(A) with an accompanying Development Permit to accommodate development of 22 single family lots. The proposed development is in keeping with the land use provisions of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the requested amendments to the Williams NP and rezoning request. Staff also recommend that Council authorize issuance, at time of final reading of Bylaw No. 5792, of Development Permit No. 100940.

Respectfully submitted,

Teresa Hanson
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100940 (Single Family Form and Character)
ATTACHMENT B	Parking Rationale
ATTACHMENT C	Public Information Meeting Summary
ATTACHMENT D	Excerpt from Development Permit Area B Guidelines
ATTACHMENT E	SD 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100940

This Permit is issued this _____day of _____, 2022 to:

1. Name: Qualico Mitchell Williams LLP

   Address: 201, 6525 – 177B Street
   Surrey, BC V3S 5N4

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: Portion of Lot 1 Section 25 Township 8 New Westminster District Plan EPP86150

   CIVIC ADDRESS: Portion of lands on the east side of 212 Street between 80A Avenue and 83 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

2111-03859-01

June 7, 2022

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

Attn: Teresa Hanson and Ruby Sandher

Parking Rationale – Williams Neighbourhood Project Nos. 08-25-0103 & 08-25-0120

POLICY CONTEXT

Based on the Williams Neighbourhood Plan (NP) the overall (6.38 ha 15.77 ac) subject site is split into 3 designations: Single Family Mixed Residential, Rowhouse Townhouse Residential and Townhouse Strata. It appears the intent of the Williams NP for this area is to accommodate a transition of land use and built form between the established single family neighbourhood to the west (Yorkson NP) and the future employment lands to the east. The policies respecting the provision of additional parking are different for each designation. This analysis of policy compliance has been separated by designation.

The subject site is proceeding as two independent rezoning applications separating the Single Family Mixed Residential and Rowhouse/Townhouse Residential plus Townhouse Strata designated lands (refer to Figure 1).



Figure 1

SINGLE FAMILY MIXED RESIDENTIAL

The Williams (NP) policy context is provided by Policy 5.4(2) which states:

"Foster the development of accessory housing including secondary suites or coach homes (R-1 and R-CL(CH); defined in the Township of Langley Zoning Bylaw) with a single family home, along with the provision of an additional, non-tandem parking space on the lot for a secondary suite or coach home"

Interpretation and Response

The policy is clear in that it is set up as a desired objective rather than a requirement through the utilization of the word "foster". Furthermore, the policy identifies the R-1(A) and R-CL(CH) zones specifically, which clearly suggests that these 2 zones are appropriate uses upon which secondary suites and/or coach houses are to be based. This policy does not specify any locational preferences as to when or where accessory housing should be employed.

The proposal presented does not include either of these zones for the express reason that the detached single family lots form part of the defined "Transition District" area which intends to provide a linear "band of single family forms or residential development along 212 Street" (Williams Neighbourhood Plan, Section 4.1, pg. 32). The existing land use context along the west side of 212 Street is R-CL(A) zoned single family detached lots. This is a well-established residential interface which logically suits a matching land use of R-CL(A) lots as proposed. The 'fostering' of accessory dwelling units within the proposed new lots would require additional on-lot parking to support this Plan objective. The proposed subdivision and development concept submitted includes the provision of an additional on-lot parking stall per Williams NP Policy 5.4(2)

In order to address the objective of fostering accessory dwelling unit opportunities, the submitted development concept for the 22 rear loaded (R-CL(A) Zone) lots have been designed to accommodate an additional parking stall on-lot by way of two design methods as described below:

1. The northern block of 12 lane loaded lots (Figure 2, below) are noted as having a longer lot depth (approx. 32m) relative to the minimum zoning requirement. This additional lot depth provides for an opportunity to include an additional outdoor visitor parking stall in the backyard of the lot in a tandem configuration supplemental to the outdoor parking stall required by the Zoning Bylaw. Tandem parking is a common arrangement for frontloaded lot configurations where 2 exterior parking stalls are typically placed in a tandem configuration in front of the two-car garage. Though provision for a tandem parking arrangement is not specifically provided for within the Williams NP, rezoning application 08-24-0103 proposes an amendment to the Williams NP to permit this arrangement on lots 1 to 12 at the north portion of the development site. Effectively this approach represents a tandem condition impacting one exterior parking

stall compared to impacting two garage parking stalls for front loaded dwellings as is permitted in the Zoning Bylaw.

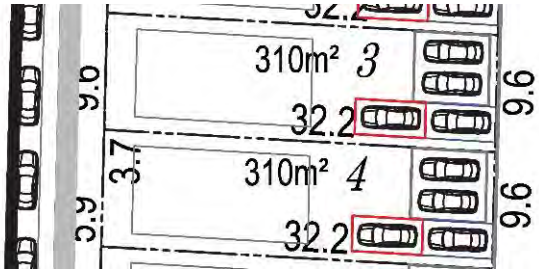


Figure 2

2. The remaining 10 lane loaded lots at the south portion of the site (Figure 3, below) are designed with additional width to accommodate an additional exterior parking stall in compliance with the William NP as shown on figure 4). It is noted that due to the asymmetric geometry of the parent parcel, the 10 south lane loaded lots are less deep, precluding the ability to consider a tandem outdoor parking stall arrangement.

   The unusually long 212 Street block length, ranging from 123m – 131m, affords 32 immediate on-street parking spaces for these lane-loaded lots (approximately1.3 spaces per lot), which also supports the intent of policy 5.4(2) to provide additional parking opportunities.

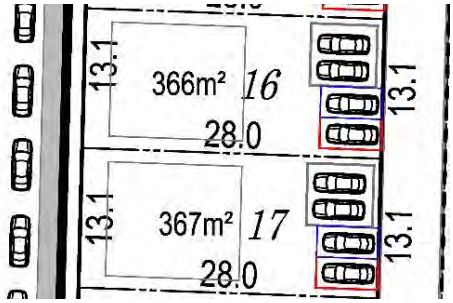


Figure 3

ROWHOUSE/TOWNHOUSE POLICY CONTEXT

The majority of the development covering the eastern portion of the parent lots is proceeding under a separate rezoning application process (08-25-0120). The lands are designated Rowhouse/Townhouse and Townhouse Strata in the Williams NP as indicated in figure 1. The Williams NP includes specific parking parameters for lands designated for Rowhouse/Townhouse and Townhouse Strata. There is a significant difference in the parking requirements for the Rowhouse/Townhouse designation in that, in comparison to the Townhouse Strata designation, the Rowhouse/Townhouse designation requires approximately double the parking rate per unit.

Consistent with the Williams NP, the east portion of this site is proposed to be developed in the form of a Townhouse development that will be based on a Strata form of land tenure – exactly the same as is expected on lands designated Townhouse Strata elsewhere in the William NP area. The proposed development consists of 143 units under the Rowhouse / Townhouse

designation and 29 units under the Townhouse Strata designation. Please note that the attached architectural site plan (Williams Phase 1 – Parking Plan, May 27, 2022) and the attached parking analysis (Bunt and Associates, April 22, 2022), are based on the Williams NP land use designation boundaries. The Williams NP designates the northern portion of the subject site as "Single Family Mixed Residential"; however, an NP Amendment to develop this portion of the site as Rowhouse / Townhouse is being applied for. Therefore, for the purposes of this rationale letter, the single family unit and parking counts shown on the attachments have been added to the Rowhouse / Townhouse counts.

The Rowhouse / Townhouse designation requires 4 parking stalls per unit, whereas the Townhouse Strata designation requires 4 parking stalls only for units along an arterial road and follows the Township Zoning Bylaw requirements of 2 stalls per unit for all other units (aside from visitor parking). The doubling of unit parking rate from 2 to 4 parking stalls per unit for the Rowhouse / Townhouse designation represents a significant departure from the standard Zoning bylaw rates and far in excess of Institute of Transportation Engineers (ITE) parking demand ranges for this use type (see also analysis prepared by Bunt and Associates dated April 22, 2022 appended to this memo).

A planning-focused rationale regarding parking requirements identified in the Williams NP in relation to the impacts on the Rowhouse/Townhouse designation are set forth as follows:

Interpretation and Response

Lands identified for Rowhouse/Townhouse use are located on the eastern portion of this linear site. Williams NP Policy 5.5.1(4b) for Rowhouse / Townhouse states:

"Off-street parking for the dwelling units shall be accessed from a rear lane or internal strata road. Provide a minimum of four (4) off-street parking spaces for these dwelling units. All parking spaces within a building shall be non-tandem".

The Williams NP policy 5.5.1(4b) represents a significant increase in parking supply relative to the *Zoning Bylaw Part 107.3* requirements, which would require 2 stalls per unit plus 0.2 stalls per unit for visitor parking. The Williams NP policy 5.5.1(4b) requires 4 parking spaces per unit, representing a 100% increase in parking supply for any Rowhouse/Townhouse designated project aside from visitor parking. The Township Zoning Bylaw parking requirements are understood to be based on a variety of data sources such as regional standards and Transportation Association of Canada guidelines. It is not clear how the Williams parking requirement was determined; however, the attached parking analysis prepared by Bunt & Associates Engineering Ltd. notes that the average parking demand rate for comparable townhouse sites in the Metro Vancouver area is 1.8 parking spaces per unit (see attached).

The Williams NP designates the southerly portion of the subject site for "Townhouse Strata" use specifying as slightly higher density compared to the Rowhouse/Townhouse and Single Family Mixed designations. The Williams NP generally locates this use along major Arterial roads.

Policy 5.5.2(3b) for Townhouse Strata states:

"Off-street parking for the dwelling units that is accessed from a rear lane or internal strata road, for those units that front an arterial street. Provide a minimum of four (4) off-street parking spaces for these dwellings units. All parking spaces within a building shall be non-tandem."

The proposal includes 29 units located in the Townhouse Strata designated lands. Nine (9) of these units are located to 'front' an arterial street and these units provide for 4 off street parking stalls per unit. The policy appears to be specific to units that 'front' an arterial road, so units not fronting such a road do not appear to be captured by this policy.

Aside from visitor parking, a total of 77 off-street parking stalls is proposed for this Townhouse Strata designated portion of the site. Based on the 4 stalls for 9 units fronting an arterial road and 2 stalls for the remaining 20 units, the Townhouse Strata requires 76 parking spaces. Based on this interpretation the parking provided meets and exceeds the policy expectation and certainly exceeds the bylaw requirement.

The proposal involves a total 172 strata townhouse units (refer to 'Williams Phase 1 – Parking Plan, May 27, 2022'). The Township of Langley bylaw standard requires 2.2 parking spaces per unit, including visitor parking, which equals 378 parking spaces. The proposal includes 482 on-site parking spaces which equates to 2.8 stalls per unit which represents a 27% increase over the Township of Langley bylaw standard.

Street parking has not been included in the calculation of total parking but will be available along 83rd Avenue and 80A Avenue. Thus, the parking demand generated by the strata units represent the occupants and visitors. The proposed 2.8 parking spaces per unit is believed to be adequate and a significant increase of parking supply relative to the Zoning Bylaw.

CONCLUDING REMARKS

It is noteworthy that the policy wording between Williams NP Sections 5.5.1.4b and 5.5.2.3b is different, specifically identifying a locational aspect to the parking provision for the Townhouse Strata designation. It is not clear why this is the case, however it appears that the intent of the Williams Plan was to provide for additional parking for new development along arterial roads given the on-street parking restrictions for this classification of road. With respect to the Single Family Mixed Residential designation, the Williams NP policy intends to accommodate opportunities for accessory housing when and where possible.

The proposal provides for an enhanced level of off-street parking (relative to the Zoning requirements) within the townhouse portion of the site and a robust amount of off and on street parking for the transitional single-family portion of the site. This approach is supported by the parking analysis completed by Bunt & Associates Engineering Ltd (attached), which concluded that the average observed parking demand for nearby townhouse sites is approximately 1.8 parking spaces per unit. In conclusion, the Bunt analysis found that the proposed parking rate of 2 residential parking stalls per townhouse unit would be sufficient, and that the 4 residential parking stalls included on the proposed 143 Rowhouse / Townhouse units will likely result in an oversupply of parking. The proposed 482 parking spaces exceeds the 378 parking spaces as required by the Township of Langley Zoning Bylaw. In effect, this proposed approach to parking supply is put forward as an alternative parking solution that balances the minimum requirements specified in the Township Zoning Bylaw and observed patterns, and meets the understood

objectives of the Williams NP policies to ensure an adequate or enhanced supply of on-site parking for Townhouse projects.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

McElhanney ltd.



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

Attachments:

- Williams Neighbourhood Phase 1 Parking Review (Bunt & Associates Engineering Ltd., April 22, 2022)
- Williams Phase 1 – Parking Plan, May 27, 2022 (WA Architects, May 27, 2022)

TRANSPORTATION PLANNERS AND ENGINEERS

December 21, 2020
04-20-0416

Mark McCann
Development Manager
StreetSide Developments
201-6525 177B Street
Surrey, BC
V3S 5N4

VIA E-MAIL: mark.mccann@qualico.com

Dear Mark:

Re: Williams Neighbourhood Phase 1 Parking Review
Proposal for Consulting Services

Bunt & Associates Engineering Ltd. (Bunt) has completed the following Parking Opinion Letter in support of Phase 1 of the proposed Williams Neighbourhood development, located at 21213-80 Avenue within the Township of Langley, BC.

This Opinion Letter has documented findings from available parking demand data and provided a review of Zoning Bylaw parking requirements for neighbouring municipalities before finally recommending an appropriate parking supply rate.

We are pleased to have the opportunity to work with StreetSide Developments on this project and trust that our input will be sufficient to move the planning and design work forward in an efficient manner.

Yours truly,
Bunt & Associates

Luke Kenny, B.Sc.
Transportation Analyst

James Lee, P.Eng., MBA, PMP
Associate, Senior Transportation Engineer

1. INTRODUCTION

StreetSide Developments is proposing a new townhouse project referred to as the Williams Neighbourhood Phase 1 development, which will be located at 21213-80 Avenue within the Township of Langley (ToL), BC.

The existing site comprises a number of dispersed single family homes and is bordered by 83 Avenue to the north, 212 St to the west, and 80 Avenue to the south. In total, the approximate area of the site is 13 acres. The proposed scheme seeks to redevelop this site to provide a total of 175 townhouse units, comprised of 139 rowhouse/townhouse units, 30 townhouse strata units, and a further 6 single family homes.

Vehicular access to the site will be provided via four locations; three accesses connecting with 212 Street and one tying into 83 Avenue. In terms of pedestrian and cyclist connectivity, a 3m-wide shared use trail will bisect the site in an east-west direction, linking 212 Street to the west and the proposed Creek Greenway to the east. The Creek Greenway is also proposed as a 3m-wide shared use trail that travels north-south, joining 83 Avenue to the north with 80 Avenue to the south.

The development will be supported by 454 standard residential parking stalls and 35 visitor parking stalls, resulting in a total provision of 489 vehicle parking stalls. This provision results in a shortfall of 234 residential parking stalls when compared with the requirement; only 2 stalls per rowhouse/townhouse are provided for 117 of the proposed units, rather than the requirement of 4 stalls per rowhouse/townhouse unit as outlined within the Williams Neighbourhood Plan (WNP). The contents of the WNP are described in more detail in Section 2 of this Letter.

This Parking Opinion Letter has provided a rationale to support the proposed parking relaxation based on findings from available parking demand data and a review of the Zoning Bylaw parking requirements for neighbouring municipalities.

2. VEHICLE PARKING REQUIREMENTS & PROPOSED SUPPLY

Details on the calculation of the proposed parking requirements and the corresponding supply are provided in the following section. Both the ToL Zoning Bylaw parking requirements, as well as the specific requirements of the WNP are summarized below. Given the location of the site within the Williams Neighbourhood, the development should adhere to the WNP requirements where these are provided; however, the Township requirements are included for comparison.

2.1 Township of Langley Zoning Bylaw

The Zoning Bylaw for the Township outlines the parking requirements for residential townhouses within the municipality and these are summarized as follows:

[For Townhouses]

- *2 spaces per dwelling unit*

- *2.3 spaces per dwelling unit if parking is provided by tandem parking, but no more than 40% of all dwelling units in a townhouse development may have tandem parking spaces*
- *1 dedicated visitor parking space per 5 dwelling units*

2.2 Williams Neighbourhood Plan

The WNP was adopted in 2018 and provides the vision, goals, and policies for development within the neighbourhood over the subsequent 20 year period. Of relevance to this project are Sections 5.5.1 and 5.5.2 of the Plan, which provide the following (equivalent) policy on townhouse parking supplies:

Design buildings and dwelling units [...] to include: Off-street parking for the [rowhouse/townhouse] dwelling units that is accessed from a rear lane or internal strata road, for those units that front an arterial street. Provide a minimum of four (4) off-street parking spaces for these dwelling units. All parking spaces within a building shall be non-tandem.

2.3 Parking Calculations

The review of the parking requirements showed that the WNP requirements are, at least for standard parking arrangements, double those outlined within the Zoning Bylaw. The Bylaw requirements per the WNP are outlined below along with the proposed parking supply.

In the case of the townhouses/rowhouses, the developer proposes to apply more than one parking rate per housing sub-category and additional rows have been provided to reflect this.

Table 2.1: Williams Neighbourhood Plan Parking Requirements and Proposed Supply

HOUSING SUB-CATEGORY	QUANTITY	BYLAW REF.	BYLAW REQUIREMENT		PROPOSED SUPPLY		NET DIFFERENCE
			REQUIREMENT	STALLS	SUPPLY	STALLS	
Rowhouse / Townhouse	97 units	WNP (5.5.1.4b)	4 stalls/unit	388	2 stalls/unit	194	-194
	42 units		4 stalls/unit	168	4 stalls/unit	168	0
Townhouse Strata	10 units	WNP (5.5.2.3b)	4 stalls/unit	40	4 stalls/unit	40	0
	20 units		4 stalls/unit	80	2 stalls/unit	40	-40
Single Family Home	6 units	ZB (107.3a.i)	2 stalls/unit	12	2 stalls/unit	12	0
Visitor Parking (1)	169 units	ZB (107.3a.ii)	1 stall/5 units	34	1 stall/5 units	35	0
TOTAL			-	722	-	488	-234

1 – Visitor parking not required for single family housing.

Table 2.1 shows that the proposed supply of 488 stalls would result in a shortfall of 234 stalls when compared with the parking requirement for 722 stalls.

3. BUNT DATABASE PARKING COUNTS

Bunt has access to an extensive in-house database of parking demand data collected for previous Bunt projects, which includes count data for a number of townhouse sites. This data has been used to estimate an appropriate townhouse parking supply rate for the proposed development. Included within the database is parking demand data for seven residential townhouse sites within Maple Ridge, BC. This data was obtained from Insurance Corporation of British Columbia (ICBC), who provided the number of actively insured vehicles for the selected townhouse complexes. In the context of this review, each owned vehicle was assumed to represent one vehicle of parking demand.

These sites are considered comparable to the proposed development, particularly from a connectivity perspective; all sites are distant from SkyTrain connections and, although the closest bus stops to the survey sites range in proximity from 100m-700m, no bus stops operate services with a frequency greater than 1 service every 30 minutes. A summary of the parking demand count data is provided below in **Table 3.1**.

Table 3.1: Summary of Bunt Database Parking Demand

LOCATION	UNITS	BUS STOP PROXIMITY (1)	DISTANCE TO SKYTRAIN	PARKING DEMAND	
				STALLS	RATE
22865 Telosky Avenue, Maple Ridge	73	300m	>800m	113	1.5
11255 232 Street, Maple Ridge	26	700m	>800m	52	2.0
11125 232 Street, Maple Ridge	27	330m	>800m	57	2.1
22950 116 Avenue, Maple Ridge	36	100m	>800m	76	2.1
11229 232 Street, Maple Ridge	51	600m	>800m	73	1.4
23343 Kanaka Way, Maple Ridge	44	500m	>800m	74	1.7
23281 Kanaka Way, Maple Ridge	47	600m	>800m	90	1.9
WEIGHTED AVERAGE	304	-	-	535	1.8

1 – Bus stops identified for sites do not operate with a frequency better than 1 service every 30 minutes.

Table 3.1 demonstrates that, across the seven sites, the weighted average parking demand rate is 1.8 parking spaces per unit. The 85th percentile result for the same data has been calculated as a demand rate of 2.1 spaces per unit.

This observed demand corresponds with the requirements outlined within the ToL Zoning Bylaw but falls substantially below the requirements of the WNP.

4. NEIGHBOURING COMMUNITY AND MUNICIPAL PARKING REQUIREMENTS

Forming part of this study is a review of parking requirements for neighbouring communities and municipalities. The following section summarizes the findings of this exercise, which focusses first on reviewing potential variation from the ToL Zoning Bylaw for neighbouring communities within the same municipality followed by a review of other municipalities including the City of Langley, Surrey, Maple Ridge, Pitt Meadows, and Abbotsford.

4.1 Township of Langley Community and Neighbourhood Plans

While a number of the community and neighbourhood plans that have been adopted within the Township of Langley provide no guidance on parking supply outside of the Zoning Bylaw, those that differ in any capacity are included and summarized below.

Township of Langley Official Community Plan

The Official Community Plan lays out a thirty-year vision up to 2043 for the Township of Langley. Section 2.3 discusses '*Urban Community Structure and Centres'*, which does not include Williams neighbourhood but does include the adjacent Willoughby community. However, the redevelopment of the Williams neighbourhood will convert it into a more urban setting, consistent with that of Willoughby immediately to the west.

Policy 2.3.13 of the OCP states: *'Encourage transit improvements in all centres and Frequent Transit Development Areas. As transit service improves in these areas, consider reducing parking requirements for residential and commercial uses based on a review of parking needs.'*

The 595 bus service operates along 208 Street, which runs parallel to 212 Street approximately 800m to the west. This service currently operates with a 30-minute frequency at present. It is not unreasonable to believe that future residents may occasionally make use of this service, given that it is located approximately 10-minute walking distance from the western perimeter of the site.

Willoughby Community Plan

The Willoughby community is situated immediately west of the Williams neighbourhood. This Community Plan does not deviate from the Zoning Bylaw in terms of parking requirements for any residential townhouse developments.

Jericho Sub-Neighbourhood Plan

Further west of Willoughby, the Jericho neighbourhood encourages the provision of parking in a manner that balances the need for auto storage and convenient access for neighbourhood businesses, while encouraging compact development, alternative means of transportation, and an urban form that is not dominated by rows of parked vehicles. In contrast to the Williams Neighbourhood Plan, reductions are permitted for portions of the neighbourhood including through shared parking and co-op parking.

4.2 Neighbouring Municipalities

Municipalities with a similar composition of urban and suburban communities, as well as those with a similar level of transit accessibility, have been considered within this section.

City of Langley

Section E.4 of the Zoning Bylaw outlines parking requirements for new development. A separate rate is not provided for townhouses; however, single family residential uses are required to provide 2 spaces per dwelling unit, plus 1 space per secondary suite. In this case, a secondary suite refers to a dwelling unit which is accessory to a single family residential use and is contained within the principal building.

City of Abbotsford

Within the Zoning Bylaw (Section 150.11 – Table 4) adopted by the City of Abbotsford, there is a requirement for townhouses to provide 2 spaces per dwelling unit, of which one shall be located in a garage or underground parking area, plus a further 0.2 visitor parking spaces per dwelling unit.

City of Surrey

The City of Surrey's Zoning Bylaw (Section 5, Table C.1) requires that multiple unit ground-oriented dwellings are required to provide 2 spaces per dwelling plus 0.2 parking spaces per unit for visitors.

City of Maple Ridge

The Off-Street Parking and Loading Bylaw No. 4350 (1990) outlines the parking requirement in Schedule A for one family residential use as 2 spaces per dwelling unit.

City of Pitt Meadows

Section 7-1 of the Pitt Meadow's Zoning Bylaw addresses parking requirements. Within Table 7.1, the parking requirement for townhouses is outlined as 1.75 spaces per dwelling unit, plus a further 0.2 visitor parking spaces per unit.

5. SUMMARY AND RECOMMENDATIONS

5.1 Summary

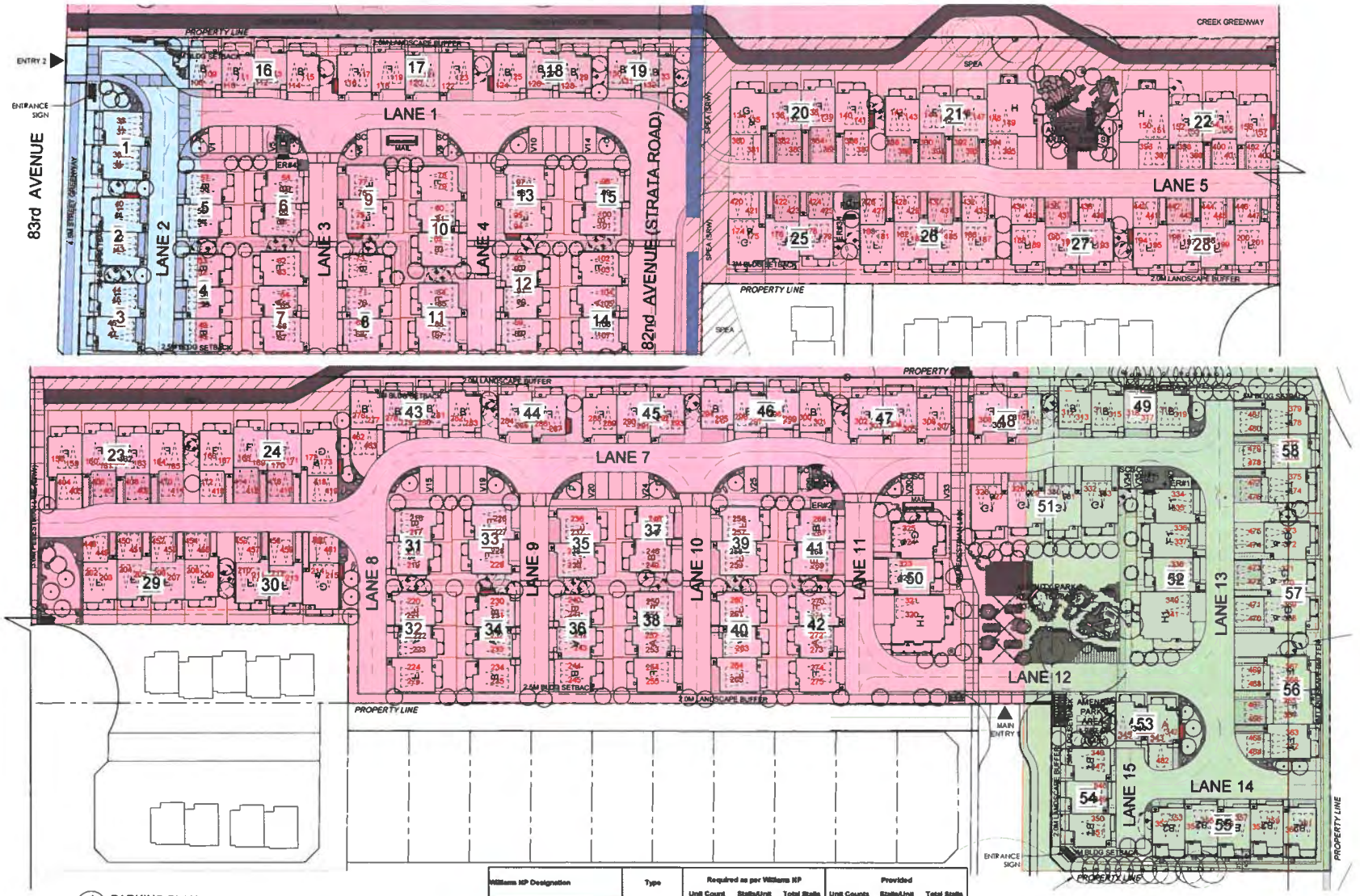
The following provides a summary of the findings presented in this Opinion Letter:

- The development will be supported by 454 standard residential parking stalls and 35 visitor parking stalls, resulting in a total provision of 489 vehicle parking stalls.
- This provision results in a shortfall of 234 residential parking stalls when compared with the requirement; only 2 stalls per rowhouse/townhouse are provided for 117 of the proposed units, rather than the requirement of 4 stalls per rowhouse/townhouse unit as outlined within the WNP.

- Data held by Bunt demonstrates that the weighted average parking demand rate observed across 7 sites within Maple Ridge is approximately 1.8 parking spaces per unit. The 85th percentile result for the same data is equal to 2.1 spaces per unit.
- The neighbourhoods and communities referenced in this memo are similar to the Williams Neighbourhood, in so much as they are located on the periphery of the City of Langley and benefit from a similar level of accessibility. In contrast to the WNP, the various neighbourhood and community plans broadly follow the parking requirements of the Zoning Bylaw and, in the case of the Jericho Sub-Neighbourhood Plan, permit certain reductions when calculating the parking supply.
- Neighbouring municipalities listed within this letter consistently require lower parking rates for townhouse developments, typically recommending 2 spaces (or less) per townhouse unit demonstrating consistency with the Township of Langley Zoning Bylaw.
- These sources of data indicate that the proposed parking rate of 2 residential parking stalls per unit would be sufficient to meet the expected parking demand for the 117 applicable dwelling units. Further, the 4 residential stalls per unit for the remaining 52 dwelling units would likely result in an oversupply of parking.

5.2 Recommendation

Based on the findings of this Opinion Letter, which is strictly based on an exercise that considers parking demand for townhouse units, it is our recommendation that a rate of 2 residential stalls per townhouse should continue to be proposed, and that the ToL should consider accepting this supply rate.



1 PARKING PLAN
1/32"=1'-0"

LEGEND:

- AREA 'A' (POWHOUSE/TOWNHOUSE) 428,630 SF (9.84 Acres)
- AREA 'B' (TOWNHOUSE STRATA) 91,040 SF (2.09 Acres)
- AREA 'C' (SINGLE FAMILY MIXED RES) 22,083 SF (0.51 Acres)

TOTAL: 541 753 SF (12.44 Acres)

Williams NP Designation	Type	Required as per Williams NP			Provided		
		Unit Count	Stalls/Unit	Total Stalls	Unit Counts	Stalls/Unit	Total Stalls
A- Rowhouse / Townhouse							
Williams NP 8.8.1.4.b	Internal Unit	95	4	380	95	2	190
	Internal Unit	42	4	168	42	4	168
Subtotal		137		548	137		358
B- Townhouse Strata							
Williams NP 8.8.2.3.b	Internal Unit	19	2	38	19	2	38
	Internal Unit	1	2	2	1	3	3
	Arterial Road	9	4	36	9	4	36
Subtotal		29		76	29		77
C - Single Family Mixed Residential	Local Road	6	2	12	6	2	12
Williams NP 8.4.7.							
Subtotal		6		12	6		12
Visitor	Per Unit	172	0.2	34.4	172	0.2	35
	Small Car (incl.)			7 max			7
Total		172	3.9	670.4	172	2.8	482

PARKING STALLS:
- STANDARD: 2.9 M (9.5') X 5.8 M (19.0')
- SMALL CAR: 2.44 M (8.0') X 4.88 M (16.0')

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NORTH ARROW
PROJECT TRUE

OWNER/CLIENT
STREETSIDE DEVELOPMENTS

GENERAL NOTES

NO.	ISSUE	D/M/D
4	RE-ISSUED FOR DP	22/05/27
3	ISSUED FOR REVIEW	22/04/29
2	ISSUED FOR DP	21/05/27
1	ISSUED FOR REVIEW	21/04/26

SEAL

CONSULTANT
WA ARCHITECTS

PROJECT NAME
WILLIAMS PHASE 1 RESIDENTIAL

PROJECT ADDRESS
21213-80 AVENUE
LANGLEY, BRITISH COLUMBIA

DRAWING TITLE
PARKING PLAN

F.1

PROJECT NO 19034 DRAWN BY AM
SCALE AS NOTED REVIEW BY CM
DWG NO A110

May 2, 2022

Our File: 2111-03859-01

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

Attention: Teresa Hanson, Planner

Summary Report - Public Information Meeting

Proposed Williams Neighbourhood Plan Development, Township of Langley Project No. 08-25-0103

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 08-25-0103 was held on Tuesday, April 5, 2022. The project represented a portion of the unaddressed property located at 212 St between 80 Avenue and 83 Avenue. The legal description for the subject property is Lot 1, Section 25, Township 8, NWD Plan EPP86150 (see Figure 1 below).

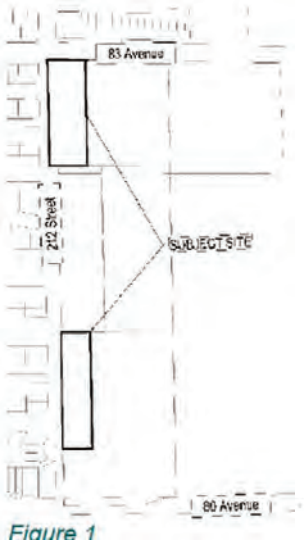


Figure 1

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**

   207 mail-out invites mailed on March 23, 2022, 13 days prior to scheduled PIM.

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

   March 24 and March 31, 2022.

Township of Langley staff generated and provided a mail-out map and prepared mailing labels. One (1) invitation was 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 March 23rd, 2022 with the access QR code and website address 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 1.5 hours, from 7:00pm – 8:30pm on Tuesday, April 5, 2022. A representative from the Township of Langley Development Services Department, and representatives of the proponents (Qualico Developments and Mitchell Group) 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*
Victoria Salisbury *Planner – McElhanney*	**Jori Porter** *Arborist – McElhanney*
Ian Whyte ***Biologist – Envirowest Consultants***	

PUBLIC INFORMATION MEETING DETAILS

A total of 17 people registered for the event between March 23rd and April 5th. Of the 17 registrants, there were 9 attendees (*Attachment 2*).

The meeting was organized as follows:

- 5 min registration
- 25 min live presentation
- 1 hr Question & Answer (Q&A) session

A total of 21 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:

Introduction

Welcome & Housekeeping (1)

Welcome & Housekeeping (2)

Virtual Engagement Guidelines

Project Team

Presentation Agenda

Project Overview

Williams Neighbourhood Plan

Site Plan – North

Site Plan (South)

Parking Plan – North

NP Amendment for Parking

Parking Plan - South

Sample Single Family Design

Tree Management Plan - North

Tree Management Plan – South

Servicing – North

Servicing – South

Questions and Answers

Comments and Feedback (2)

Contact

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

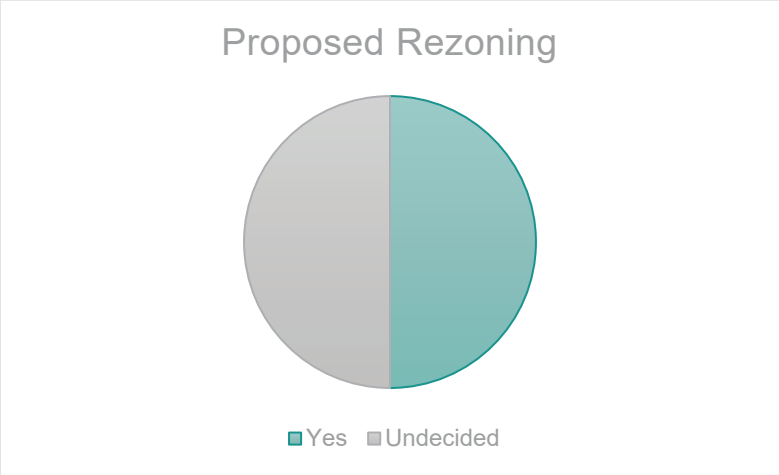


A questionnaire was prepared to gather public input on the proposed development. The questionnaire included two (2) questions that pertain to the development, including an opportunity to provide additional comments.

The information collected from the questionnaires is summarized below for the two (2) questions. Please note that additional questions pertaining to the collection of personal information were included on the questionnaire but are not included in the summary below as they do not relate to project feedback. The complete questionnaires are included in the appendix of this report (*Attachment 4*).

Question 5

Do you support the proposed rezoning of the subject site from Suburban Residential SR-2 to Compact Residential Lot zone R-CL(A)?



Respondents were given the following options to choose from: Yes, No, and Undecided.

Both participants who filled out a questionnaire responded to this question. One respondent indicated that they were undecided, while the other responded indicated that they do support the proposed rezoning.

COMMENTS SECTION

The second question pertaining to the development invited respondents to indicate questions or comments on the project. Additional comments were provided on one (1) of the questionnaires. The below comment is a direct quote from participants' questionnaire:

Participant Comment 1: I'm curious to know if the new development of the homes will continue to have the drop of elevation. My concern is the developers not committing to this. Thanks!

> *Response 1: The subject lands will be regraded to accommodate drainage flow away from the houses towards stormwater catch basins located in the front and/or rear yards that will connect to the municipal drainage system in 212 St. The intent is to create a similar grading relationship as is found on the west side of 212 St with the existing dwellings.*

In addition to comments and feedback received through the online questionnaire, McElhanney Ltd. answered several questions during the virtual meeting Question and Answer period. One attendee questioned if construction traffic could be directed from 80 Avenue to avoid large trucks using 83 Avenue to access the site as 83 Avenue is used by many residents with children and is also home to a school.

Following the PIM, an area resident contacted McElhanney to advise that they were unable to attend the PIM Session. McElhanney arranged for a virtual call to provide a summary of the presentation information and to provide responses to questions regarding project timing, parking and separation of residential and employment lands traffic. The resident was provided information on the website including the presentation slides and questionnaire.

DISCUSSION

Based on the comments, the primary questions and concerns voiced were related to construction traffic and the elevation of the future homes. The positive response to Question 5 on the questionnaire indicates that the respondent appears to be ultimately supportive of the proposed developments.

CONCLUSION

The completed questionnaires indicated a majority of support for the proposed development applications. 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, Newspaper Advertisement & Returned Invitation
2. Registration and attendance data
3. PowerPoint slides
4. Questionnaire responses

Attachment 1
Mail Out Invitation & Newspaper Ads

McElhanney

PUBLIC INFORMATION MEETING INVITATION

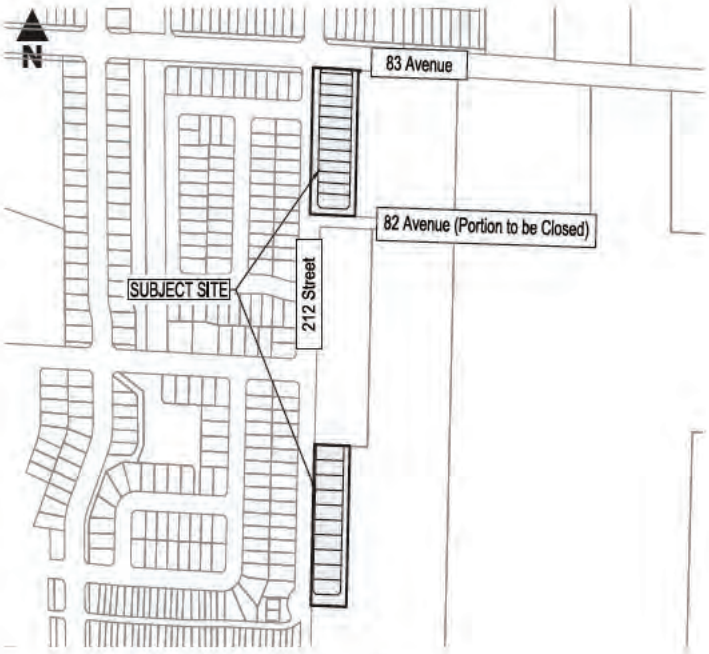
Township of Langley Project 08-25-0103
McElhanney Project 2111-03589-01
Located at 212 St between 83 Ave & 80 Ave, Township of Langley

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

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

Project Location: 212 Street between 83 Avenue and 80 Avenue

Proposal: Rezone 1.09 ha (2.69 ac) site from SR-2 zone to Residential Compact Lot Zone R-CL(A) to permit development of 22 Single Family Residential lots.



Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

McElhanney

PUBLIC INFORMATION MEETING INVITATION

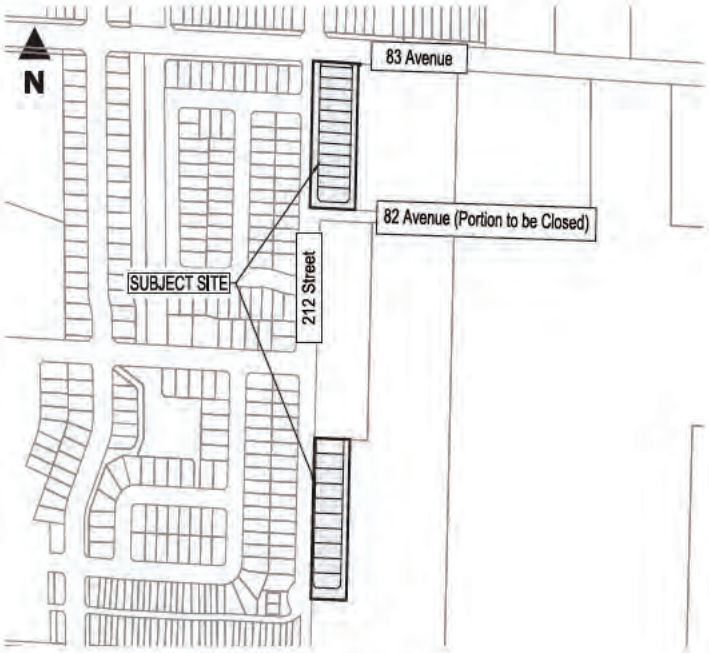
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Project Location Map

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McElhanney

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

PUBLIC INFORMATION MEETING INVITATION

Tuesday April 5, 2022
7:00pm - 8:30 pm

Project Website
https://arcg.is/0u4KD9

For more information contact:

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

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2203242238
3717 V7B

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RECEIVED MAR 2 8 2021

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V3T 5X3

THIS IS NOT

Tax season a busy time for Salvation Army

Gateway of Hope volunteers have already filmed more than 130 returns this year

Tanmay Ahluwalia
news@langleyadvancetimes.com

Volunteers at the local non-profit are getting busy as bees with the deadline to file taxes approaching.

Those with not so much love for numbers, or those who can't afford to hire an accountant, there might be an alternative thanks to volunteers at Langley's Gateway of Hope.

A lot of people get anxious about filing, said family services co-ordinator Andrea Voss.

"It's nice that we are here to help those individuals and ease their anxiety," she said.

Through its community volunteer income tax program, the local Salvation Army is helping low-income families and individuals report their earnings and receive the benefits for which they qualify.

Those interested in the free service can contact Gateway of Hope directly and will be connected to Voss, who is currently leading a team of eight volunteers to serve a growing number of clients.

The annual program runs throughout the year, but the size of the team shrinks significantly during the off-season, when Voss herself and just one volunteer are sufficient to cater to the community needs.

March 1 to April 30 is the busiest time of the year for Voss, and this year, too, doesn't appear to be any different.

Her team has filed about 130 income taxes this year, so far. More than 600 income tax reports were filed through the program last year.



Hermes Michelini is one of the volunteers at Gateway of Hope helping the public receive free tax services. (Special to Langley Advance Times)

On average, about 500 taxes are filed every year.

Voss shared that most of the clients are refugees from other countries.

Since tax filings often determine whether or not an individual will receive GST benefit, child care benefit, PharmaCare, housing support, and Guaranteed Income Support benefit, among many other benefits, reporting earnings becomes crucial, said Voss.

During COVID, when many of the services at the local non-profit had to be temporarily shut down, Voss – knowing the relief timely tax filing can offer to people – decided to launch a drop-off service for clients.

Throughout 2020 and 2021, people could drop off their forms for volunteers to process.

Currently, both in-person and drop-off income tax filing services are available for people.

She said people from all walks of life join hands to help the community.

The program was started 10 years ago. Voss and her team applied for and received the Canada Revenue Agency's Community Volunteer Income Tax Program grant.

"We are excited to be amongst one of the recipients of the grants," Voss said.

The grant helped Gateway of Hope with administration and supply expenses associated with running the program.

There's various criteria for those wanting help. For example, individuals with an annual family income of $35,000 or less are eligible to seek community support help. A family of two adults with an income of $45,000 or less is also eligible.

For screening or to book an appointment, people can call Gateway at 604-514-7375.

Developer Led PUBLIC INFORMATION MEETING
Township of Langley Project # 08-26-0213
This meeting will be held virtually with details posted on the website listed below.

IOM Property Group has applied to the Township of Langley for a rezoning and development permit application for the northern portion of a property located at 20264 - 86th Avenue. It is proposed that the property be rezoned from Suburban Residential (SR-2) zone to a Comprehensive Development (CD) zone to accommodate two 5 storey buildings and one 6 storey building for a total of 203 condominium apartments, and 5 commercial/retail units.

20264 – 86 Avenue



You are invited to attend a virtual public information meeting to view the development proposal and provide comments and feedback prior to the Township's consideration of this application.
Tuesday, April 12, 2022
6:00 – 7:30 PM
Details of the project and the agenda of the virtual meeting will be posted here: www.tinyurl.com/ycku4daw
The Zoom meeting link for the virtual Public Information Meeting is found here: www.tinyurl.com/3jmucen9
Development consultants and representatives will be available virtually at the meeting to answer questions from the public.

For further information, please contact:
IOM Property Group – Brent Tedford - 604.535.1628
Brent.Tedford@IOMPropertygroup.com

DEVELOPER LED
PUBLIC INFORMATION MEETING
Township of Langley Project No. 08-25-0103

Tuesday April 5, 2022
7:00pm - 8:30pm

Project Website
Please scan QR Code above or use: https://arcg.is/0u4KD9

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

Meeting Schedule

*7:00pm - 7:05pm - **Welcome***

*7:00pm - 7:30pm - **Presentation***

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

The proponent has submitted an application to rezone a portion of property on 212 Street between 80 Avenue and 83 Avenue to Residential Compact Lot Zone R-CL(A) for development of 22 single family lots.

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



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7 Days a Week
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8 - 20280 97th Ave.
604-513-0420
9am to 6pm
LANGLEY CITY
20137 Industrial Ave.
604-534-0171
8:30am to 5:30pm
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Deposit Refund on MILK CONTAINERS

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LANGLEY Advance Times
www.langleyadvancetimes.com
Black Press Media

Technology put through grinder

Most household electronics and accessories can be recycled



Jeff Baker brought old memory storage for recycling. (Heather Colpitts/Langley Advance Times)

Heather Colpitts
heather.colpitts@langleyadvancetimes.com

Jeff Baker stopped by last Thursday's electronics recycling event in Langley with old hardware he was no longer using.

"I had two computers and an iPhone," he explained.

But once he meet with the event organizers from the Electronic Recycling Association (ERA) and Better Business Bureau (BBB), he realized he would have to make a second trip to their pop-up display at New Trendz on the Langley Bypass.

So in the afternoon, he came back with relics of a bygone age – floppy discs, compact discs, and other outdated memory products that most people assume need to end up in the landfill.

"I think some of those are probably 25 years old," he said.

Last week's event was a joint effort by the BBB and the recycling association with the purpose of not only destroying old data on electronics and various devices, but also to help the public understand that most technology can be recycled.

As people showed up with laptops, computers, and even pressure washers, association team members such as Jaskirat Chahal would dismantle and sort the various components for recycling.

Computer hard drives were put through a crusher in front of the owners so they knew any data still remaining was destroyed.

Then the ground pieces are sent for sorting and recycling because technology contains precious metals.

But as precious to thieves can be the information people leave on technology that they then toss.

That's why the BBB was on hand to explain about identity theft protection related to technology and recycling.

The recycling association and BBB hold these events in communities around the Lower Mainland during spring, and specifically March – which is fraud prevention month.



Jaskirat Chahal, with the Electronics Recycling Association, ground computer hard drives to destroy any data. (Heather Colpitts/Langley Advance Times)

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



Shearing event adds market

Kensington Prairie opens farm gates this weekend

Imagine losing 10 pounds in one sitting.

Well that's on tap for more than 100 alpacas and three llamas this weekend, when Kensington Prairie Farm in Aldergrove hosts a massive public shearing event. And new this year, they've added in a vendors market, live entertainment, facepainting, and even food trucks to round out the experience.

Now dubbed their Spring Shearing Market, the events runs 10 a.m. to 5 p.m. on Saturday and Sunday, and if the last event held two years ago (missed in 2019 and '20 due to COVID) is any indication the family farm expects more than 1,000 visitors.



Shearing is a requirement for good alpaca husbandry, explained Dee Milton, the farm manager and the granddaughter of owners Jim Dales and Catherine Simpson.

"Personally, I love seeing how happy the animals are post-shear… They often can be seen skipping and 'pronging' in the field afterwards due to delight," Milton said, getting excited about this weekend's two-day event.

It was about a decade ago now that Kensington opened the shearing session to the public for the purpose of education. And for the first time, they're adding a market component to the event, with more than a dozen artisan vendors from throughout the Valley.

Admission for the event is $7.50 per person, with children five years and younger admitted free. Proceeds go to the farm's alpaca rescue efforts plus a children's charity in Peru (Quechua Benefit) that Kensington has supports.

The farm is located at 1736 248th St. And more info online at kensingtonprairie.ca.

Attachment 2
Registrants & Attendees

Topic	Webinar ID	Start Time	Duration (Min.)	# Registered
Public Information Meeting (08-25-0103)	832 8105 1117	4/5/2022 18:22	141	17
Project Team Attendees				
User Name (Original Name)	**User Email**	**Join Time**	**Leave Time**	**Attended (yes / no)**
Victoria Salisbury	vsalisbury@mcelhanney.com	4/5/2022 18:22	4/5/2022 20:42	Yes
Teresa Hanson	thanson@tol.ca	4/5/2022 18:55	4/5/2022 20:42	Yes
Raymond Sull	rsull@mcelhanney.com	4/5/2022 18:58	4/5/2022 20:42	Yes
Sarah Yusuf	sarah.yusuf@qualico.com	4/5/2022 18:50	4/5/2022 18:51	Yes
Sarah Yusuf	sarah.yusuf@qualico.com	4/5/2022 18:55	4/5/2022 20:35	Yes
Jori Porter	jporter@mcelhanney.com	4/5/2022 18:45	4/5/2022 20:42	Yes
James Pernu	jpernu@mcelhanney.com	4/5/2022 18:29	4/5/2022 20:42	Yes
Ian Whyte	whyte@envirowest.ca	4/5/2022 18:59	4/5/2022 20:16	Yes
Danielle DeCosse	danielle@mitchellgroup.ca	4/5/2022 19:02	4/5/2022 20:42	Yes
Jacilyn O'Shea	jacilyn@mitchellgroup.ca	4/5/2022 19:02	4/5/2022 20:16	Yes
Filip Christiaanse	filip.christiaanse@qualico.com	4/5/2022 18:49	4/5/2022 20:42	Yes
Monique Wang (Filip Christiaanse)	filip.christiaanse@qualico.com	4/5/2022 18:55	4/5/2022 20:42	Yes
Filip Christiaanse	filip.christiaanse@qualico.com	4/5/2022 18:59	4/5/2022 19:26	Yes
Filip Christiaanse	filip.christiaanse@qualico.com	4/5/2022 19:26	4/5/2022 19:28	Yes
Filip Christiaanse	filip.christiaanse@qualico.com	4/5/2022 19:28	4/5/2022 20:16	Yes
Community Resident Registrants				
User Name (Original Name)	**Email**	**Join Time**	**Leave Time**	**Attended (yes / no)**
FOIPPA s. 22(1)				Yes
				Yes
				Yes
				Yes
				Yes
				Yes
				Yes
				Yes
				No
				No
				No
				No

No	--	--		
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FOIPPA s. 22(1)

Attachment 3
PIM Presentation



ToL No. 08-25-0103

DEVELOPER-LED PUBLIC INFORMATION MEETING

April 5, 2022

7:00pm – 8:30pm

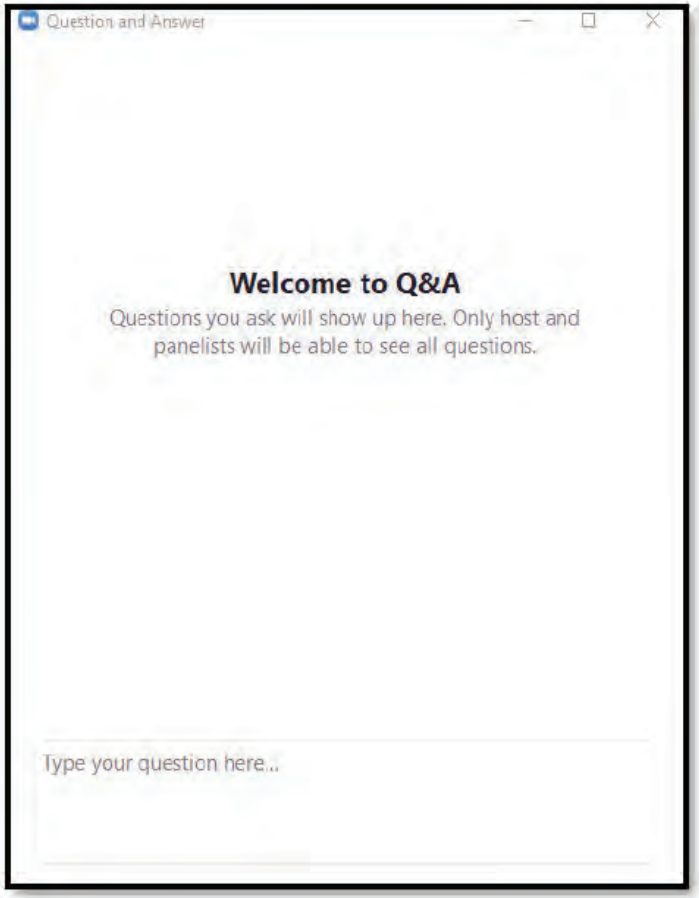
WELCOME & HOUSEKEEPING

SCHEDULE

7:05pm – 7:25pm Presentation
7:25pm – 8:30pm 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 – 8:30pm Q&A

If you'd like to present your question verbally, please click Raise Hand in webinar controls.

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



VIRTUAL ENGAGEMENT GUIDELINES

✓ **Comments, questions, and feedback on the proposed development**

✓ **Respecting the views of fellow community members, staff, and the project team**

X **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

DEVELOPERS

QUALICO® communities

MITCHELL GROUP

BUILDERS

STREETSIDE DEVELOPMENTS

MIRACON

CONSULTANT

McElhanney

PRESENTATION

- Project Overview
- Site Context
- Site Plan
- Parking Plan
- Tree Management
- Servicing
- Community Feedback



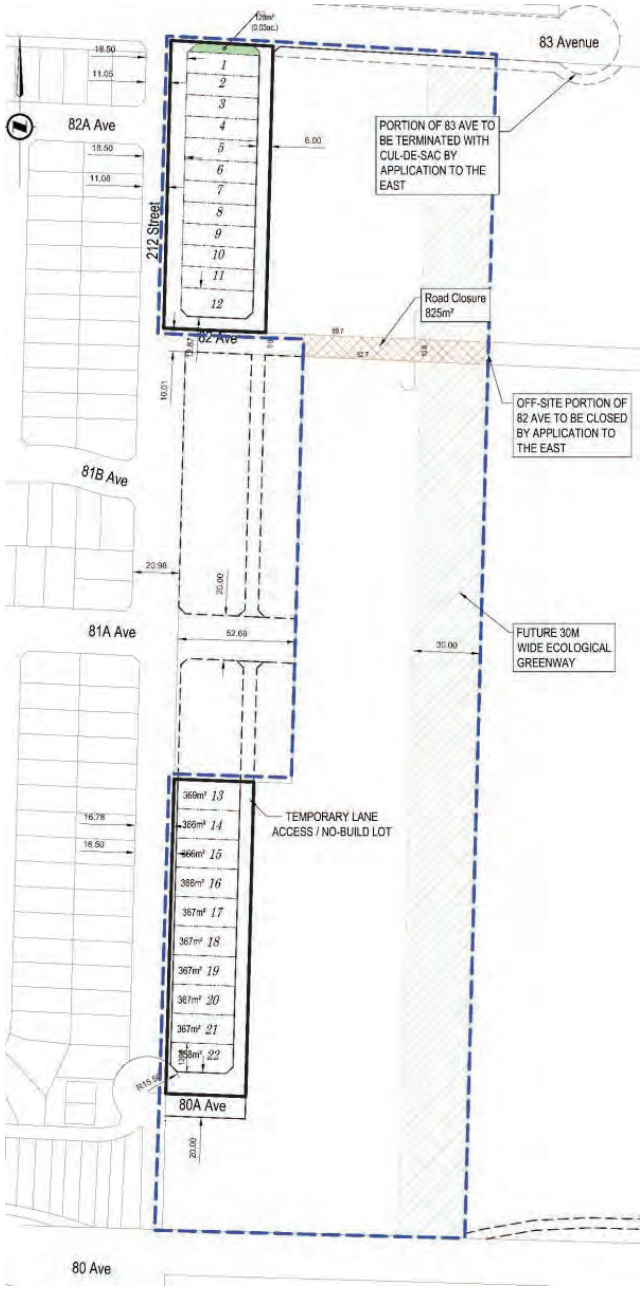
Image Source: Township of Langley. (2018). “Williams Neighbourhood Plan”. https://webfiles.tol.ca/CommDev/Neighbourhood%20Plans/Williams%20Neighbourhood%20Plan%20(No.%205335).pdf

PROJECT OVERVIEW

PROPOSAL

Rezone the existing 1.09 ha. site from SR-2 zone to Residential Compact Lot Zone R-CL(A), to allow for the development of:

- 22 Single Family Lots
- Continuation of adjacent neighbourhood street greenways

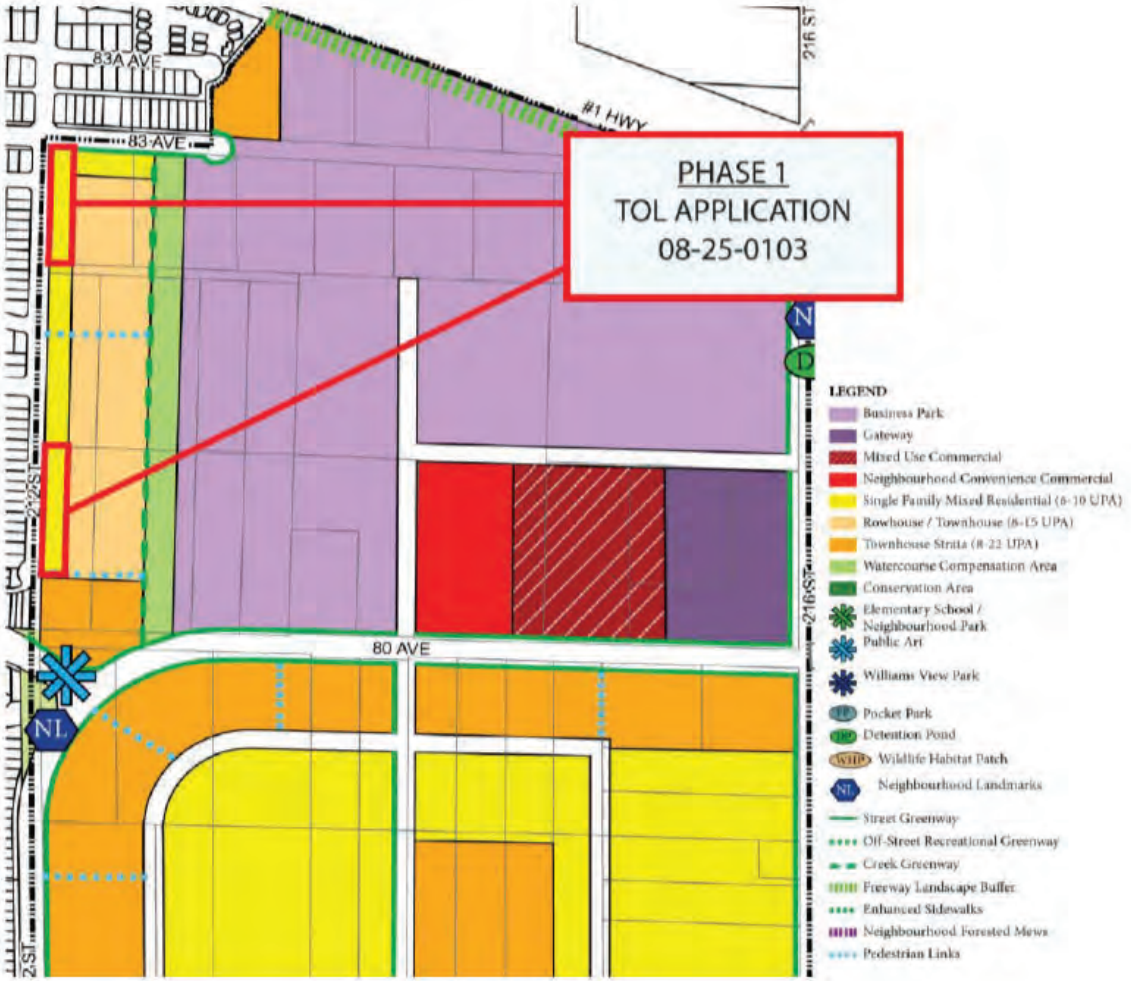


SITE PLAN

WILLIAMS NEIGHBOURHOOD PLAN

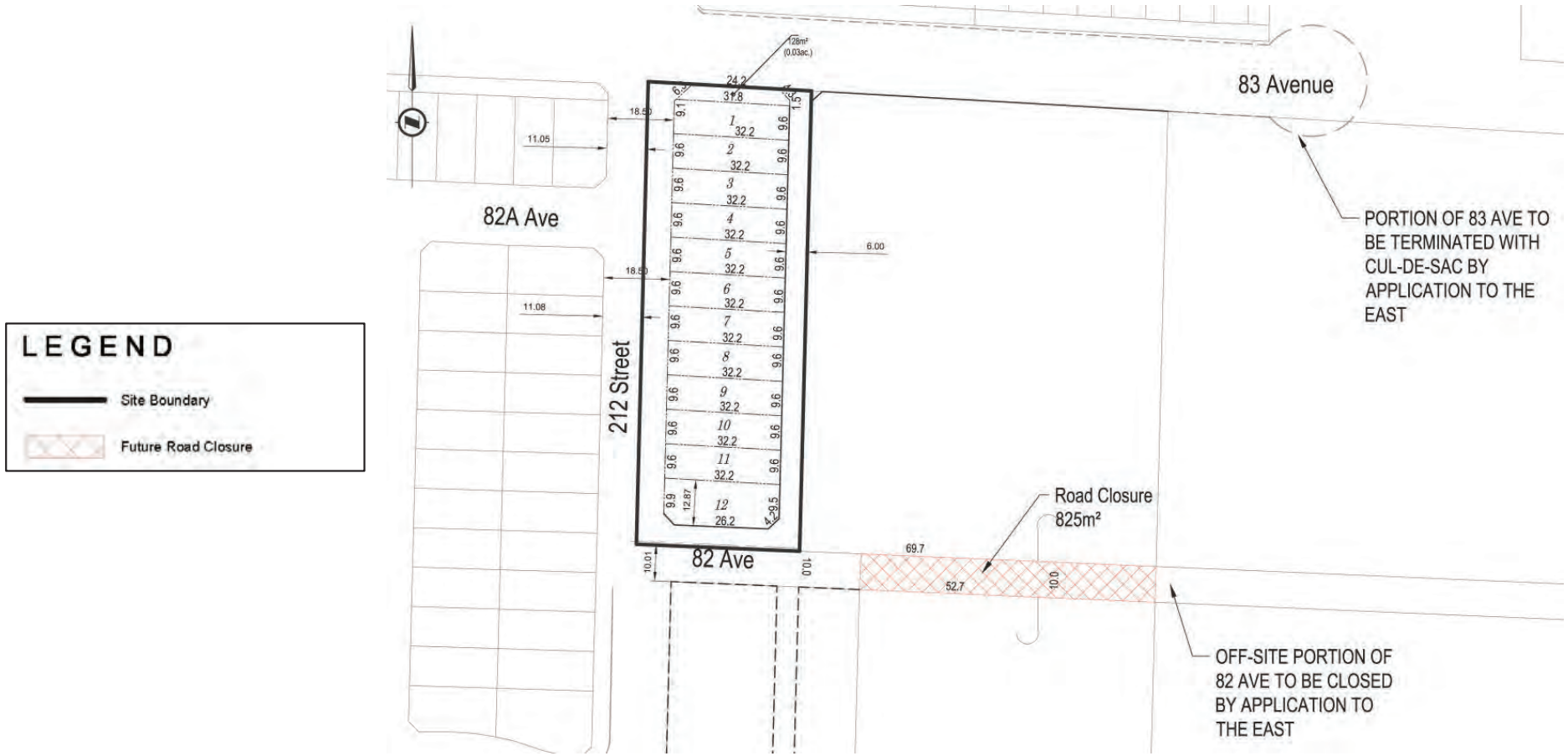
DESIGNATION

- Single Family Mixed Residential (6-10 upa)



Complies with [NP/CP] designation

SITE PLAN



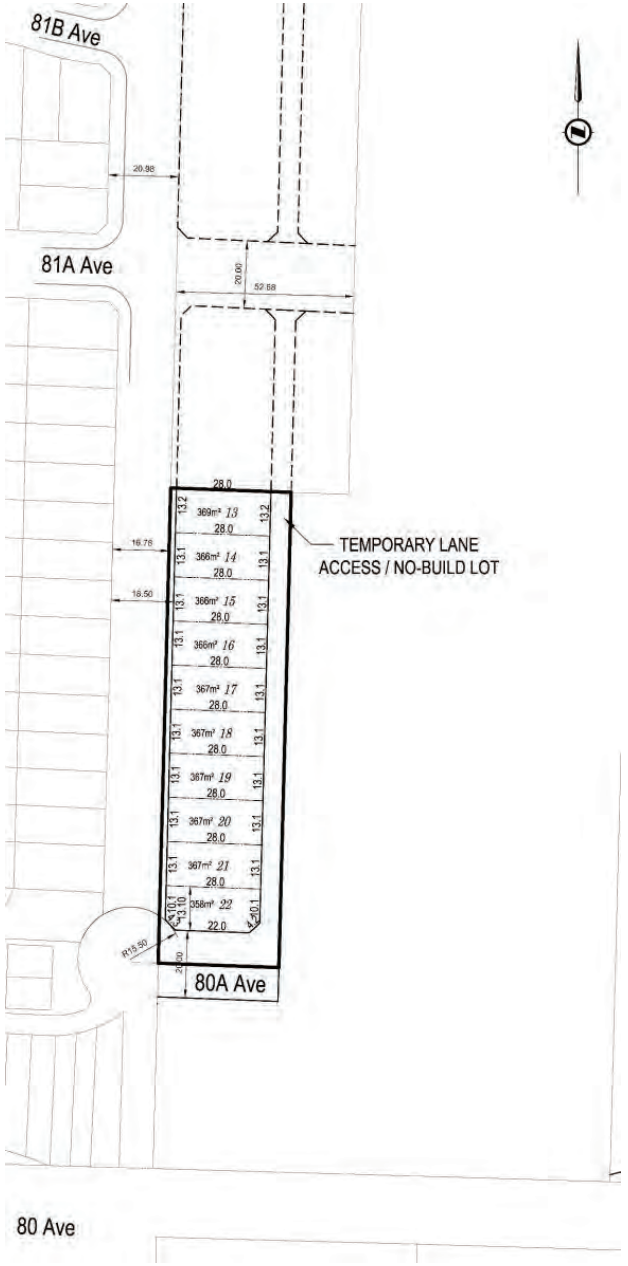
SITE PLAN NORTH

F.1

SITE PLAN

LEGEND

Site Boundary



SITE PLAN SOUTH

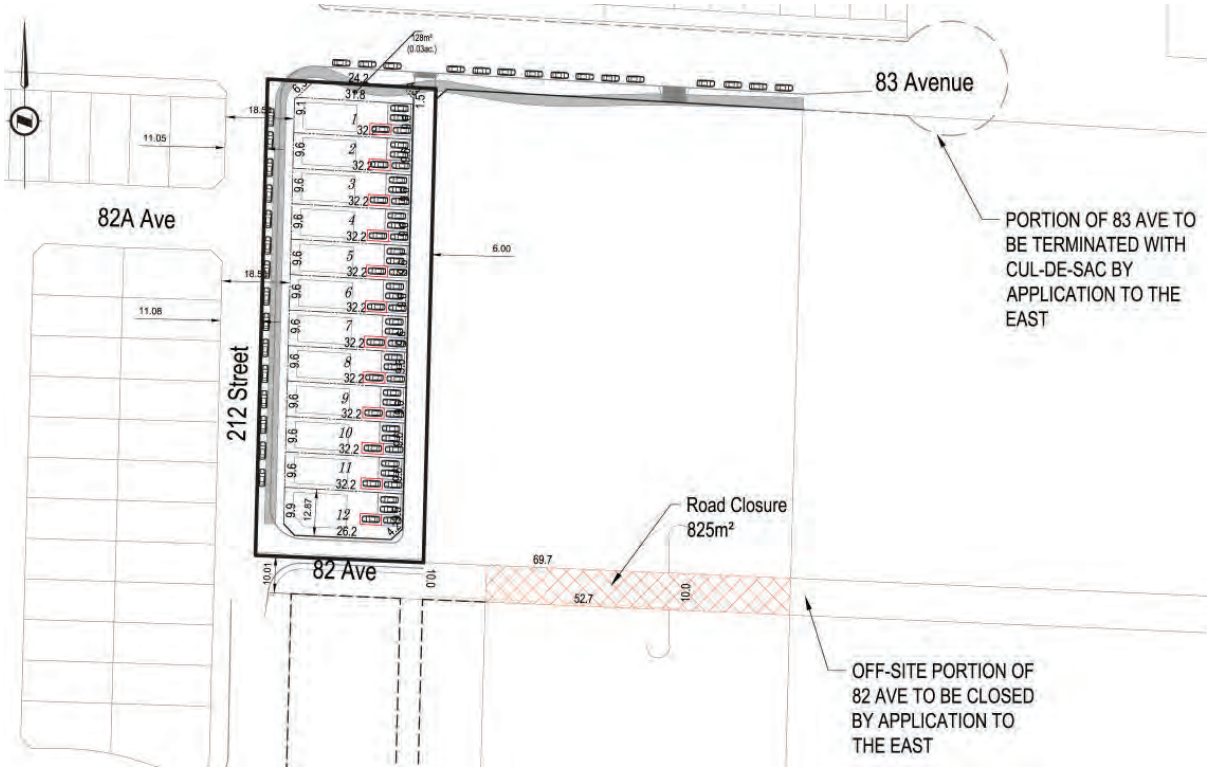
F.1

PARKING PLAN

LEGEND

- Site Boundary
- Future Road Closure
- Building Envelope based on 45% Lot Coverage
- Double Garage (5.7m x 6.1m, interior dimension)
- Exterior Parking Pad (2.9m x 5.8m)
- Additional Parking Pad for Secondary Suite (2.9m x 5.8m)
- Car
- Sidewalk

Onsite Parking (North)	
Required by Bylaw	Proposed
36	48

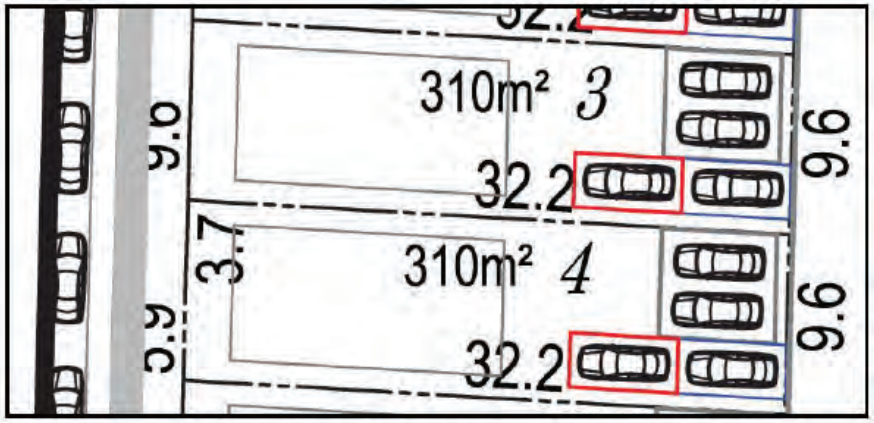


PARKING PLAN NORTH

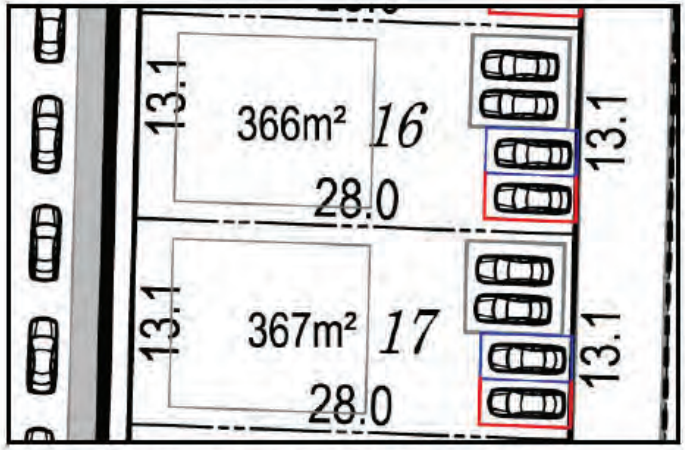
Neighbourhood Plan (NP) Amendment for Parking Configuration

LEGEND

- Site Boundary
- Future Road Closure
- Building Envelope based on 45% Lot Coverage
- Double Garage (5.7m x 6.1m interior dimension)
- Exterior Parking Pad (2.9m x 5.8m)
- Additional Parking Pad for Secondary Suite (2.9m x 5.8m)
- Car
- Sidewalk



NORTH - AMENDMENT FOR TANDEM PARKING



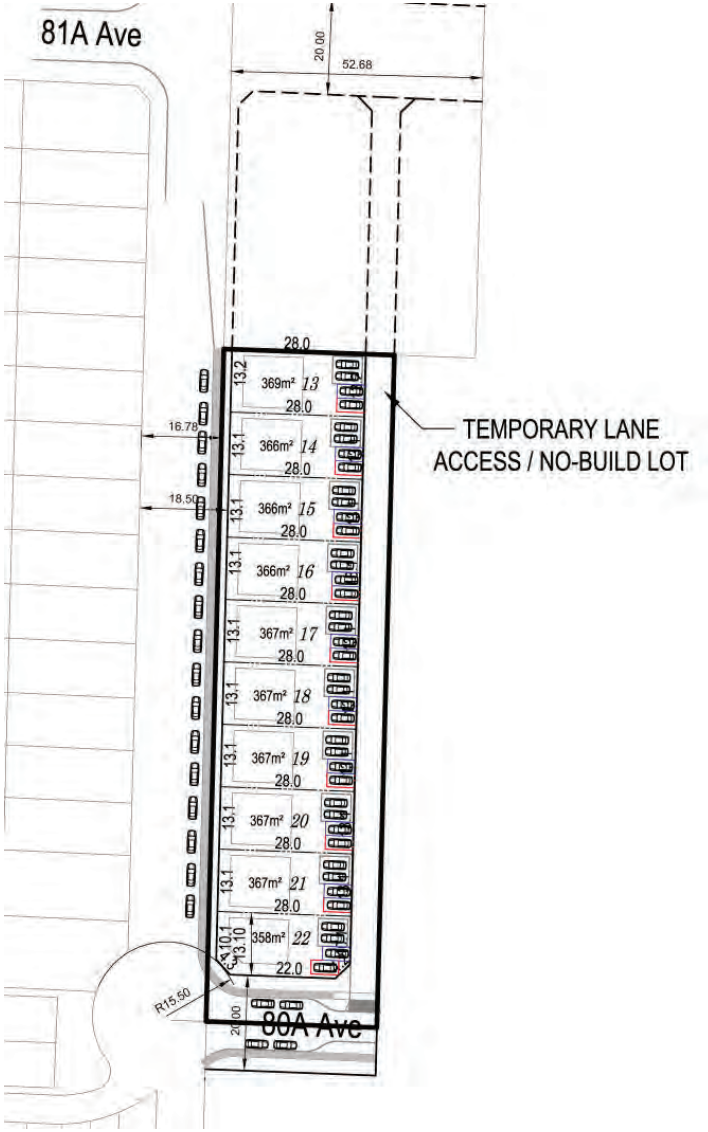
SOUTH – PARKING PER NP

PARKING PLAN

LEGEND

- Site Boundary
- Future Road Closure
- Building Envelope based on 45% Lot Coverage
- Double Garage (5.7m x 6.1m, interior dimension)
- Exterior Parking Pad (2.9m x 5.8m)
- Additional Parking Pad for Secondary Suite (2.9m x 5.8m)
- Car
- Sidewalk

Onsite Parking (South)	
Required by Bylaw	Proposed
30	40



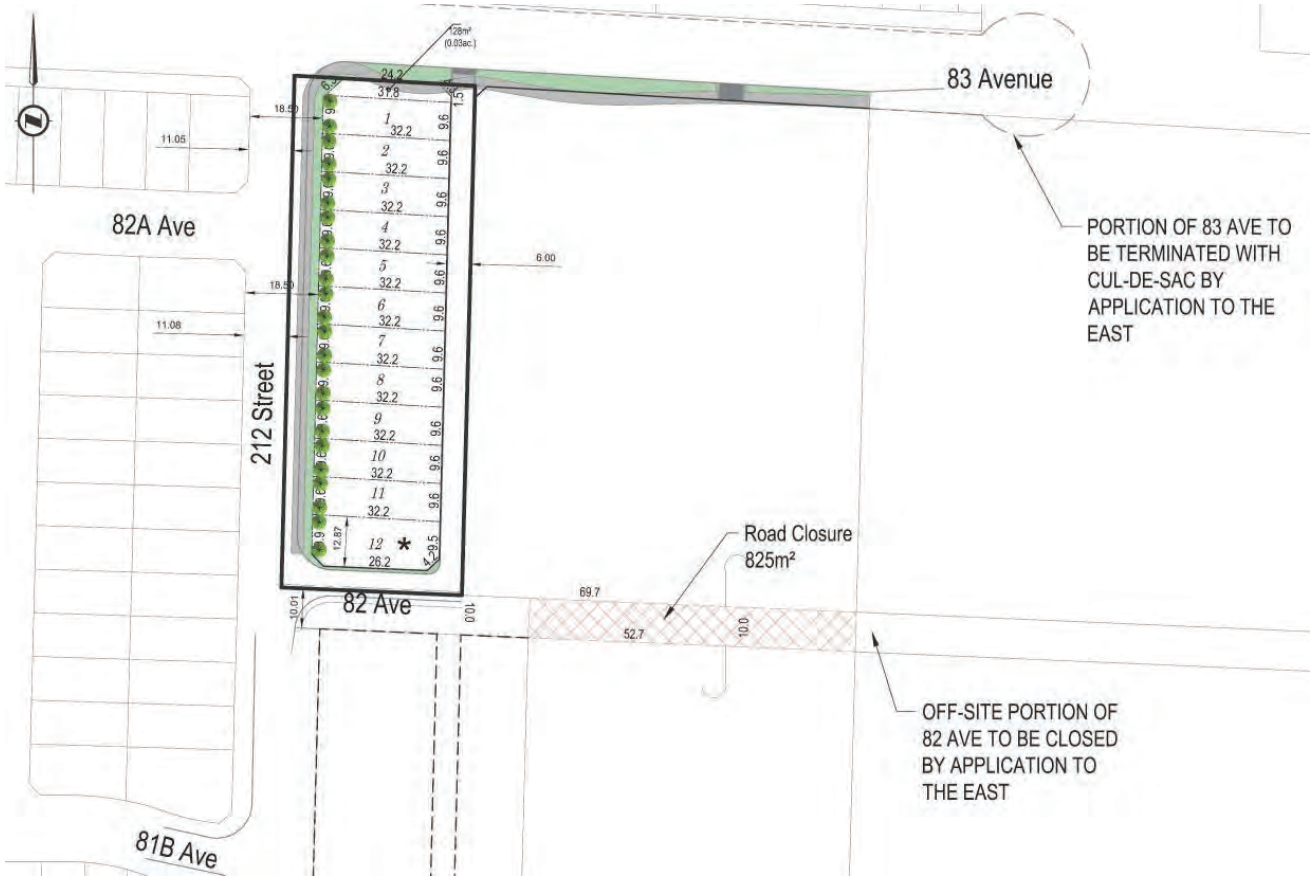
PARKING PLAN SOUTH

Sample Single Family Architectural Design



Image Source – Miracon, Sample Single Family Design

TREE MANAGEMENT PLAN



LEGEND

- Site Boundary
- Future Road Closure
- Boulevard
- Sidewalk

Tree Management	
Removed	Proposed
53	83

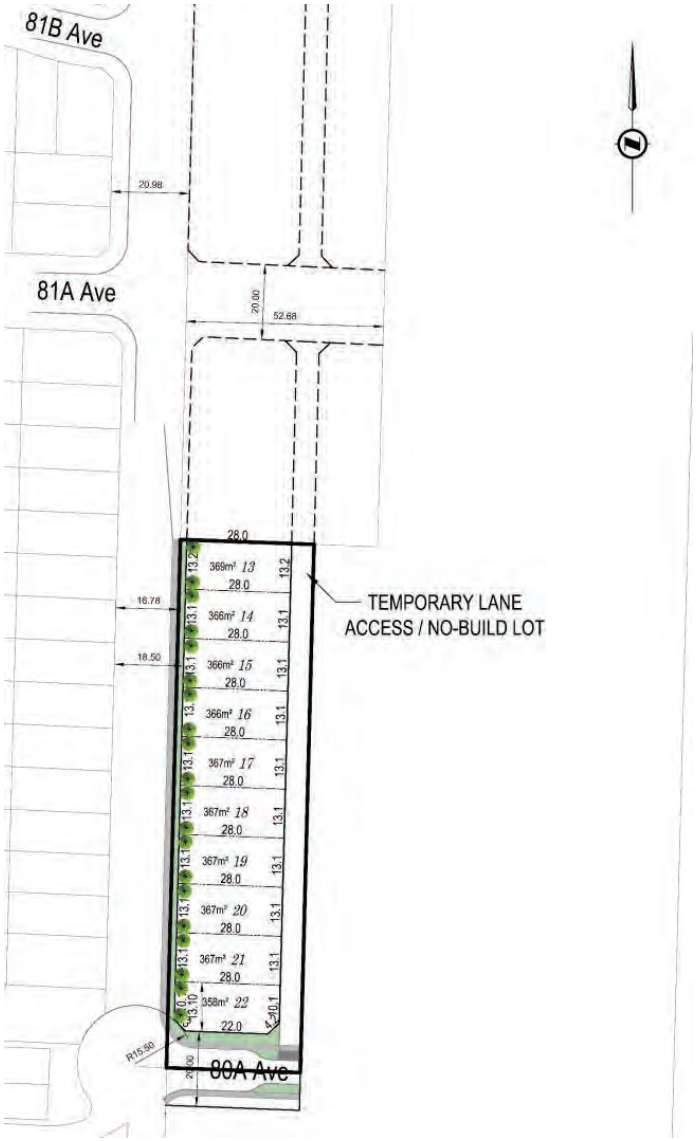
*removal due to conflict with proposed building/servicing, or in hazardous condition

TREE MANAGEMENT PLAN

LEGEND

- Site Boundary
- Boulevard
- Sidewalk

Tree Management	
Removed	Proposed
53	83



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

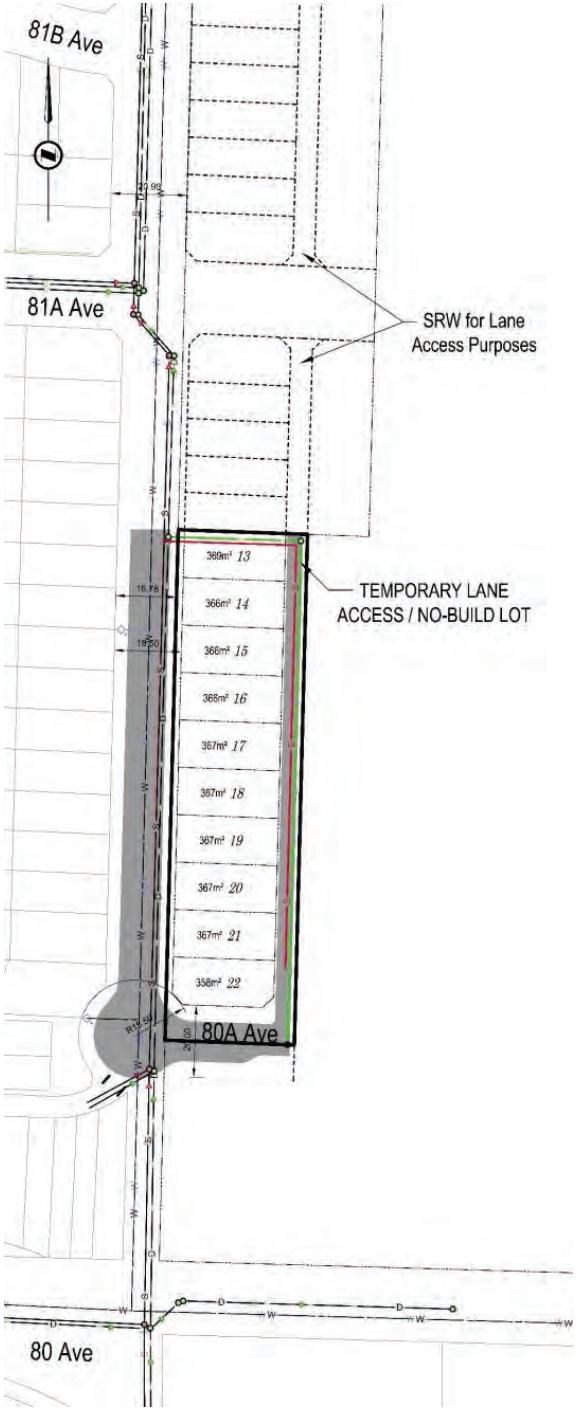
SERVICING


LEGEND
Site Boundary
Future Road Closure
W Existing Water
S Existing Sanitary
D Existing Drainage
S Proposed Sanitary
D Proposed Drainage
83 Avenue
OFF-SITE PORTION OF 82 AVE TO BE CLOSED BY APPLICATION TO THE EAST
Road Closure 825m²
82 Ave
212 Street
82A Ave
81B Ave
310m² 1
310m² 2
310m² 3
310m² 4
310m² 5
310m² 6
310m² 7
310m² 8
310m² 9
310m² 10
310m² 11
400m² 12
29.65
18.50
11.05
18.50
11.08

SERVICING

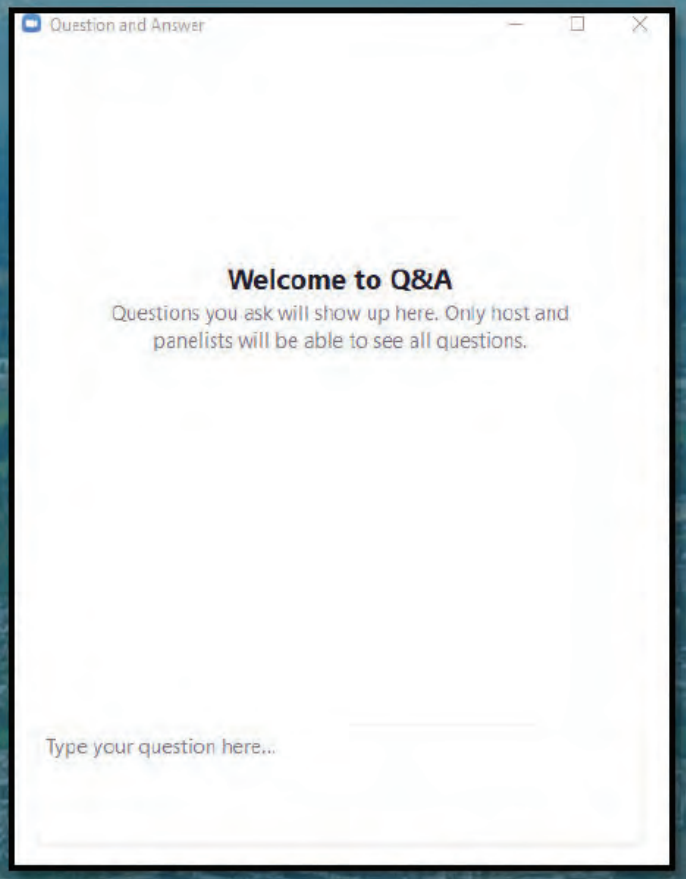
LEGEND

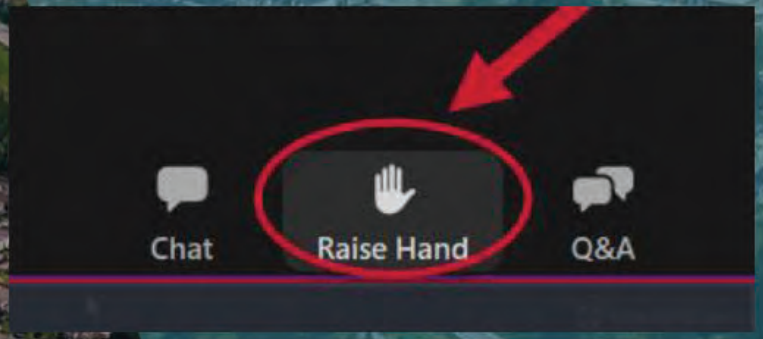
- Site Boundary
- W — Existing Water
- S — Existing Sanitary
- D — Existing Drainage
- S — Proposed Sanitary
- D — Proposed Drainage



Questions and Answers

Please submit your questions to the moderator via the Q&A box, or use the Raise Hand button to let us know.






Comments &
Feedbacks
A questionnaire is available on our project website to collect and forward public input to Township of Langley Council for consideration.
Please take a few minutes to fill it out.


Comments &
Feedbacks
The questionnaire will be closed at
11:59pm on
Sunday April 10, 2022



Contact

James Pernu
Division Manager
McElhanney Ltd.

jpernu@mcelhanney.com

Attachment 4
Completed Questionnaires

#1

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, April 05, 2022 8:25:49 PM
Last Modified: Tuesday, April 05, 2022 8:31:26 PM
Time Spent: 00:05:37
IP Address: 24.84.136.62

Page 1

Q1

Questionnaire Consent

I have read and consent to the above.

Q2

Please provide your full residential address:

Address	FOIPPA s. 22(1)
City/Town	**Langley**
State/Province	**BC**
ZIP/Postal Code	FOIPPA s. 22(1)
Country	**Canada**

Q3

Please provide your phone number (optional)

FOIPPA s. 22(1)

Q4

Please provide your e-mail (optional)

FOIPPA s. 22(1)

Q5

Do you support the proposed rezoning of the subject site from Suburban Residential SR-2 to Compact Residential Lot zone R-CL(A)?

Undecided

Q6

Do you have any questions or comments?

I'm curious to know if the new development of the homes will continue to have the drop of elevation. My concern is the developers not committing to this. Thanks!

#2

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Tuesday, April 05, 2022 9:03:54 PM
Last Modified: Tuesday, April 05, 2022 9:04:42 PM
Time Spent: 00:00:48
IP Address: 96.48.108.61

Page 1

Q1

Questionnaire Consent

I have read and consent to the above.

Q2

Please provide your full residential address:

Address	FOIPPA s. 22(1)
City/Town	**Langley**
State/Province	**BC**
ZIP/Postal Code	FOIPPA s. 22(1)
Country	**Canada**

Q3

Please provide your phone number (optional)

Respondent skipped this question

Q4

Please provide your e-mail (optional)

Respondent skipped this question

Q5

Do you support the proposed rezoning of the subject site from Suburban Residential SR-2 to Compact Residential Lot zone R-CL(A)?

Yes

Q6

Do you have any questions or comments?

Respondent skipped this question

The objective of this development permit area designation is to encourage retention of existing "estate character" homes, by allowing innovative "infill" residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

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 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

13 December, 2021

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-25-0103/MCELHANNEY CONSULTING SERVICES

CIVIC: 21200 Block of 80 Avenue

LEGAL: Lot 1 Section 25 Township 8 NWD Plan EPP86150

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	**22**	**10**	**3**	**6**

Given the current school catchments this development would impact Richard Bulpitt Elementary Elementary School, Yorkson Creek 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

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335

AMENDMENT (QUALICO MITCHELL WILLAMS LLP) BYLAW NO. 5791

EXPLANATORY NOTE

Bylaw No. 5791 amends the Williams Neighbourhood Plan by amending Section 5.4.2 to provide flexibility for use of tandem parking configuration subject to provision of offsetting lot size and securities.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335

AMENDMENT (QUALICO MITCHELL WILLAMS LLP) BYLAW NO. 5791

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Williams Neighbourhood Plan Bylaw No. 5335

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335” as amended is further amended by replacing section 5.4.2 which currently states:

   “Foster the development of accessory housing including secondary suites or coach homes (R-1 and R-CL(CH); defined in the Township of Langley Zoning Bylaw) with a single-family home, along with the provision of an additional, non-tandem parking space on the lot for the secondary suite or coach home.”

   with the following:

   “Foster the development of accessory housing with a single-family home, including secondary suites or coach homes. Provide an additional, non-tandem parking space on the lot to support the secondary suite or coach home. Tandem parking spaces may be considered where offsetting lot size and security measures are provided.”

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD 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

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5792

EXPLANATORY NOTE

Bylaw No. 5792 rezones a 1.1 ha (2.7 ac) portion of land located in the 8000 to 8300 Block of 212 Street in the Williams Neighbourhood Plan area from Suburban Residential SR-2 to Residential Compact Lot Zone R-CL(A).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5792

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 Mitchell Williams LLP) Bylaw No.5792”.

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

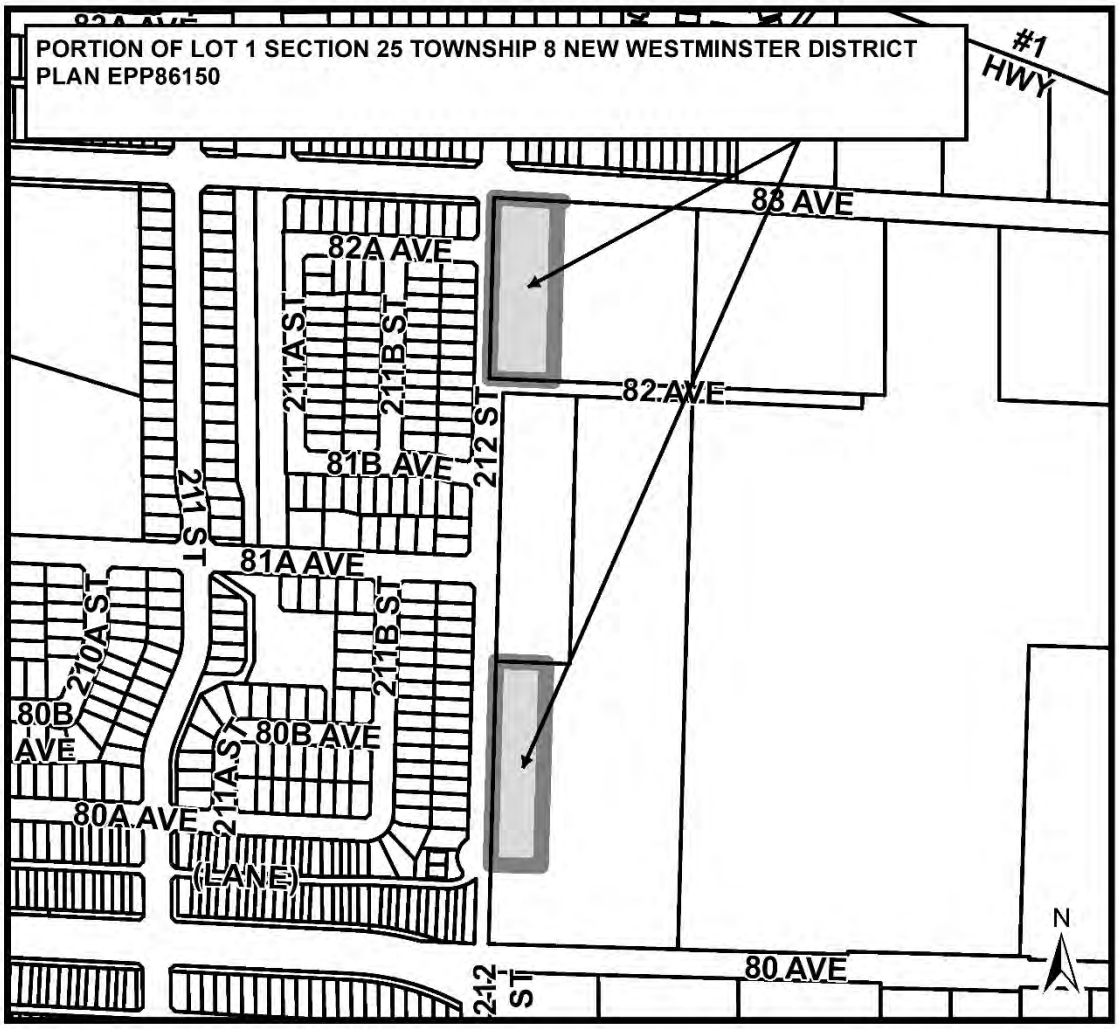
   Portion of Lot 1 Section 25 Township 8 New Westminster District Plan EPP86150

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

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTRE the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5792



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 - REGULAR MEETING	**REPORT:**	22-69
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0085
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100191 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101027 AND 101213 (QUALICO MITCHELL WILLIAMS LLP / 21247 TO 21397 - 78 AVENUE AND 21264 TO 21392 – 80 AVENUE)		

PROPOSAL:

Application to amend the Williams Neighbourhood Plan and to rezone 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. A streamside development permit and a form and character development permit for the single family lots are also included.



RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5786 and 5787 subject to 16 development prerequisites being completed prior to final reading; authorize issuance (at time of final reading of Bylaw No. 5787) of Development Permits No. 101027 and 101213; and authorize staff to proceed with the public hearing.

RATIONALE:

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams 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 (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5787 rezoning 12.9 ha (31.9 ac) of land located in the Williams Neighborhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 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 including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of neighborhood park and elementary school site in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
5. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
6. Provision of road dedications, widenings, and necessary traffic improvements including realignment of the intersection of 80 Avenue with 212 Street in accordance with the Township's Master Transportation Plan, the Subdivision and Development Servicing Bylaw, and the Williams Neighbourhood Plan;
7. Provision of greenways (212 Street, 214 Street and 80 Avenue), Neighbourhood Forested Mews, Neighbourhood Landmark, public art location, and pedestrian links in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
9. Provision of utility box wraps in accordance with the Williams Neighbourhood Plan;
10. Provision of senior government agency approvals, protection of Streamside Protection and Enhancement Areas (SPEAs), acceptance of final streamside submission including restoration and enhancement plan and details, and security;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Registration of an easement providing access over the subject lands to 21216 – 80 Avenue;
13. Registration of restrictive covenants:
    a. Prohibiting development of the two townhouse lots until such time as Development Permits are issued by Council, identifying the allocation of townhouse units for each lot and requiring implementation of applicable policies of the Williams Neighbourhood Plan in the design of the townhouse sites in addition to the applicable development permit area guidelines;
    b. Prohibiting clearing and grading of the townhouse sites until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw

(Schedule I – Tree Protection); and

c. Defining and protecting the SPEA's in accordance with Streamside Development Permit No. 101213;

14. Demolition of existing buildings and structures;
15. Compliance with the Neighbourhood Park Land Policy, Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Program Policy, and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and
16. Payment of applicable Neighbourhood Planning administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP.) Bylaw No. 5786 is consistent with the Township's Five-Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize issuance of Development Permit No. 101027 for the proposed single family lots, subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

That Council at time of final reading of Rezoning Bylaw No. 5787 authorize the issuance of Development Permit No.101213 (Streamside Protection), to remove and construct compensation for on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, and the Williams Neighbourhood Plan subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEA's) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No.1842;
c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
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 Bylaws No. 5786 and 5787 with accompanying Development Permits.

EXECUTIVE SUMMARY:

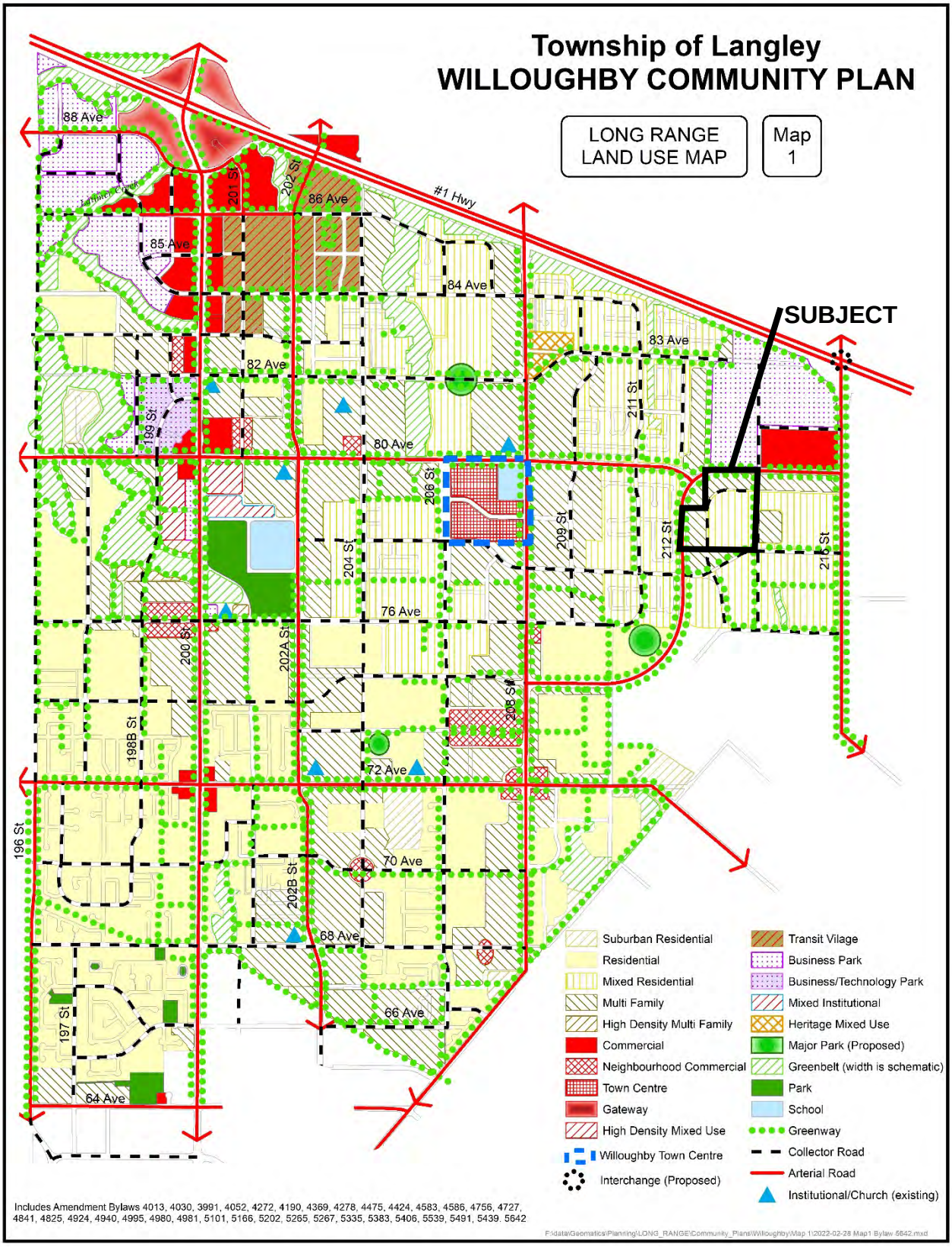
Qualico Mitchell Williams LLP has applied on behalf of the property owners to amend the Williams Neighbourhood Plan (Williams NP) and rezone 12.9 ha (31.9 ac) of land located south of 80 Avenue and east of 212 Street to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. Development Permit applications for streamside protection, single family form and character, and single family greenhouse gas reduction and energy conservation as well as a subdivision application are running concurrently with the application. Although the proposed number of units is in alignment with the number of units permitted in the current configuration of the Williams NP, the proposed Williams NP amendment shifts the land use designation boundary increasing the area available for development as townhouses and correspondingly shifts the location of the collector road.

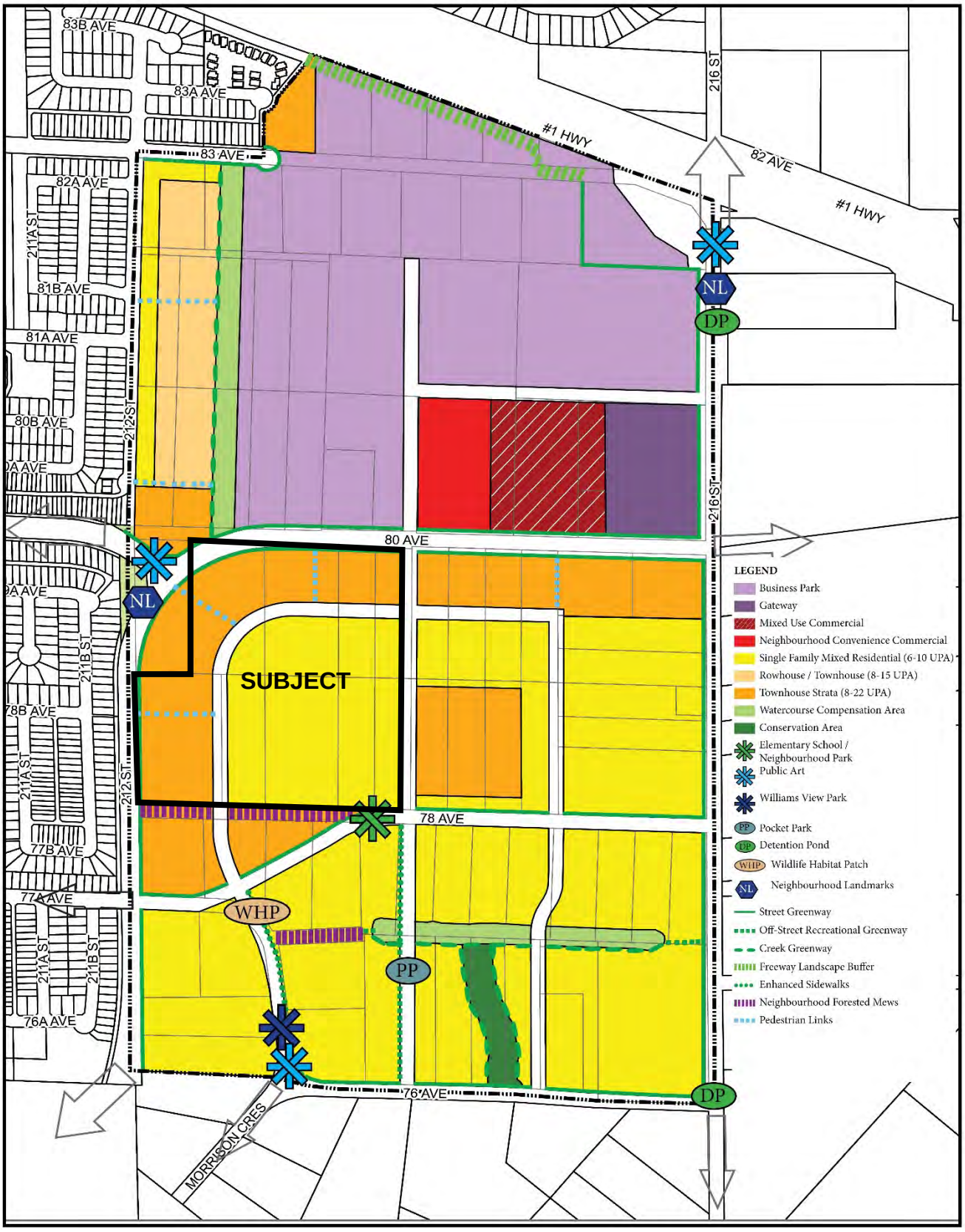
Applicants typically advance development permits to Council concurrently with the rezoning bylaw for efficiency and to allow Council and the public an opportunity to evaluate the rezoning in tandem with form and character items. However, in this case the applicant is proposing that two form and character development permits for the townhouse sites be presented for Council's consideration in the future. The proposed application timing, advancing only the plan amendment and rezoning component of the project at this time, will allow the applicant to proceed with design and construction of 80 Avenue and 212 Street while the detailed onsite design is developed.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the Williams NP amendment and rezoning requests, subject to the completion of 16 development prerequisites and authorize issuance of Development Permit No. 101027 at time of final reading of Bylaw No. 5787. Based on information provided by the Qualified Environmental Professional, staff recommend that Council authorize issuance of Development Permit No. 101213 (streamside protection) at time of final reading of Bylaw No. 5787.

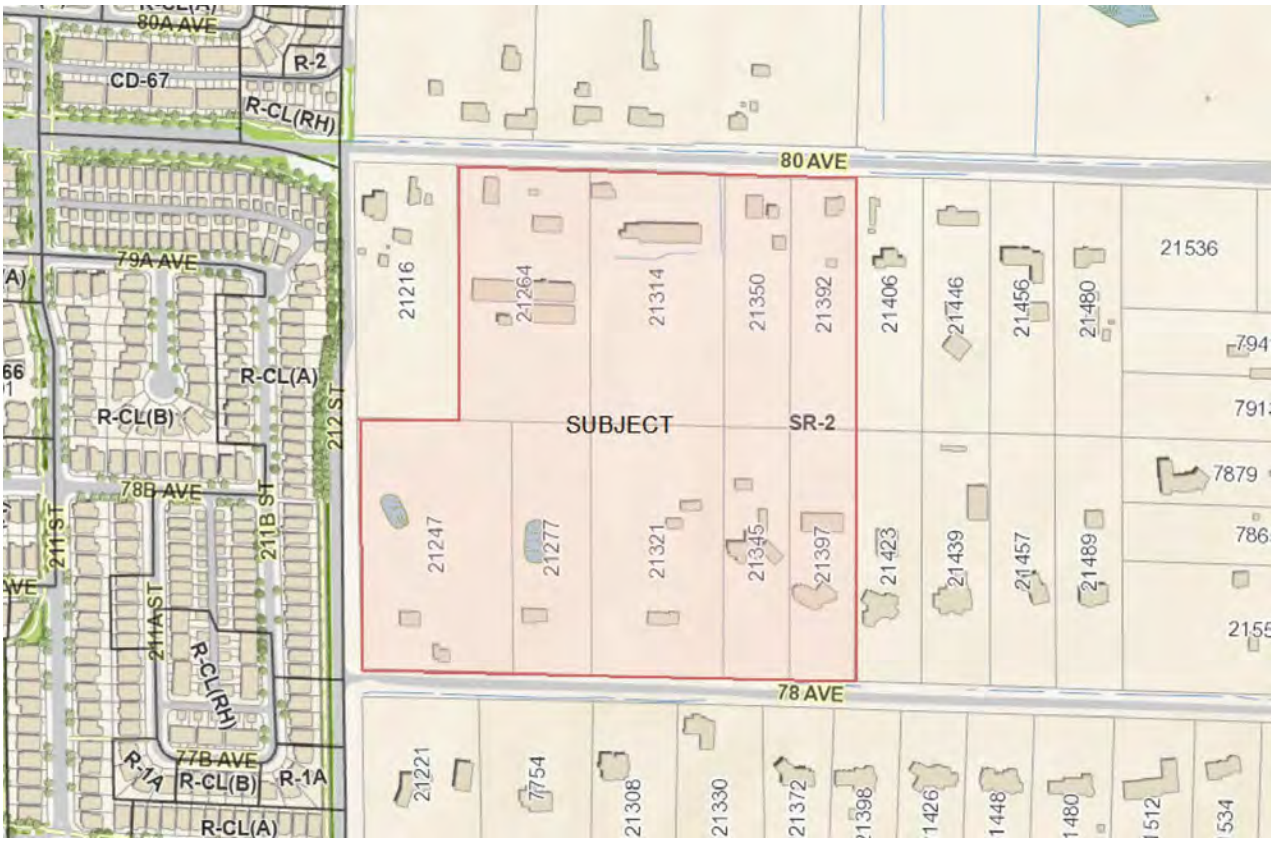
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Williams Neighbourhood Plan Amendment Bylaw No. 5786, Rezoning Bylaw No. 5787, Streamside Development Permit No. 101213, and Development Permit No. 101027.

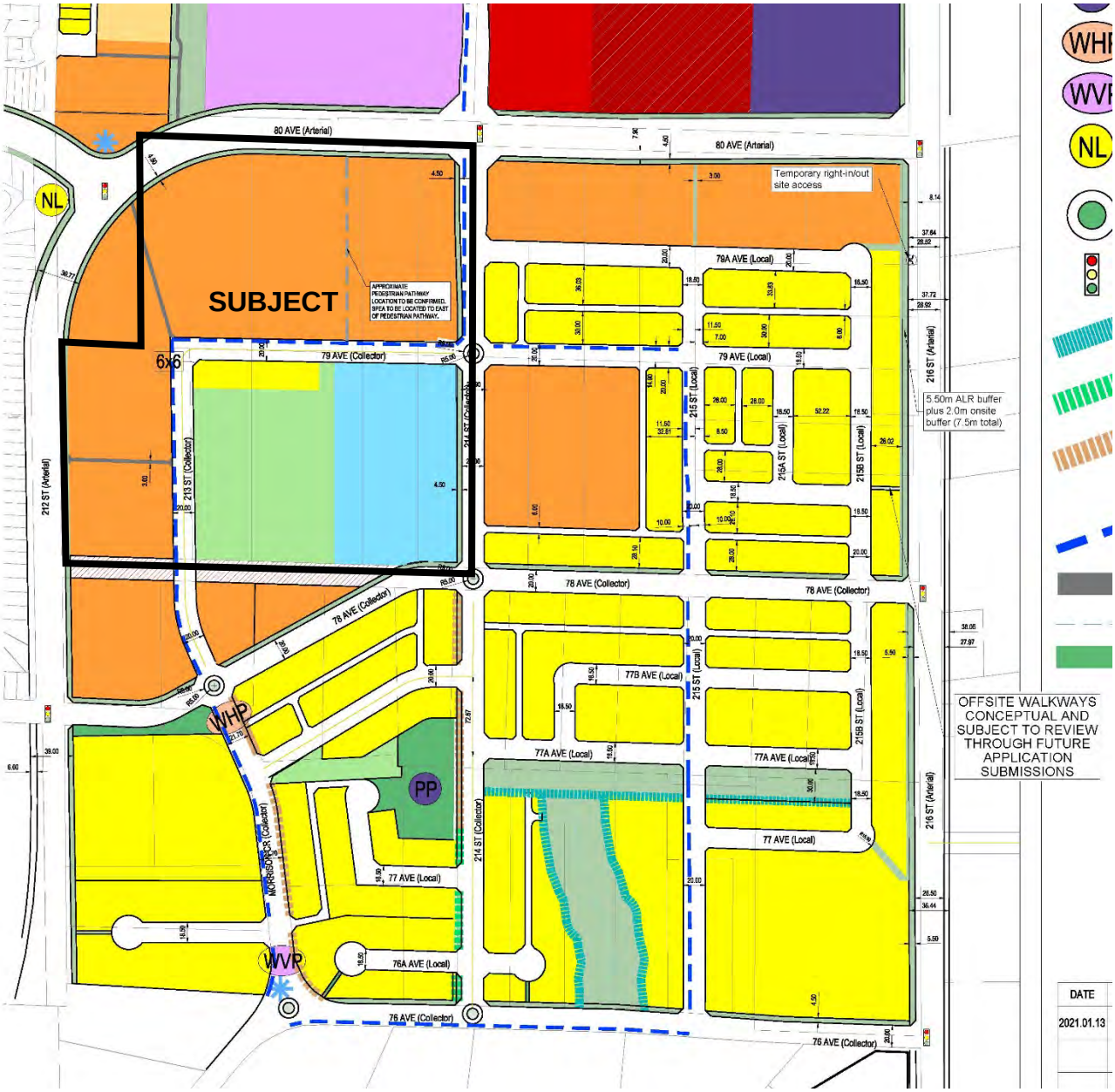

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
SUBJECT
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
215 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439. 5642
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2022-02-28 Map1 Bylaw 5642.mxd



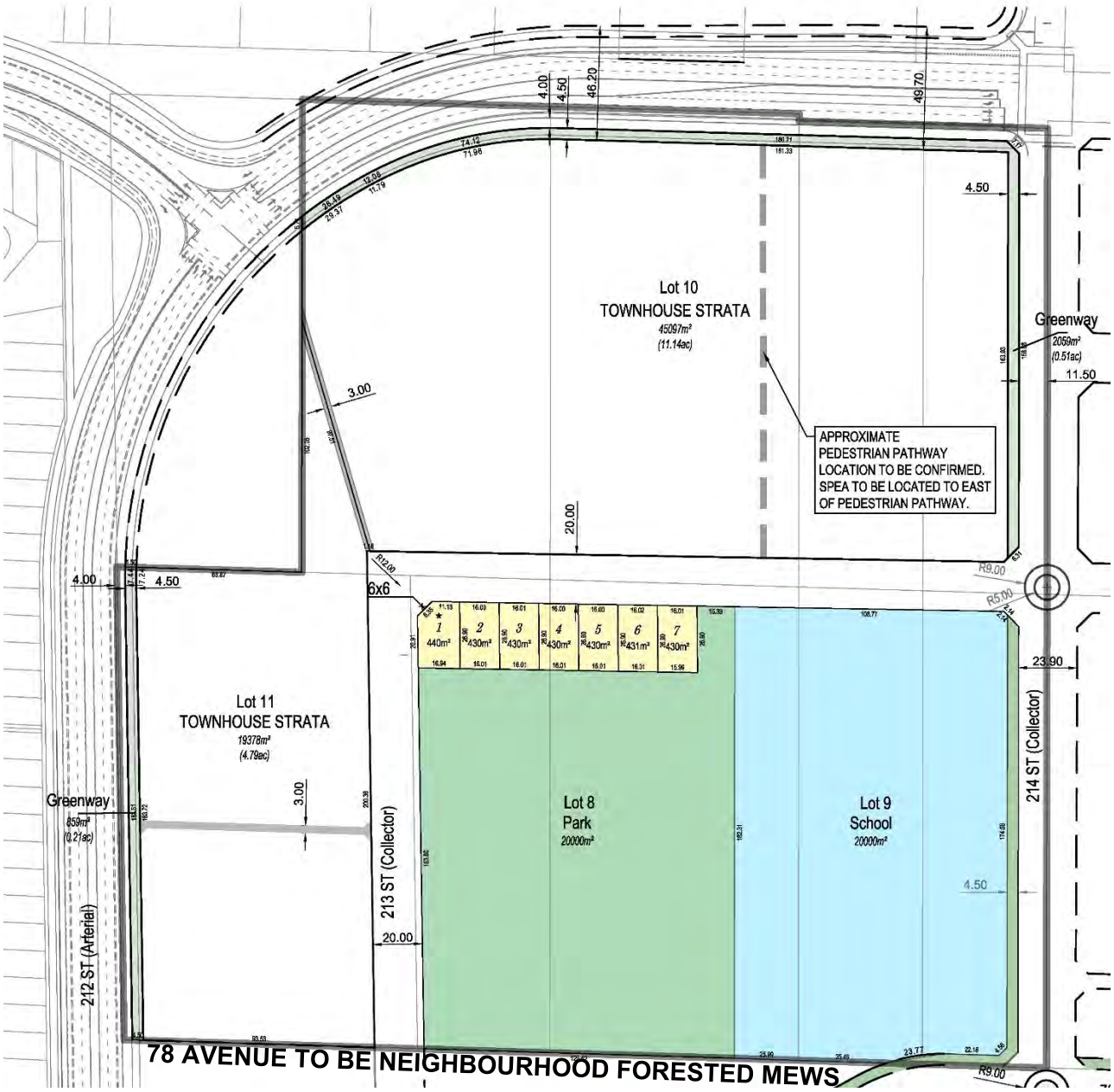
WILLIAMS NEIGHBOURHOOD PLAN – LAND USE PLAN



ZONING BYLAW NO. 2500



EXCERPT FROM COMPREHENSIVE DEVELOPMENT PLAN – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1102827 BC Ltd. and 1117488 BC Ltd. 201, 6525 – 177B Street Surrey, BC V3S 5N4
Agent:	Qualico Mitchell Williams LLP 201, 6525 – 177B Street Surrey, BC V3S 5N4
Legal Description:	Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207 Lot 14 Section 24 Township 8 New Westminster District Plan 1098 East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105 Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423 Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098 Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098
Location:	21247, 21277, 21321, 21345 and 21397 78 Avenue 21264, 21314, 21350 and 21392 80 Avenue
Area:	12.9 ha (31.9 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Zone R-1F and Comprehensive Development Zone CD-172
Williams Neighbourhood Plan:	Single Family Mixed Residential and Townhouse Strata

BACKGROUND / HISTORY:

The Williams NP was adopted by Council in 2018. The subject application is one of the first residential proposals to advance for consideration in the Williams NP area. The proposed development site is currently zoned Suburban Residential Zone SR-2 and designated Single Family Mixed Residential and Townhouse Strata in the Williams NP.

The Ministry of Transportation and Infrastructure (MOTI) opened a new interchange to Highway 1 at 216 Street in 2020. To support the new highway infrastructure, realignment of the intersection of 212 Street with 80 Avenue is a condition of the subject application. MOTI approval will be required for the subject proposal.

DISCUSSION / ANALYSIS:

The applicant has applied to amend the Williams NP and to rezone the subject 12.9 ha (31.9 ac) site from Suburban Residential Zone SR-2 to Residential Zone R-1F and Comprehensive Development Zone CD-172 to accommodate development of seven single family lots and 327 townhouse units. For Council's consideration, the proponent's application includes a Streamside Development Permit to address the relocation of an existing watercourse on the subject site, and a form and character development permit for the single family lots. Staff are concurrently considering a subdivision application to create the proposed lots and provide the required dedications including the neighbourhood park and elementary school sites, and a greenhouse gas emission reduction and energy conservation development permit application for the single family lots.

Site Description:

The site slopes down from 80 Avenue and 212 Street in the north and west to 78 Avenue and 214 Street in the south and east and was previously used for large lot suburban residential and agricultural uses. A yellow coded watercourse is located along the lot line between two existing parcels south of 80 Avenue. Most of the existing buildings have been removed from the subject site except for single family houses and associated buildings at 21264 and 21314 – 80 Avenue, and 21397 and 21345 – 78 Avenue. Removal of all buildings is a condition of rezoning.

Adjacent Uses:

North: 80 Avenue beyond which are lots zoned Suburban Residential Zone SR-2, designated Business Park in the Williams NP currently under application to be rezoned (TOL Project 08-25-0098, third reading granted July 2021);

South: 78 Avenue beyond which are lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP;

East: Lands zoned Suburban Residential Zone SR-2, designated Townhouse Strata and Single Family Mixed Residential in the Williams NP. Applications are currently under review by staff on some the lands east of the subject site for townhouse and single family mixed residential developments (TOL Projects 08-24-0091 and 08-24-0086); and

West: 212 Street beyond which are lands zoned Residential Compact Lot Zone R-CL(A) in the Yorkson Neighbourhood Plan area.

Williams Neighbourhood Plan:

As the subject proposal is one of the first residential applications to advance for consideration by Council in the Williams NP area, the applicant is responsible for satisfying the following prerequisites prior to final reading. Below each point, staff have provided the status of each item.

- The required joint elementary school and neighbourhood park site to serve the area must be secured and located to the acceptance of the Township of Langley and the Langley School District.
    - Included in the subject development application is 2.0 ha (5.0 ac) of land for an elementary school site and 2.0 ha (5.0 ac) of land for a neighbourhood park site. The Township of Langley and the Langley School District have indicated preliminary acceptance of the proposed site. The lands are required to be secured prior to final reading of the rezoning bylaw and the applicant is required to comply with the Township's Neighbourhood Park Land policy.

- The required community stormwater management facility to serve the area must be secured and located to serve the entire storm catchment area to the acceptance of the General Manager of Engineering and Community Development.
    - The applicant for TOL Project 08-25-0098 (received third reading July 26, 2021) is advancing design of a community stormwater management facility with associated amenities as per the Williams NP at the southwest corner of the intersection of Highway 1 and 216 Street. The community stormwater management facility is required to be dedicated and construction secured prior to final reading of the subject rezoning bylaw.

- Major roads and engineering services including drainage, water and sanitary sewer, storm management facilities, and road dedications, widenings, and rights-of-way must be provided and extended (at no cost to the Township) to accommodate the proposed development.
    - The applicant for TOL Project 08-25-0098 is advancing design of a sanitary lift station southeast of the proposed community stormwater management facility as well as associated forcemain infrastructure to connect to the system at 83 Avenue in the Yorkson Neighbourhood Plan area. The sanitary infrastructure is required to be dedicated and construction secured prior to final reading of the subject rezoning bylaw.
    - The applicant is advancing all roadworks and greenway works fronting the site on 212 Street, 214 Street, 80 Avenue, 78 Avenue and 79 Avenue to support the subject development. A condition of the subject development proceeding includes the realignment of the intersection of 80 Avenue with 212 Street and provisions of associated amenities with the offsite works and services.

The Williams NP defines two sub-residential areas in the Residential District – one north of 78 Avenue and one south of 78 Avenue. In the north portion of the Residential District, the Williams NP requires provision of the following:

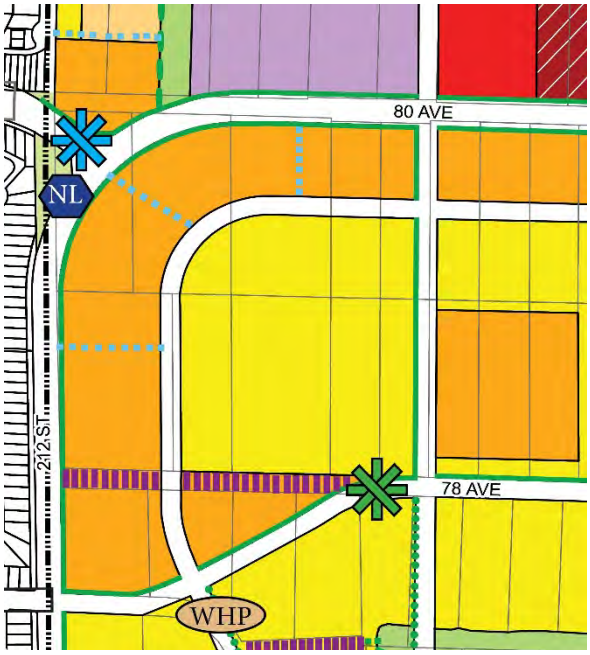
- A Comprehensive Development Plan (CDP) that aligns with the vision, goals, and policies of this NP. The CDP will include, but is not limited to, an illustrative plan and associated statements that detail the spatial structure and design features of the North and/or South Residential District including building types, access and movement, building massing, form, layout and height, streetscape design and landscaping, Conservation and Watercourse Compensation Areas, stormwater management, integration of greenways and other amenities, energy conservation measures, and development and servicing phasing.
    - An excerpt of the CDP is provided above to show lands south of 80 Avenue and included in full as Attachment C to this report.

- A viewscape analysis of the Willoughby Escarpment.
    - The applicant has completed a viewscape analysis (Attachment D) of the Willoughby Escarpment. The outcomes of the viewscape analysis indicate that the subject development is located out of view from the Milner Valley.

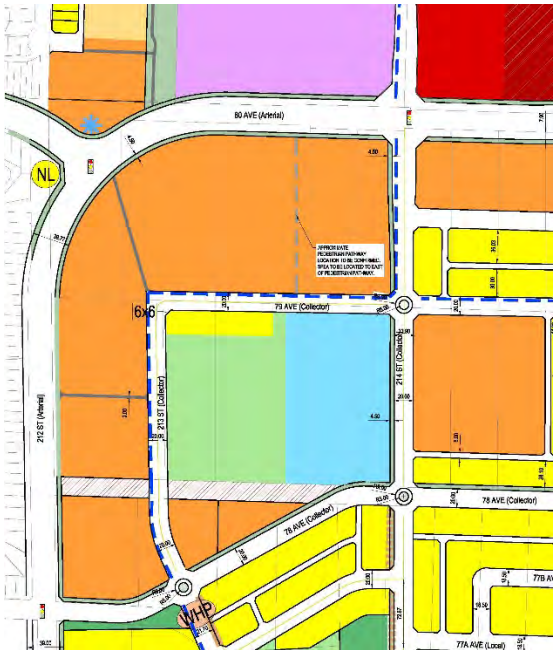
- A Transportation Impact Assessment (TIA) prepared by a professional transportation consultant to determine the transportation impact associated with the CDP and identify necessary infrastructure upgrades and phasing of said improvements that are tied to development and servicing of the CDP.
    - As a TIA was recently updated for the Williams NP area, the required road network improvements are included as components of the development and the proposed development does not include an overall increase to the number of units, further TIA work was not required.

Williams Neighborhood Plan Amendment:

The proposed amendment to the Williams NP, with associated revisions to the Willoughby Community Plan, includes expanding the extents of the Townhouse Strata land use designation south to front 79 Avenue and relocating the collector road and cycling route south to a 79 Avenue alignment. The applicant indicates that the requested amendment is required to respond to lot configuration challenges with the current land use designations as well as to improve the intersection configurations on 214 Street in relation to 80 Avenue.



Current Williams Neighbourhood Plan Land Use Plan



Proposed Williams Neighbourhood Plan Land Use Plan (Image from CDP)

As included in the applicant's planning rationale and summarized below, the proposed development stays within the overall yield permitted by the current version of the Williams NP.

Land Use Designation	Current Plan		Proposed Plan		Development
	Area	Yield	Area	Yield	Yield
Single Family Mixed Residential 15 uph (6 upa) to 25 uph (10 upa)	2.83 ha / 6.99 ac	42 to 70 lots	0.45 ha / 1.12 ac	6 to 11 lots	7 lots
Townhouse Strata 20 uph (8 upa) to 54 uph (22 upa)	5.6 ha / 13.82 ac	112 to 302 units	7.8 ha / 19.29 ac	156 to 421 units	327 units
Total	8.43 ha / 20.81 ac	154 to 372 units	8.25 ha / 20.41 ac	162 to 432 units	334 units

Staff are supportive of the proposed amendments to the Williams NP as the original yield of the Williams NP is respected with the amendment fundamentally representing only a change to the building form. Proposed Rezoning Bylaw No. 5787 accommodates a maximum of 327 townhouse units with the allocation of the units (secured by restrictive covenant) between the townhouse sites as a development prerequisite.

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 commented on the proposed elementary school site, provided the number of students estimated for the development and noted that students would be accommodated in the district. Staff recommends that Council consider the consultation complete consistent with the requirements of the Official Community Plan Consultation Policy (07-160) noting that final security of the elementary school site is required prior to final reading.

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 development site is located in the urban area and designed to accommodate service requirements. Consistent with the Housing Needs Report, the proposed amendment to the Williams NP maintains the yield of housing in the area in forms consistent with the land use plan.

Zoning Amendment:

Bylaw No. 5787 proposes to create two new zones responding to specific policies in the Williams NP regarding road patterning, streetscape, porches, parking, and allocation of compact lots. The seven front loaded single family lots are proposed to be zoned Residential Zone R-1F and the two future townhouse lots are proposed to be zoned Comprehensive Development Zone CD-172.

Single Family Zoning (Residential Zone R-1F)

Consistent with the policies of the Williams NP, and allowing the proposed zone to be used in other like situations within the plan area where a rear loaded H-block pattern is not achievable, the Residential Zone R-1F provides:

- an additional parking space for a secondary suite per lot;
- a wider lot (minimum 15 m, noting that the subject seven lots are proposed with a 16 m width) to ensure that the garage is not the dominant feature of the building façade facing the street, while maintaining sufficient distance between driveways for street parking spaces; and
- front porches and front yard setbacks of 4.5 m to promote a positive relationship to the street but with space to support tree planting.

The Williams NP limits the maximum number of residential compact lots to 50% of the total single family lots with the primary difference between the compact lot zones and standard single family lot zones being lot size, lot coverage, and front yard siting. The proposed Residential Zone R-1F zone requires a larger minimum lot size (400 m^2), increased front yard setback (4.5 m) and reduced lot coverage (45%) from those requirements in the compact lot zones thereby complying with the applicable Williams NP policies. The proposed density of the seven single family lots is 15.6 units per hectare (uph) / 6.3 units per acre (upa).

The Williams NP includes policies to include an additional non-tandem parking space on a lot to support development of secondary suites in single family homes and provision of space for one vehicle to park on-street in front of each front loaded dwelling unit. The applicant has included a wider lot (16 m lot width proposed where R-1A would require 12 m minimum width and R-CL(B) requires a 12.6 m minimum lot width) accompanied with a wider and deeper driveway area on the lot to accommodate these requirements. Inclusion of the additional parking space on-site exceeds

Section 107.6.4) of the Zoning Bylaw limiting parking on a single residential lot to four vehicles. Therefore, included with the rezoning bylaw, is an amendment to Zoning Bylaw Section 107.6.4) to allow for one additional parking space on a lot in the Williams NP area.

Policy within the Williams NP emphasises development that supports the pedestrian realm through the encouragement of development of rear-loaded lots in an H-block format and homes that include functional porches. The single family lots are proposed to be accessed from the fronting street in response to the location of the neighbourhood park and elementary school site. In accordance with the Williams NP, the proposed zone and the lots are designed to include additional width to achieve garages that comprise less than 50% of the front building face. The zone and exterior design control agreement are drafted to require porches as defined in the Williams NP.

Townhouse Zoning (Comprehensive Development Zone CD-172)

A new Comprehensive Development Zone CD-172 is proposed for the two townhouse sites that incorporates land use provisions and policies of the Williams NP including siting requirements to support tree planting and the streetscape, front porches to support the pedestrian realm and additional parking for units that front arterial roads. Proposed Comprehensive Development Zone CD-172 has been drafted to be available for use by future townhouse developments in the Townhouse Strata land use designation incorporating the permitted density of the land use plan of 20 uph (8 upa) to 54 uph (22 upa). As the rationale for the proposed land use plan amendment indicates that the ultimate yield of units for the site will not exceed the pre-amendment permitted yield, the CD-172 zone includes a specific maximum yield of 327 units total for the two subject townhouse sites (density of 41.9 uph (16.9 upa)) consistent with the current proposal.

Public Consultation:

Policy 07-164 requires the subject application hold a Public Information Meeting prior to proceeding to Council. In accordance with the current Policy, the applicant hosted a virtual Public Information Meeting in combination with application 08-24-0086 March 29, 2022. A summary of the Public Information Meeting is included as Attachment E to this report.

Development Permit No. 101213 (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.

A Class B (yellow-coded) constructed watercourse and three Class C (green-coded) drainages are located on the project site. Class B watercourses provide fish habitat and require SPEAs, whereas Class C watercourses provide a drainage function only and do not require SPEAs. Watercourse and drainages are shown in Schedule A of Attachment B.

SPEAs on the project site total 2,621 m^2 (0.65 ac). The applicant has submitted a proposal to relocate and reconstruct watercourses and SPEAs within the project site. As depicted in Schedule B of Attachment B, 2,757 m^2 (0.68 ac) of SPEA is proposed. Staff note the proposal provides an additional 136 m^2 (0.03 ac) of SPEA over that required by OCP Schedule 3. Additionally, the applicant proposes a comprehensive restoration and enhancement effort within the SPEA to improve fish habitat contributions to downstream reaches.

Protection of SPEAs, acceptance of streamside restoration and enhancement plans and details, streamside fencing and signage, 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, the proposal is consistent with the OCP. 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. 101213 is attached to this report (see Attachment B) for Council's consideration.

Development Permit (Form and Character):

The Williams 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 and 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 F). 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 (see Attachment A). The exterior design control agreement typically addresses the form, character and siting of individual single family homes constructed in a development. The exterior design control agreement will include provisions with regards to porches, parking, and trees consistent with policies in the Williams NP.

Future development permits will provide Council and the public the opportunity to review the form, character, and siting of the proposed townhouse developments. Included as a condition of rezoning is a requirement for a restrictive covenant to be registered on the proposed townhouse lots to prohibit tree clearing, grading, and development until such time as development permits have been issued by Council.

Greenhouse Gas (GHG) Development Permit:

The subject properties are located in Development Permit Area "O" of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Energy Conservation and GHG Emissions Development Permits to the delegated official (defined in the Bylaw as the General Manager, Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed concurrently and its issuance is required prior to subdivision and building permit. Future Energy Conservation and GHG Emission Reduction Development Permits will accompany the townhouse Development Permit applications.

Subdivision:

The applicant is proposing to subdivide the lands to create 11 lots (seven single family, two townhouse, one school, and one park). The subdivision plan aligns with the proposed zones.

Tree Protection / Replacement:

Excluding the elementary school and neighbourhood park site, there are 85 significant trees on the overall site. The tree management plans submitted by the applicant for the seven single family lots portion of the lands indicates that one significant tree exists and is proposed to be removed. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 33 replacement trees are required to be planted over the seven single family lots. 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.

Staff note that as the form and character development permits are proposed to advance in the future, the development prerequisites include a restrictive covenant prohibiting tree clearing (with the exception of servicing areas) until such time as a development permit is issued for the proposed townhouse lots fronting 80 Avenue and 212 Street. Tree management plans for those lots will be reviewed in conjunction with development permit applications on the lands.

In keeping with policies in the Williams NP encouraging tree planting to support the 'treed' appearance of the Willoughby Escarpment including a requirement for a continuous evergreen tree row integrated with the townhouse site design on the downslope side of the site, the applicant is proposing a 4.5 m front yard setback from the property line to the building to provide front yard space to accommodate replacement tree planting on both the single family lots and the townhouse sites.

Williams Neighbourhood Plan Amenities:

As a condition of rezoning, the applicant is required to dedicate and construct 4.5 m wide street greenways on 80 Avenue, 212 Street, and 214 Street as well as pedestrian links providing connections across the townhouse sites to the greenways. At the realigned intersection of 80 Avenue with 212 Street, the Williams NP requires construction of a neighbourhood landmark including space and utilities for public art.

The Williams NP envisioned conversion of the existing 78 Avenue road dedication between 212 Street and 214 Street to a Neighbourhood Forested Mews including a 3.0 m wide shared use asphalt trail. To create the Neighbourhood Forested Mews, 78 Avenue will be decommissioned and reforested to create a public amenity that enhances the 'treed' character of the Willoughby Escarpment. As portions of 78 Avenue are required to remain open to vehicular traffic on an interim basis to provide access to existing homes and for the proposed development, the applicant is required to provide interim and ultimate designs for the Neighbourhood Forested Mews including sufficient security to achieve the conversion.

A condition of rezoning is acceptance of landscape and servicing plans for the above noted required amenities, dedication of the required lands, and construction of the works to the acceptance of the Township as well as compliance with the Williams Amenity Zoning Policy.

Adaptable Housing:

In accordance with Section 5.3.9. of the Williams NP a minimum of 5% of the single family and townhouse units in any residential development shall provide adaptable housing. Council has chosen to implement this provision through the adoption and implementation of the Adaptable Housing Requirements. The adaptable units are to be identified and secured by restrictive covenant prior to final reading noting that the single family portion of the development is proposed to include one adaptable housing unit in keeping with this requirement. The adaptable units for the townhouse developments will be determined and secured at time of development permit.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised October 18, 2021) 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 $5,776 per townhouse unit and $6,808 per single family lot for a total of $1,936,408. As the proposed amendment to the Williams NP does not increase the yield, section 5.2.f of the CAC Policy requiring three times the CAC for each additional unit is not applicable to the subject proposal.

Environmental Considerations:

Further to the conditions and particulars of the previously noted streamside development permit, 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.

School Sites:

School District 35 has provided comments (Attachment G) and anticipates that the proposed development will generate approximately 88 new students for Richard Bulpitt Elementary (located approximately 575 m west of the site), 41 new students for Yorkson Creek Middle School (located approximately 2 km northwest of the site) and 72 students for RE Mountain Secondary School (located approximately 2.7 km west of the site).

Parks:

The closest existing parks are Richard Bulpitt Neighbourhood Park and Lynn Fripps Neighbourhood Park located approximately 500 m southwest and northwest of the subject site. A condition of development is provision of a neighbourhood park site in the Williams NP area proposed as the southeast portion of the subject site.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services including road works, the Neighbourhood Forested Mews, greenways, tree replacement, and utility upgrades and extensions to the acceptance of the Township. Road dedications, closures, widening, and necessary traffic improvements (both on-site and off-site) (212, 213, and 214 Streets, 78, 79, and 80 Avenues) will be required in accordance with the Subdivision and Development Servicing Bylaw and the Williams NP. 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. Additionally, a condition of rezoning is compliance with the Willoughby Arterial Road Completion Amenity Program Policy.

Staff note that should construction of the community stormwater management facility and associated amenity as well as the sanitary lift station and force main not be completed by others when the

subject application is ready to advance to final reading, they will be required to be provided by the applicant.

Transit:

Transit service is currently provided along 208 Street via the 595 bus route and along Glover Road via the C62/807 bus route.

Policy Considerations:

Qualico Mitchell Williams LLP has applied on behalf of the owners to amend the Williams Neighbourhood Plan to realign the land use boundaries and to rezone 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of seven single family lots and 327 townhouse units. The proposed development is in keeping with the land use provisions of the Willoughby Community Plan and Williams NP.

Accompanying the rezoning is a Streamside Development Permit for relocation and rehabilitation of a watercourse on the site and a form and character Development Permit for the seven single family lots.

The proposal is consistent with the overall objectives of the Willoughby Community Plan and Williams NP. Staff recommend that Council consider the requested amendments to the Willoughby Community Plan and Williams NP and rezoning request. Staff also recommend that Council authorize issuance, at time of final reading of Bylaw No. 5787, of Development Permit No. 101027 (single family form and character) and Development Permit No. 101213 (Streamside Protection).

Respectfully submitted,

Teresa Hanson
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101027 (Single Family Form and Character)
ATTACHMENT B	Development Permit No. 101213 (Streamside Protection)
ATTACHMENT C	Comprehensive Development Plan
ATTACHMENT D	Viewscape Analysis
ATTACHMENT E	Public Information Meeting Summary
ATTACHMENT F	Excerpt from Development Permit Area B Guidelines
ATTACHMENT G	SD 35 Comments

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101027

This Permit is issued this _____day of _____, 2022 to:

1. Name: Qualico Mitchell Williams LLP

   Address: 201, 6525 - 177B Street
   Surrey, BC V3S 5N4

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:	Portions of: Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207 Lot 14 Section 24 Township 8 New Westminster District Plan 1098 East and West Half of Lot "A" Section 24 Township 8 New Westminster District Plan 12105 Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423 Parcel "E" (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098 Lot 15 Except: Parcel "E" (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098
CIVIC ADDRESS:	Portions of: 21247, 21277, 21321, 21345 and 21397 78 Avenue 21264, 21314, 21350 and 21392 80 Avenue

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
   b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101213

This Permit is issued this _____day of _____, 2022 to:

1. NAME: Qualico Mitchell Williams LLP

   ADDRESS: 201, 6525 - 177B Street
   Surrey, BC V3S 5N4

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: Portions of:
   Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
   Lot 14 Section 24 Township 8 New Westminster District Plan 1098
   East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105
   Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
   Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
   Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

   CIVIC ADDRESS: Portions of:
   21247, 21277, 21321, 21345 and 21397 78 Avenue
   21264, 21314, 21350 and 21392 80 Avenue

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

   a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
   b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
   c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
   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.

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 be enforced in accordance with Schedule 3 (Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842.

   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.

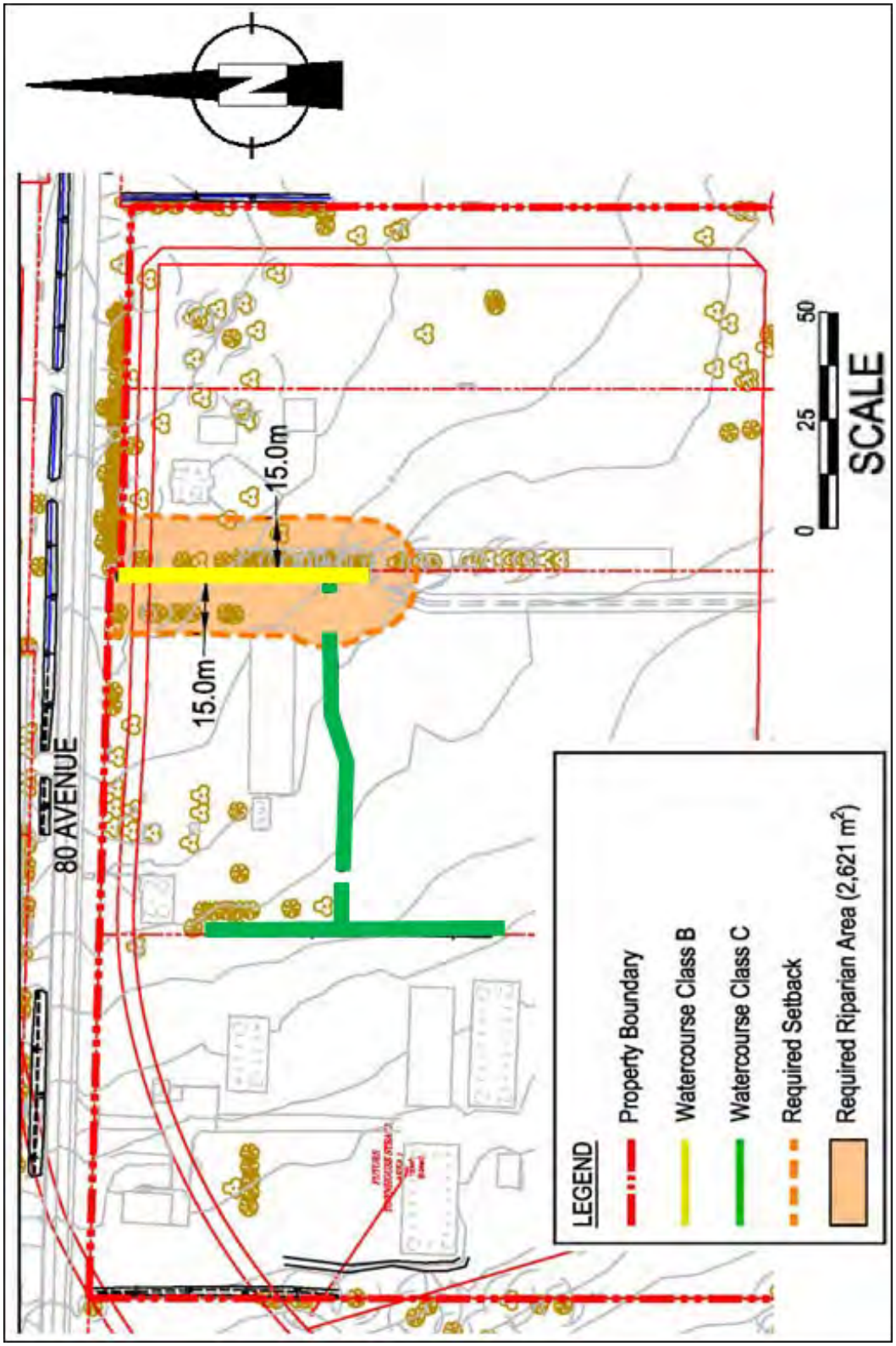
   This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022

Attachments:

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

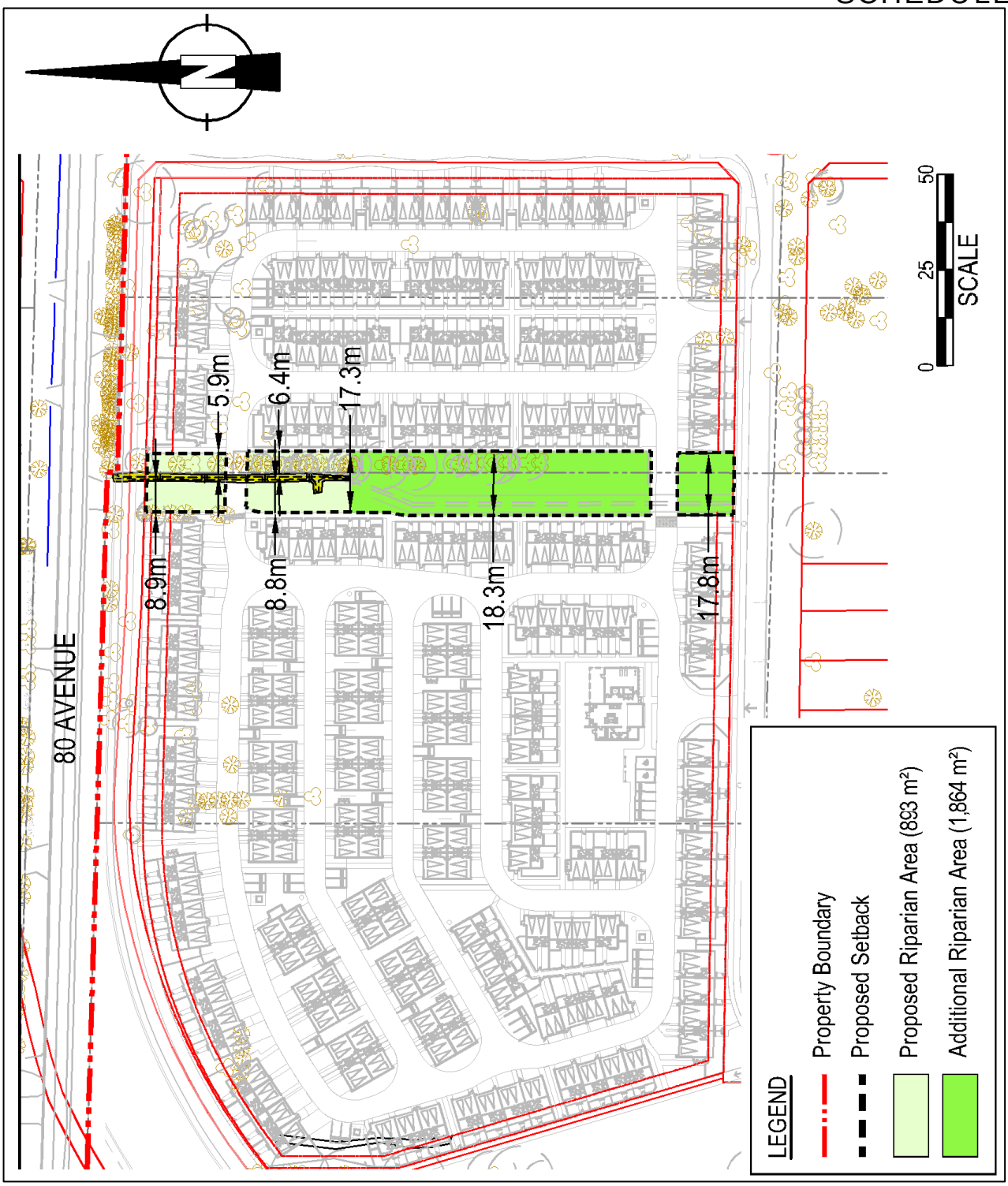
SCHEDULE A



Township of Langley
Est. 1873

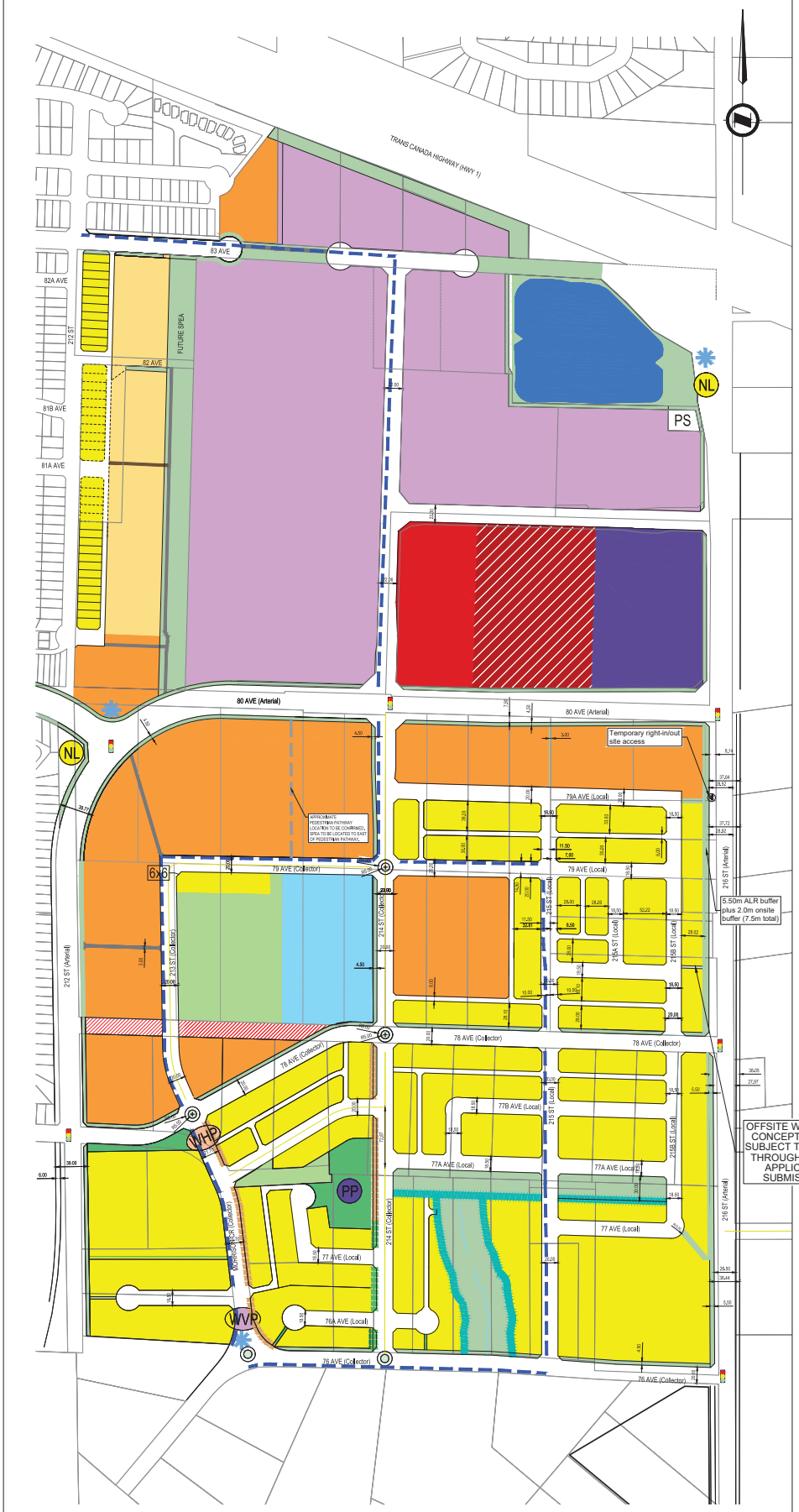
REQUIRED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AND ENHANCEMENT AREAS



LEGEND

- Controlled Subject Properties
- Single Family Mixed Residential (6-10 UPA)
- Townhouse Strata (8-22 UPA)
- Rowhouse / Townhouse (8-15 UPA)
- School (5 acres)
- Park
- Detention Pond
- PS — Pump Station
- Light Industrial
- Neighbourhood Convenience
- Mixed Use Commercial
- Gateway
- Water Compensation Area / Riparian
- 4.5m Walkway
- Open Space
- Forested Mews
- Public Art
- PP — Pocket Park
- WHP — Wildlife Habitat Patch
- WVP — Williams View Park
- NL — Neighbourhood Landmark
- Roundabout
- Traffic Light
- Creek Greenway (6.0m)
- Off Street Recreational Greenway (4.5m)
- Enhanced Sidewalk (2.0 buffer b/w curb and sidewalk) (3.0 concrete sidewalk) (1.0 buffer b/w property line and sidewalk)
- Cycling Route (per Williams NP)
- Pedestrian Link (3m)
- Potential Channel Extension
- Riparian Area

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2021.01.13	17	Phases Updated	VS
2022.06.09	18	Updated Phase 3 to Sketch 14	VS

OVERALL JV Lands

WILLIAMS NEIGHBOURHOOD

Township of Langley, BC

DATE: June 9, 2022
PREPARED FOR: Qualico & Mitchell Group JV
SCALE: 1 : 2500 @ 22" X 34"
MCSL PROJECT: 2111-03859-00
MUN. PROJECT: TBD

McElhanney Consulting Services Ltd.
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

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DATE: Thursday, June 9, 2022 9:35:37 AM FILE: M:\PROJ\2111-03859-02\QUALICO - WILLIAMS NEIGHBOURHOOD\PH 2\10.0 DRAWINGS\10.2 PLANNING\10.2.2 SKETCHES\OVERALL\22-06-09 03859-02 OVERALL REV 18.DWG

ATTACHMENT D

McElhanney

Our File: 2111-03859-02
ToL Proj: 08-24-0085

June 9, 2022

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

Attention: Teresa Hanson, Senior Development Planner

Williams Phase 2 Viewscape View Comparisons

The viewscape comparison includes three views selected at different locations to the south and south east of the development site. Each comparison includes the following:

- Key Plan and description of viewpoint
- "Before" and "After" comparison demonstrating tree removal on site, per the proposed tree management plan provided by the project arborist. The "After" image contains simulated building models to illustrate visibility (if any) of proposed buildings after tree removal. The "After" image does not contain replacement trees.
- Close-up view of the "Before" and "After" comparison
- A bareland view demonstrating the scale of proposed building models from the viewpoint, in absence of all trees and above-ground structures in line of view.
- "Final Development" view, where proposed replacement trees are added in per landscape and arborist tree replacement plans and at heights simulating tree growth 25 years post-development.

McElhanney
#2300-13450 102 Avenue
Surrey, BC V3T 5X3
Tel 604 596 0391
www.mcelhanney.com

VIEW 1 COMPARISON

View 1 is the furthest of the three vantage points to the site. It is taken from near Highway 10 and 64 Avenue, looking northeast toward the subject site.

The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted on the key plan for reference.

The site extents from View 1 are contained between the two black lines indicated in the images on the next page. Due to the distance between the vantage point and the site, details may not be visible. As a solution, a zoomed-in comparison is provided. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the subject site.

Please note that the foreground vegetation between the vantage point and the railway has been digitally removed along Highway 10 to expose the view toward the site. Also note that the tree coverage in the distance exists in line of sight of the subject lands.



Key Plan



View 1 Before



View 1 After



View 1 Before - Zoom



View 1 After - Zoom

The subject site development assumes 11m building heights in the proposed views. The building model (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 1 Final

VIEW 2 COMPARISON

View 2 is taken from west of 216 Street on the 7431 216 Street property, looking north toward the subject site.

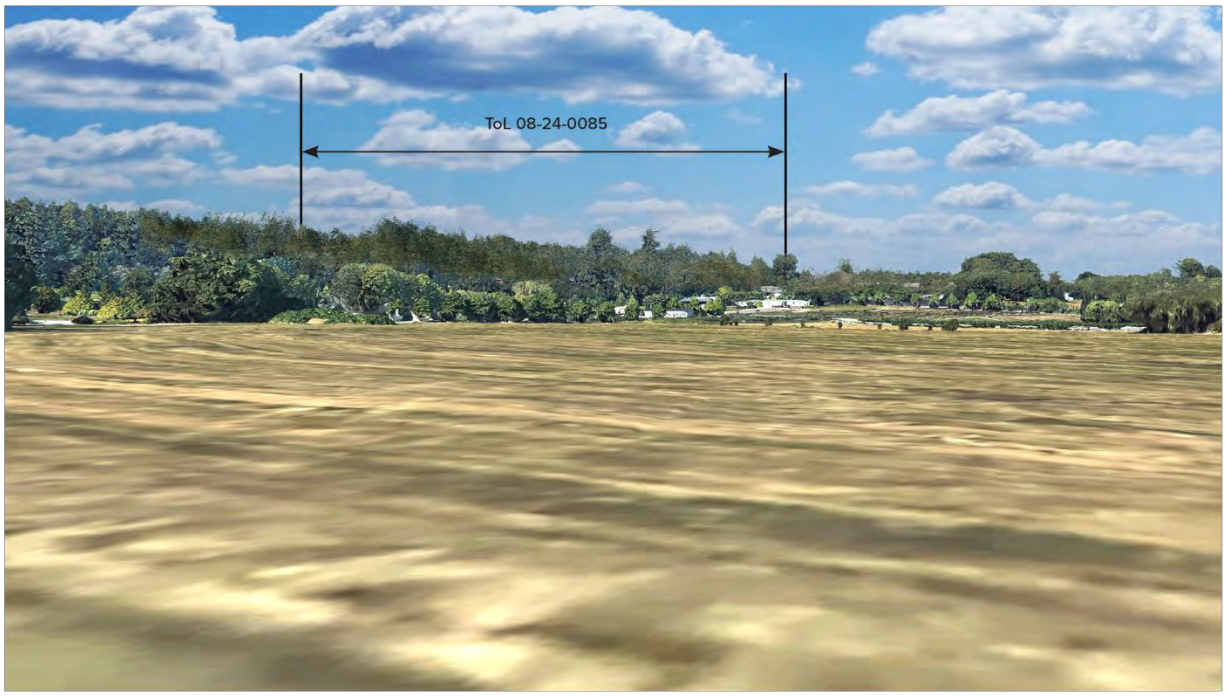
The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted on the key plan for reference.

This vantage point has been chosen as 216 Street has tall roadside shrubs and trees that block the view toward the site. The site extents from this view are contained between the two black lines indicated on the images on the following page. Due to the distance between the vantage point and the site, details may not be visible. As a solution, a zoomed-in comparison is provided below.

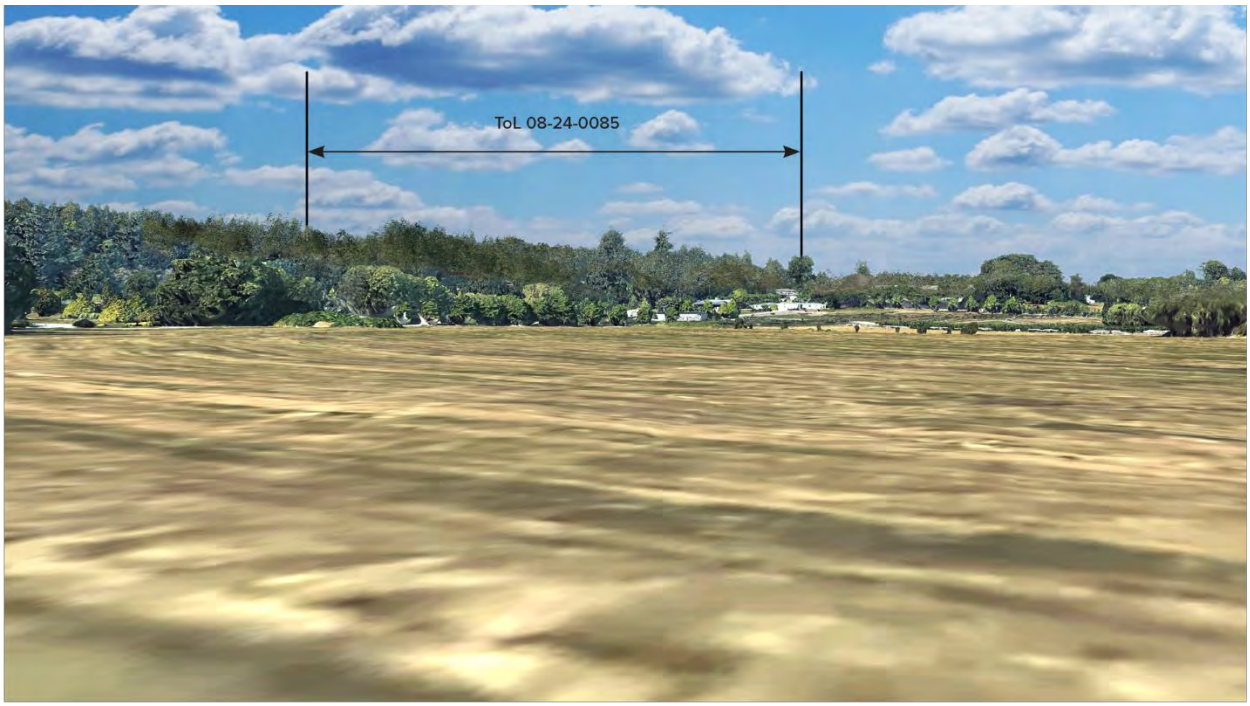


Key Plan

Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the project arborist for the subject site.



View 2 Before



View 2 After

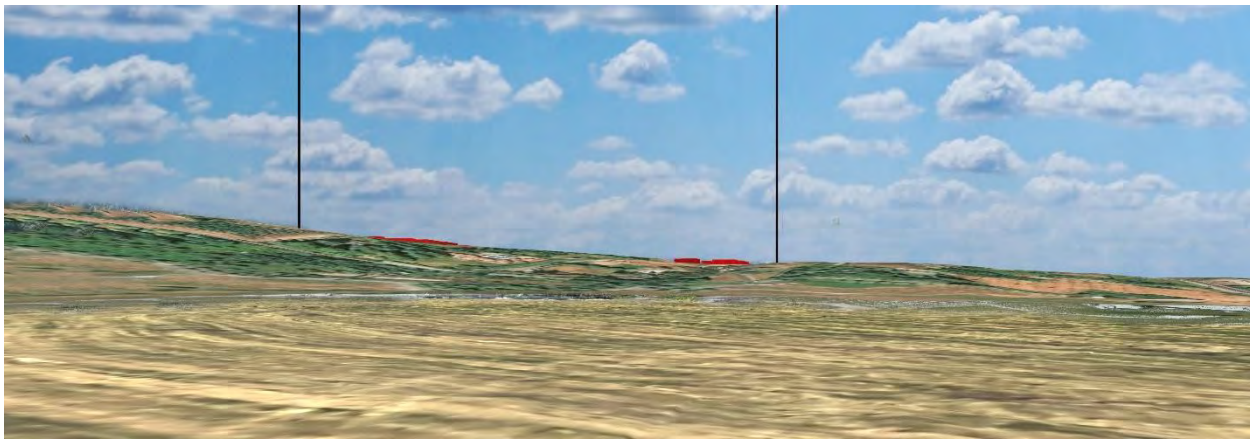


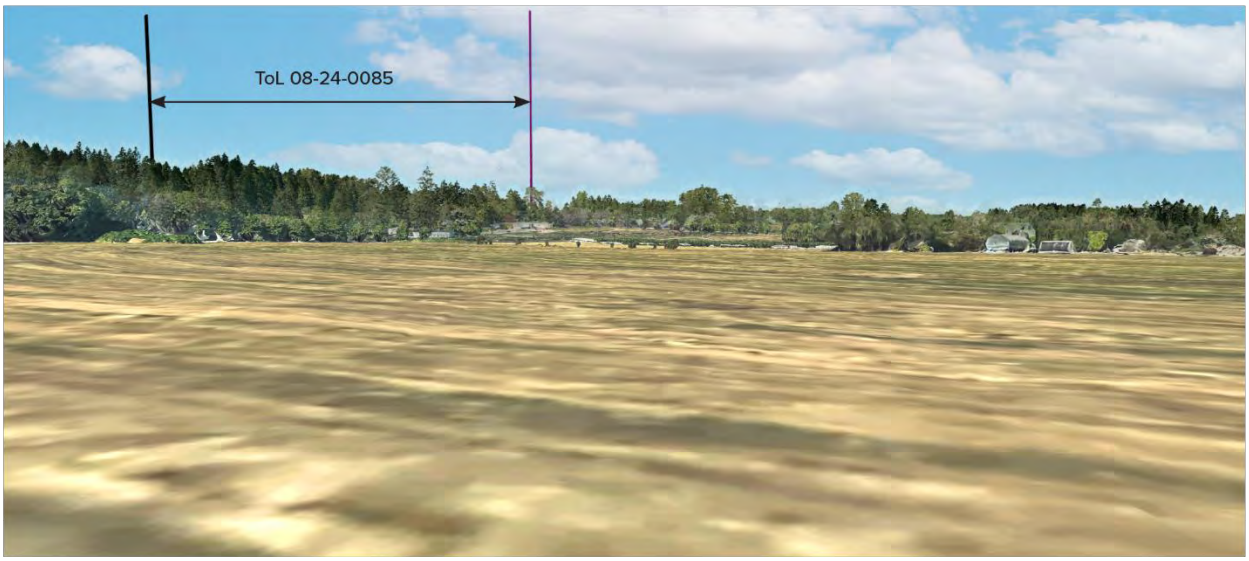
View 2 Before - Zoom



View 2 After - Zoom

The subject site development assumes 11m townhouse building heights in the proposed view. The building models (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 2 Final

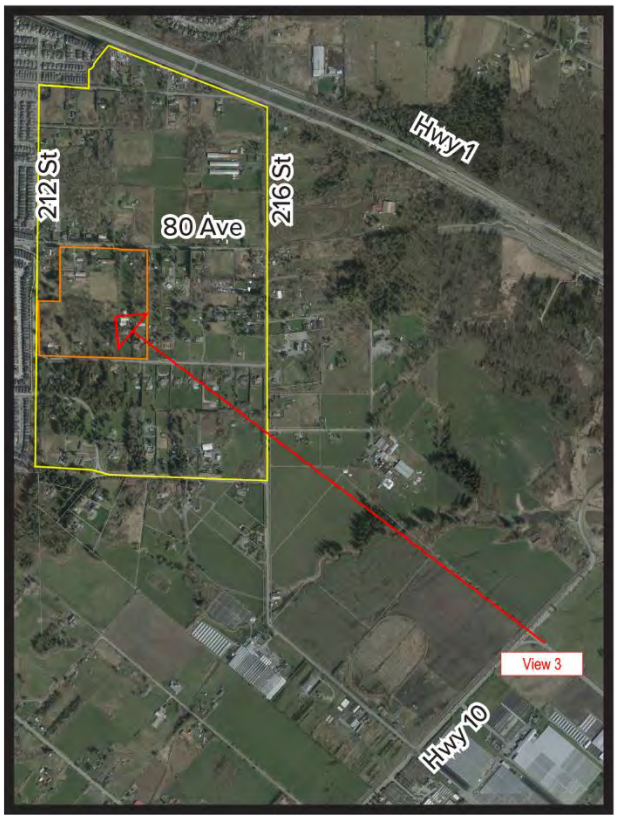
VIEW 3 COMPARISON

View 3 is taken from along Highway 10 in front of 7170 Glover Road, looking northwest toward the subject site.

The orange boundary on the key plan is the subject site, and the yellow boundary indicates the Williams Neighbourhood Plan boundary. Key roads have been noted in the key plan for reference.

The site extents from this view are contained between the two block lines indicated in the images on the next page. Due to the distance between the vantage point and the site, details may not be visible. As a solution, a zoomed-in comparison is provided.

Please note that the tree coverage in the distance exists in line of sight of the subject lands. In the “After” views, trees are removed according to the tree management plan proposed by the arborist for the subject site.



Key Plan



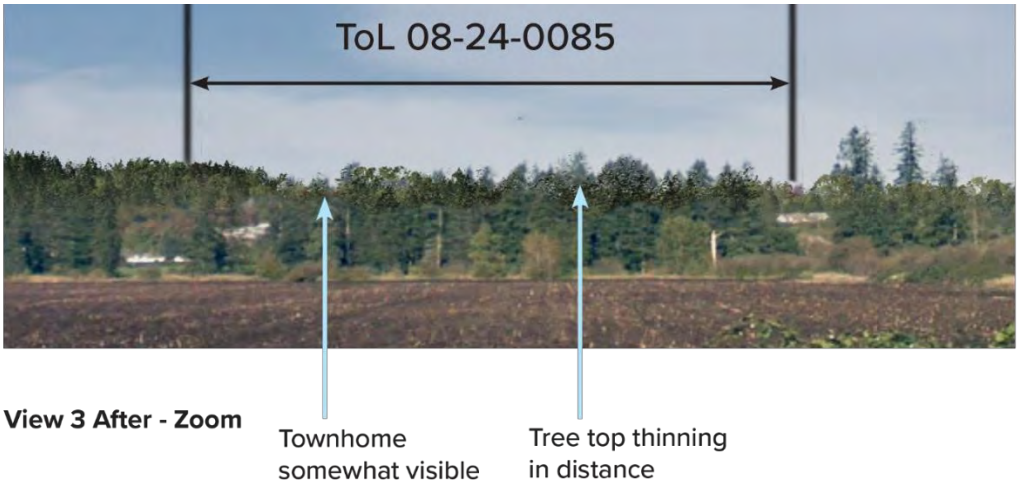
View 3 Before



View 3 After

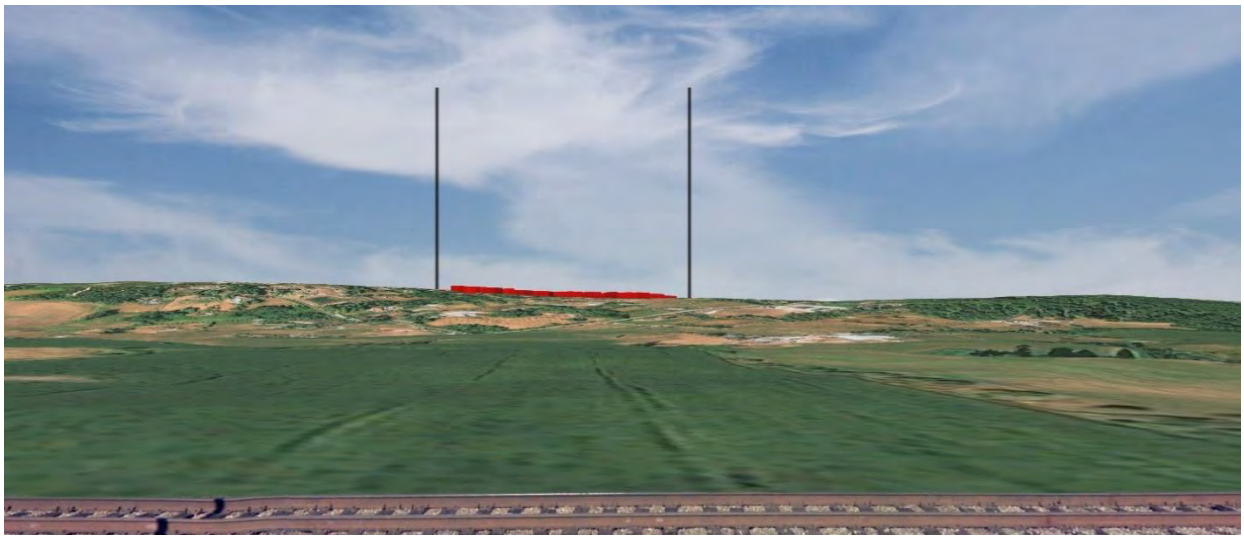


View 3 Before - Zoom



View 3 After - Zoom

Subject site development assumes 11m building heights in the proposed views. Building models (red) is shown below for this view in absence of all trees and above-ground structures in line-of-sight. Refer to Appendix A for the plan view of the building location within the proposed site.





View 3 Final

Sincerely,
McElhanney Ltd.

James Pernu
JPernu@mcelhanney.com | 604-424-4889



LEGEND

- Subject Property
- Greenway
- Roundabout
- Pedestrian Link (3m)
- Approx. Pedestrian Link Location (3m)
- North TH Replacement Trees
- South TH Replacement Trees
- Single Family Replacement Trees
- Park/School Replacement Trees
- Forest Mews Replacement Trees

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
2022.06.09	0	Replacement Trees added	BJ

SKETCH 20

Replacement Trees
Williams Neighbourhood
Township of Langley, BC

DATE: June 09, 2022
PREPARED FOR: Qualico & Mitchell Group JV
SCALE: 1 : 2000 @ 11" X 17"
MCSL PROJECT: 2111-03859-02
MUN. PROJECT: TBD

McElhanney
McElhanney Consulting Services Ltd.
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 - Fax 604 584 5050

F.2

NOTES

1. Layout based on survey
2. The preliminary layout based on Sketch 18
3. This drawing is not to be used for legal transactions

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May 2, 2022

Our File: 2111-03859-02-03

Township of Langley

Community Development Division

20338 65 Avenue

Langley, BC V2Y 3J1

Attention: Teresa Hanson, Planner

Summary Report - Public Information Meeting

Proposed Williams Neighbourhood Plan Developments, Township of Langley Project Nos. 08-24-0085 & 08-24-0086

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 applications 08-24-0085 & 08-24-0086 was held on Tuesday, March 29, 2022. The project represented properties located as follows:

Properties Included in Application 08-24-0085:

- 21264 80 Avenue
- 21314 80 Avenue
- 21350 80 Avenue
- 21392 80 Avenue
- 21247 78 Avenue
- 21277 78 Avenue
- 21321 78 Avenue
- 21345 78 Avenue
- 21397 78 Avenue

Properties Included in Application 08-24-0086:

- 21480 80 Avenue
- 21536 80 Avenue
- 7993 216 Street
- 7941 216 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**

   120 mail-out invites mailed on March 17, 2022, 12 days prior to scheduled PIM.

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

   March 17 and March 24, 2022.

Township of Langley staff generated and provided a mail-out map and prepared mailing labels. No invitations have 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 March 17thth, 2022 with the access QR code and website address 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 1.5 hours, from 7:00pm – 8:30pm on Tuesday, March 29, 2022. A representative from the Township of Langley Development Services Department, and representatives of the proponents (Qualico Developments and Mitchell Group) 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*
Victoria Salisbury *Planner – McElhanney*	**Jori Porter** *Arborist – McElhanney*
Lisa Blanchard *Biologist – Envirowest Consultants*	**Ian Whyte** *Biologist – Envirowest Consultants*

PUBLIC INFORMATION MEETING DETAILS

A total of 14 people registered for the event between March 17th and March 29th. Of the 14 registrants, there were 10 attendees (*Attachment 2*). In addition to the 10 attendees at the meeting, McElhanney Ltd. received one phone call prior to the meeting from a resident who could not attend the meeting. The resident's questions pertaining to the proposed development were answered.

The meeting was organized as follows:

- 5 min registration
- 40 min live presentation
- 45 min Question & Answer (Q&A) session

A total of 24 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:

Introduction
Welcome & Housekeeping (1)
Welcome & Housekeeping (2)
Virtual Engagement Guidelines
Project Team
Presentation Agenda
Project Overview (1)
Project Overview (2)
Project Overview (3)
Williams NP – Application A
Williams NP Amendment – Application A
Williams NP – Application B
Parking Plan – Application A
Parking Plan – Application B
Sample Single Family Design
Sample Strata Townhouse Design (1)
Sample Strata Townhouse Design (2)
Tree Management Plan – Application A
Tree Management Plan – Application B
Servicing – Applications A & B
Questions and Answers
Comments and Feedback (1)
Comments and Feedback (2)
Contact

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 pertain to the development, and community members were given an opportunity to provide additional comments.

Type of question presented:

5-star rating scale

Four (4) questions are presented in this style, ranked as follows:

- *Strongly Opposed*
- *Opposed*
- *No Opinion*
- *Support*
- *Strongly Support*

The information collected from the questionnaires is summarized below for the four (4) questions. Please note that additional questions pertaining to the collection of personal information were included on the questionnaire but are not included in the summary below as they do not relate to project feedback. The complete questionnaires are included in the appendix of this report (*Attachment 4*).

Question 5 – Application A

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site. Please rate your opinion of this proposed land use amendment.



Opinions on the Neighbourhood Plan Amendment for Application A were evenly divided between Strongly Support, Support, and Strongly Opposed. The fourth respondent skipped this question.

Question 6 – Application A

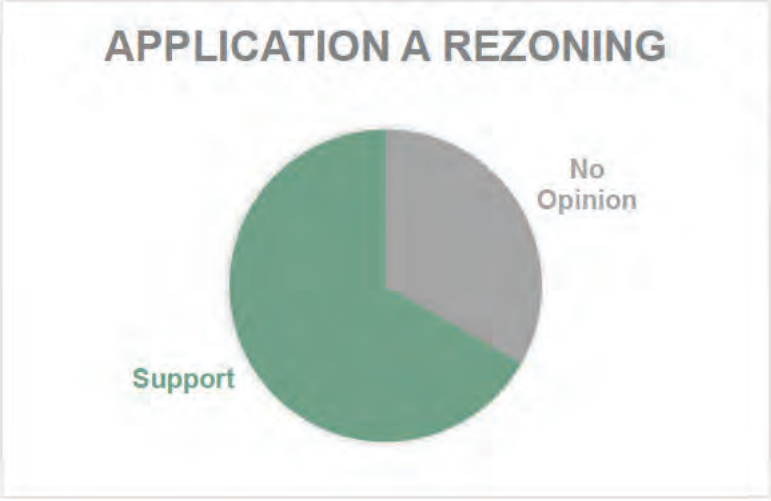
Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.



Of the four (4) respondents to Question 6, two (2) indicated that they strongly support the proposed location for the school and park site, one (1) indicated that they support the location, and one (1) skipped this question.

Question 7 – Application A

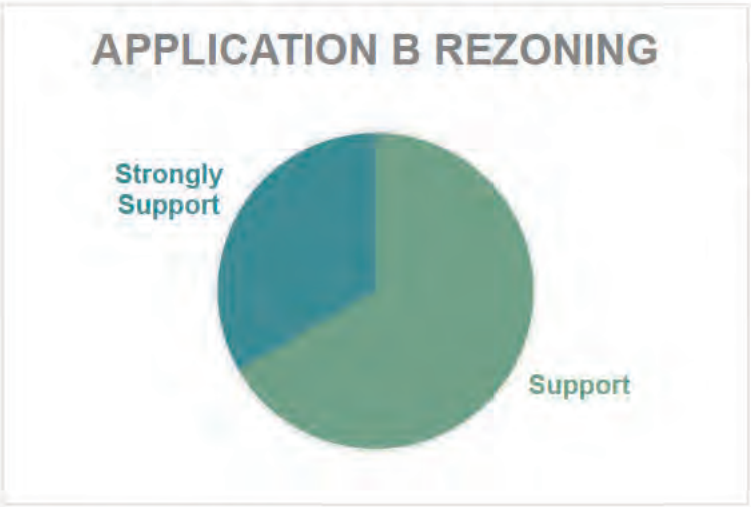
Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?



Question 7 received 2 (two) responses in support of the proposed rezoning and 1 (one) response indicating "no opinion". The fourth respondent skipped this question.

Question 8 – Application B

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R1-A and Single Family Compact Residential Lot zone R-CL(A).



Question 8 received two (2) responses supporting the proposed rezoning, and one (1) response strongly supporting the proposed rezoning. One (1) respondent skipped this question.

COMMENTS SECTION

The questionnaire included space to provide additional comments. Additional comments were provided on three (3) of the questionnaires. The below comments are direct quotes from participants' questionnaires and organized by themes:

Participant Comment 1: We do support the development however we would like to know more about the roads systems, especially 80th Ave and the 212th connector. Will these roads be built at the same time or will it be like other areas of Willoughby that have half finished roads of one lane then two lanes and back to one lane? This causes major congestion and we don't need another 208th St where cars hardly move during the morning and afternoon rush hour. Part of this is because the telephone poles and wires have not been removed causing the new lanes to be unusable for many months more. It would be better to have all the servicing done as the new roads are finished or have everything underground.

> *Response 1: The 80 Ave and 212 St connector intersection is expected to be completed concurrently with site servicing of these projects. This will include a significant amount of infrastructure realignment and will take several months to complete.*

Participant Comment 2: We would like further clarification on the realignment of 79 Ave further south. It is understandable if this only relates to that one section of 79 Ave near the school/park, but not acceptable if it causes other avenues or any eastward continuation of 79 Ave to shift further south.

> *Response 2: Realignment of 79 Avenue was in response to traffic circle conflicts identified at the original 79A Avenue location. The relocation of 79 Avenue aligns with the future road pattern to the east (79 Avenue). There are existing applications to the east that propose 79 Avenue in alignment with where it is proposed with this application (ToL 08-24-0091).*

Participant Comment 3: Response offered was quite non-specific, and “no opinion” doesn’t apply, so will try to clarify here… Not opposed to the overall project, as long as densities remain within what is allowed in the Williams NP. The concern is in setting a precedent of Rezoning & amendments to the Williams NP as this neighbourhood is gradually built out. In this case, we do understand the adjustment due to the needed road realignment at 212 St & 80 Ave.

Response 3: Proposed densities must and do fit within the parameters identified in the Williams NP. Unit densities were calculated based on the Williams NP parameters and reviewed and confirmed by Township of Langley staff. The proposed amendment really is in a sense a reorganization of the densities and the built form to accommodate the required road network and access to the school park site.

Participant Comment 4: We would also like to know the timelines for the road and general construction as to when this will all start.

Response 4: The proponent is seeking to get final approval in 2023 in construction commencement in mid/late 2023. The timeline may be delayed.

Participant Comment 5: Another thing to note is the parking is not sufficient in this area and this is going to add more cars and create further problems unless there is sufficient parking for this new development.

Response 5: As described in the meeting, additional parking has been provided in accordance with the Williams NP. This includes additional parking installed on lot for single family lots and four (4) parking stalls for townhouses adjacent to arterial roads. A significant number of parking stalls is available on 213 Street and 79 Avenue.

Participant Comment 6: Also would like to ask, if these applications provide any senior specific housing or allow for adaptations for senior living?

Response 6: A minimum of 5% of total units will be designed for adaptable housing.

Participant Comment 7: Final note: Years, many hours and much effort have been spent in TOL workshops, correspondence, public and private meetings to create Williams neighbourhood plan. Not to mention the stress of dealing with some fellow residents (some have already sold out and left) that became very aggressive in their sole pursuit of higher land values. FOIPPA s. 22(1) and would like to see the neighbourhood developments avoid transitory living conditions and prioritize long term livability for existing and incoming residents.

Response 7: Comment is noted. The neighbourhood will transform as a result of the Williams NP and the development planned within it. The intent of the Williams NP is to support and provide a variety of housing options to support different economic price points and to respond to a variety of household sizes and needs.

In addition to comments and feedback received through the virtual PIM process, McElhanney also received 2 phone calls from residents. In one call, the resident indicated that they were unable to attend the virtual PIM. Comments and questions discussed included questions regarding project timing, road widening requirements for 212 Street east side and a concern regarding Williams Plan designation for a "Landmark" feature and the potential impact/elimination of parking located within the existing road right-of-way at the southwest portion of 80th Avenue and 212 Street. Both residents conveyed general support for the development.

DISCUSSION

Based on the comments, the primary questions and concerns voiced were related to construction timing, clarification of the Neighbourhood Plan Amendment proposed to realign 79 Avenue, and adequate parking. The positive responses to Questions 5-8 of the questionnaire indicate that the respondents appear to be ultimately supportive of the proposed developments.

CONCLUSION

The completed questionnaires showed a majority of support for the proposed development applications. 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

Attachment 1
Mail Out Invitation & Newspaper Ads

McElhanney

PUBLIC INFORMATION MEETING INVITATION

Township of Langley Projects 08-24-0085/08-24-0086
McElhanney Projects 2111-03589-02/2111-03589-03

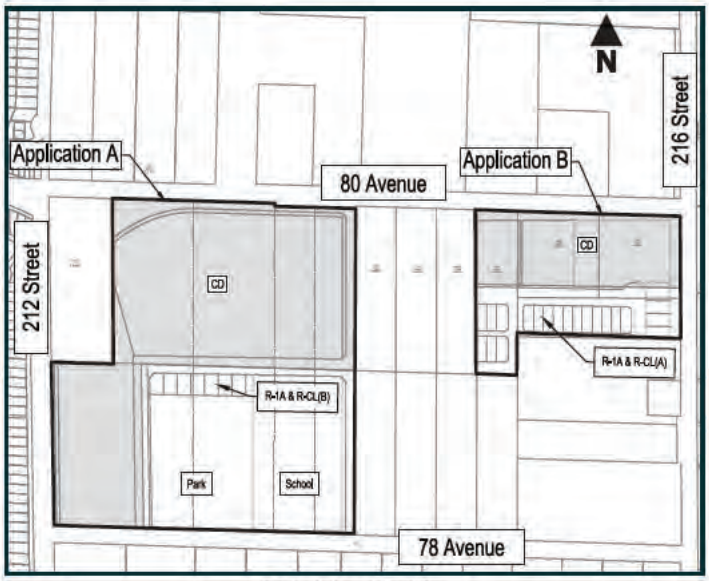
For more project details and access to the virtual public meeting please visit our project website as shown on the reverse.

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

Proposed Applications:

	ToL Project	Addresses	No. of Single Family Lots	Approx. No. of Townhouse Units	Proposed Zonings
Application A	08-24-0085	21277 78 Ave / 21321 78 Ave / 21345 78 Ave / 21397 78 Ave	7	324	R-1A / R-CL(B) / CD
Application B	08-24-0086	7941 & 7993 216 St and 21480 & 21536 80 Ave	21	91	R-1A / R-CL(A) / CD

A Neighbourhood Plan Amendment for a road realignment and change in land use for a portion of the subject site, and a 5.0ac school site and 5.0ac. park site are also proposed.



Project Location Map

THIS IS NOT A NOTICE OF PUBLIC HEARING

McElhanney

PUBLIC INFORMATION MEETING INVITATION

Township of Langley Projects 08-24-0085/08-24-0086
McElhanney Projects 2111-03589-02/2111-03589-03

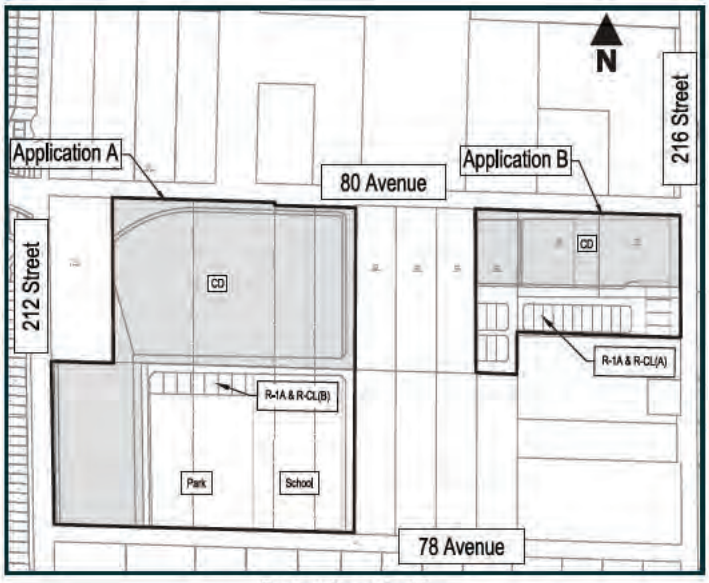
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Project Location Map

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

Tuesday March 29, 2022
7:00pm - 8:30 pm

Project Website
https://arcg.is/WvqS90

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

Abuse survivors share their stories

Former Aldergrove principal moves spectators with her experience during Women's Day event

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

Tia Dawson didn't think she was being abused because her husband didn't hit her.

At the time, she was living in Aldergrove and working as a school principal.

"I came from an abusive home as a child," Dawson recalled. "My dad was physically abusive. I thought that's what abuse was."

Dawson told her story publicly for the first time on March 8, at a Langley event to mark International Women's Day. It was hosted by Langley's Ishtar Women's Resource Society, which operates local shelters for abused women.

After years of emotional and financial abuse, Dawson was advised by a lawyer to take her three children and go to a transition house.

Dawson didn't know what that was, so she looked it up online.

"I have two degrees and I found myself at Ishtar," Dawson recounted.

"That's when I found out about different forms of abuse. It doesn't just happen to homeless people, to people of low-economic status. It happens to everyone."

Langley City Mayor Val van Broek shared her personal experience, too.

"I did grow up in an alcoholic family and suffered some trauma when I was a child, and it unfortunately led me on a path of abusive relationships as well," van den Broek said.

"Thankfully, I found a great man, my husband Rob, [who] made me see what love really is."

Ishtar support worker Margaret Akulia said Langley needs more than the two transition houses the society currently operates.



Tia Dawson shared her personal story. (Dan Ferguson/Langley Advance Times)

"It's not enough," Akulia said. "We need more."

Like Dawson, Akulia experienced emotional abuse.

"Women have to heal, and it takes a long time," Akulia said. "It took me decades.

"If you don't break inter-generational abuse, it will affect you, and your children, and their children," Akulia warned.

Ishtar director of operations Mardell Donnelly said, at the shelter she sees "women who are coming back into their own, to be treated the way they deserve to be treated."

It is quite personal, she explained.

"I have lived experience, and a lot of staff also have lived experiences," Donnelly commented.

Ishtar executive director Maureen Berlin said Langley needs to have second-stage housing for survivors of abuse to live in while recovering.

"Langley is one of the only communities that does not have second-stage housing," Berlin explained, even though it was the first to establish a transition house 49 years ago.

"Somehow in the evolution [of support services], we've been left out," Berlin observed.

The first step for women fleeing abuse is a transition house, where they have 30 to 40 days to stay, while second-stage housing provides them with more time, Berlin explained.

Ishtar Women's Resource Society is the oldest transition house in B.C. and has been providing a safe space in the Central Fraser Valley since 1973 for women facing abuse.

It operates a crisis line: 604-530-9442.

Ishtar also has a help line for children: 604-310-1234.

Regulators issue warning

Safety advisory posted about Langley business

Dan Ferguson
dan.ferguson@langleyadvancetimes.com

A safety notice has been issued about Michael James Fader and Fader Industries, a Langley-based installer of furnaces, cooling systems, and water heaters.

Technical Safety BC is advising homeowners, businesses, building and strata managers – particularly in the Lower Mainland, on Vancouver Island, and in the Okanagan – to consult their records to see if they have had gas or electrical work performed by Fader or Fader Industries. And, if so, they're asked to contact Technical Safety BC if they have any safety concerns.

"It is also possible that Mr. Fader has performed work in other areas in B.C.," the notice said.

"While Mr. Fader is not currently authorized to perform regulated gas or electrical work in B.C. and does not hold a licence to do regulated work in either of these areas, he has conducted installations and repairs without a permit," the notice said.

"Significant hazards have resulted from some of Mr. Fader's work and those risks may have posed serious and sometimes severe safety risks to the public," it noted.

Anyone with any information regarding work carried out by Fader or Fader Industries is asked to contact Technical Safety B.C. (formerly BC Safety Authority) at 1-866-566-7233.

Langley Advance Times reached out to Fader Industries, asking if the business had any comment to make about the advisory.

"Yes we have, and not true," was the emailed response. A Fader Facebook page said the company serves Langley, Victoria, and Penticton.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project Nos. 08-24-0085 / 08-24-0086

Tuesday March 29, 2022 7:00pm - 8:30pm

Project Website Please scan QR Code or use: https://arcg.is/WvqS90

QR Code

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

The proponent has submitted two rezoning, subdivision applications and a land use amendment to the Township of Langley. The project details for the two applications are shown in the table below.

	ToL Project	Addresses	Proposed No. of Lots	Proposed Zonings
Application A	08-24-0085	21264 80 Ave / 21314 80 Ave / 21350 80 Ave / 21392 80 Ave/ 21247 78 Ave / 21277 78 Ave / 21321 78 Ave / 21345 78 Ave / 21397 78 Ave	7	R-1A R-CL(B) CD
Application B	08-24-0086	7941 & 7993 216 St and 21480 & 21536 80 Ave	21	R-1A R-CL(A) CD

Meeting Schedule

7:00pm - 7:05pm Welcome

7:00pm - 7:30pm Presentation

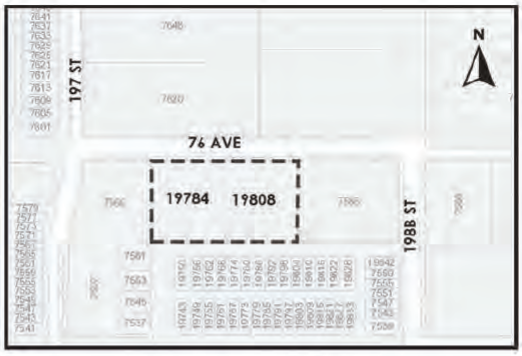
7:30pm - 8:30 pm Q&A



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

PUBLIC INFORMATION MEETING

You are invited to attend a Public Information Meeting for a Development Application (Township of Langley No. 08-22-0105) seeking Rezoning, Subdivision, and a Development Variance Permit (for lot depth) at 19784 & 19808 76 Avenue, Langley, BC.



Date: Tuesday, March 29th, 2022
Time: 5:00 pm – 7:00 pm
Location: Willoughby Church Fellowship Hall 20525, 72 Avenue, Langley, BC

North Arc Properties proposes to rezone the property from SR-2 to R-CL(SD) and R-CL(RH) for the development of 27 residential lots.

The intention of this meeting is to seek input from neighbours on the proposal and address any questions you may have.

If you are unable to attend and are interested in learning more about this development application please contact:

Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Telethon shoots for $2M

Current and past Langley artists step up to help with flood relief show



Bruce Coughlan of Tiller's Folly

More than $1 million has been raised by the 12-hour Hell or High Water live-streaming telethon on Sunday, March 13, and organizers are optimistic that the number could reach their goal of $2 million.

The money was raised to help families of the fire and flood ravaged communities of Merritt, Lytton, Princeton, Abbotsford, Monte Creek and surrounding First Nation communities.

During the livestreaming telethon, pre-taped live performances, and messages from more than 50 recording artists – as well as dignitaries and local personal stories – were shared to the virtual audience across the country.

The two-hour live concert, from Mission's Clarke Foundation Theatre, included performances from George Canyon, Lisa Brokop, Tom Jackson, Jim Byrnes, and Mission's Kenny Hess (who lead organization of the event), as well as former Langleyites Aaron Pritchett and Bruce Coghlan, and currently Langley singer Karen Lee Batten.



Hess

Merritt Rotary raised about $850,000 leading up to the telethon, collectively, and with the communities of Abbotsford, Merritt, Princeton, Lytton, and Monte Lake the number is coming close to $2 million.

The proceeds will go directly to Rotary Merritt who will then work with non-profits currently working with affected areas to disperse the funds to communities and individuals affected by the natural disasters.

"I believe in British Columbians and Canadians," said Greg Girard one of the organizers.

"I know Canadians care about families, so much so, when we hit 1.5 million, I will shave off my head, eyebrows and soul patch live for all to see, for the last push to 2 million."

For more, visit www.hellorhighwater.ca and find out how you can support the fire and flood ravaged communities of B.C.



Langley's Karen Lee Batten was one of several artists who performed at the Hell or High Water concert and telethon. (Bob Friesen photos/Special to Black Press Media)

Local artist on fest roster

Line up reveals for returning Rockin River

Tom Zillich
Black Press Media

Tim McGraw and Darius Rucker will headline this summer's Rockin River Music Fest in Merritt, billed as "B.C.'s country music capital." But Langley's Karen Lee Batten is also on the roster.

After a two-year hiatus, the festival returns July 28 to 31 with a lineup that also features Chris Janson, Billy Currington, HARDY, Randy Houser, Kip Moore, Jo Dee Messina, and other country-music artists.



Pritchett

Rising star Tyler Joe Miller is also on the bill, along with Rodney Atkins, former Langley resident Aaron Pritchett, Cam, Mackenzie Porter, Madeline Merlo, Kenny Hess, Chris Buck Band, Donny Grubb Band, Appaloosa, Becca Hess, Cross Parallel, Merle Swaggard, and Batten – who recently took part in the Hell or High Water charity concert and telethon, and who has been performing the national anthem at recent Abbotsford and Vancouver Canuck games.

The festival lineup was announced March 15 by Live Nation Entertainment, and tickets went on sale March 17, at rockinriverfest.com.

McGraw, a three-time Grammy Award winner, will return to the Rockin River stage 17 years after playing in Merritt, during Merritt Mountain Music Festival.

"I can't begin to explain how happy I am to see the return of the Rockin River Music Festival," Merritt Mayor Linda Brown said.

DEVELOPER LED PUBLIC INFORMATION MEETING

Township of Langley Project Nos. 08-24-0085 / 08-24-0086

Tuesday March 29, 2022 7:00pm - 8:30pm

Project Website Please scan QR Code or use: https://arcg.is/WvqS90

QR Code

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7:00pm - 7:30pm Presentation

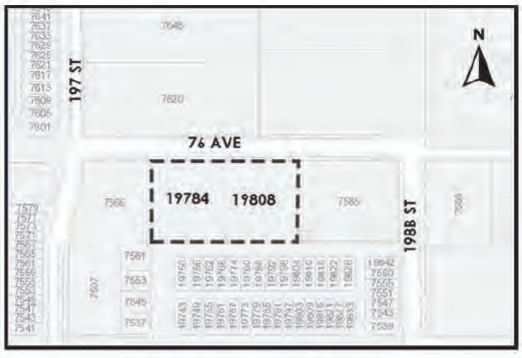
7:30pm - 8:30 pm Q&A



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

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Samira Khayambashi, Planner
Aplin & Martin Consultants Ltd.
openhouse@aplinmartin.com
604-639-345

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING

Attachment 2
Registrants & Attendees

Meeting ID	Topic	Start Time	End Time	Duration (Min.)	Participants
86806262960	Public Information Meeting (08-24-0085 & 08-24-0086)	3/29/2022 18:28	3/29/2022 20:33	126	22
Project Team Attendees					
Name (Original Name)	**User Email**	**Join Time**	**Leave Time**	**Duration (Minutes)**	**Attended (yes / no)**
Victoria Salisbury	vsalisbury@mcelhanney.com	3/29/2022 18:28	3/29/2022 20:33	126	Yes
James Pernu	jpernu@mcelhanney.com	3/29/2022 18:36	3/29/2022 20:33	118	Yes
Filip Christiaanse	filip.christiaanse@qualico.com	3/29/2022 18:44	3/29/2022 20:33	110	Yes
Teresa Hanson	thanson@tol.ca	3/29/2022 18:50	3/29/2022 20:33	104	Yes
Kevin Anderson	kanderson@qualico.com	3/29/2022 18:51	3/29/2022 20:19	88	Yes
Jori Porter	jporter@mcelhanney.com	3/29/2022 18:52	3/29/2022 20:33	102	Yes
Raymond Sull	rsull@mcelhanney.com	3/29/2022 18:54	3/29/2022 20:33	99	Yes
Sarah Yusuf	sarah.yusuf@qualico.com	3/29/2022 18:56	3/29/2022 20:19	83	Yes
Monique Wang	monique.wang@qualico.com	3/29/2022 19:54	3/29/2022 20:33	40	Yes
Danielle DeCosse	danielle@mitchellgroup.ca	3/29/2022 19:10	3/29/2022 20:19	70	Yes
Jacilyn O'Shea	jacilyn@mitchellgroup.ca	3/29/2022 19:02	3/29/2022 20:19	77	Yes
Ian Whyte	whyte@envirowest.ca	3/29/2022 19:03	3/29/2022 20:18	75	Yes
Lisa Blanchard	blanchard@envirowest.ca	3/29/2022 19:04	3/29/2022 20:18	74	Yes
Community Resident Registrants					
FO PPA s. 22(1)		3/29/2022 18:58	3/29/2022 20:19	81	Yes
		3/29/2022 18:59	3/29/2022 20:18	80	Yes
		3/29/2022 18:59	3/29/2022 20:21	82	Yes
		3/29/2022 19:02	3/29/2022 20:18	77	Yes
		3/29/2022 19:05	3/29/2022 19:40	35	Yes
		3/29/2022 19:07	3/29/2022 19:44	38	Yes
		3/29/2022 19:10	3/29/2022 20:19	69	Yes
		3/29/2022 19:11	3/29/2022 20:18	68	Yes
		3/29/2022 19:44	3/29/2022 20:22	39	Yes
		3/29/2022 19:48	3/29/2022 20:27	39	Yes
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No
		n/a	n/a	n/a	No

	n/a	n/a	n/a	n/a	No

FOIPPA s. 22(1)

Attachment 3
PIM Presentation



ToL No. 08-24-0085
ToL No. 08-24-0086

DEVELOPER-LED PUBLIC INFORMATION MEETING

March 29, 2022

7:00pm – 8:30pm

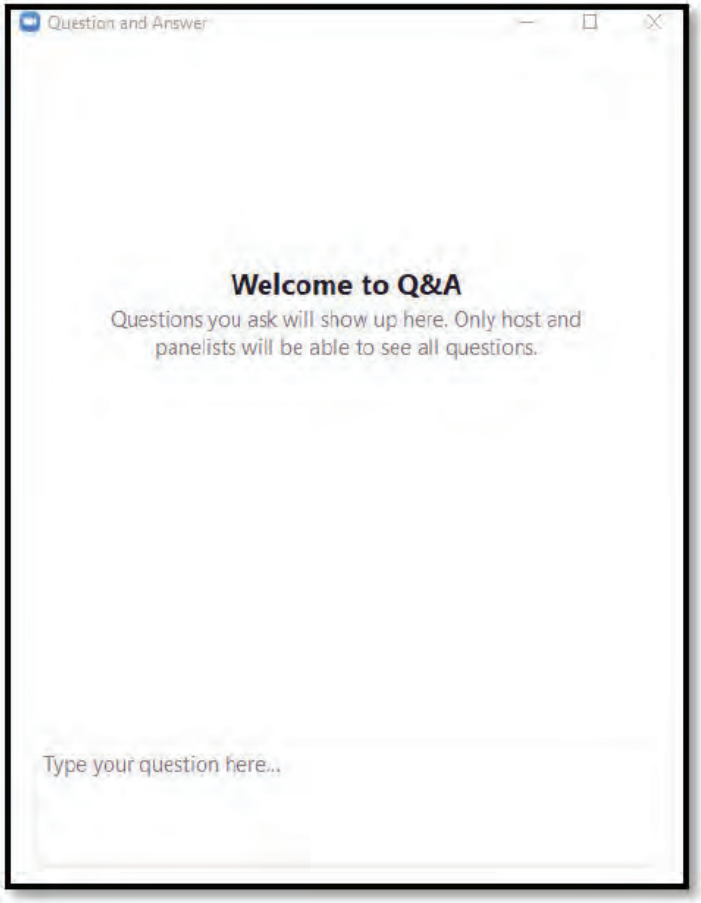
WELCOME & HOUSEKEEPING

SCHEDULE

7:05pm – 7:25pm Presentation
7:25pm – 8:30pm 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 – 8:30pm Q&A

If you'd like to present your question verbally, please click Raise Hand in webinar controls.

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



VIRTUAL ENGAGEMENT GUIDELINES

✓ **Comments, questions, and feedback on the proposed development**

✓ **Respecting the views of fellow community members, staff, and the project team**

X **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

DEVELOPERS

QUALICO communities

MITCHELL GROUP

BUILDERS

STREETSIDE DEVELOPMENTS

MIRACON

CONSULTANT

McElhanney

PRESENTATION

- Project Overview
- Site Context
- Site Plan
- Neighbourhood Plan
- Parking Plan
- Tree Management
- Servicing
- Community Feedback



Image Source: Township of Langley. (2018). “Williams Neighbourhood Plan”. https://webfiles.tol.ca/CommDev/Neighbourhood%20Plans/Williams%20Neighbourhood%20Plan%20(No.%205335).pdf

PROJECT OVERVIEW

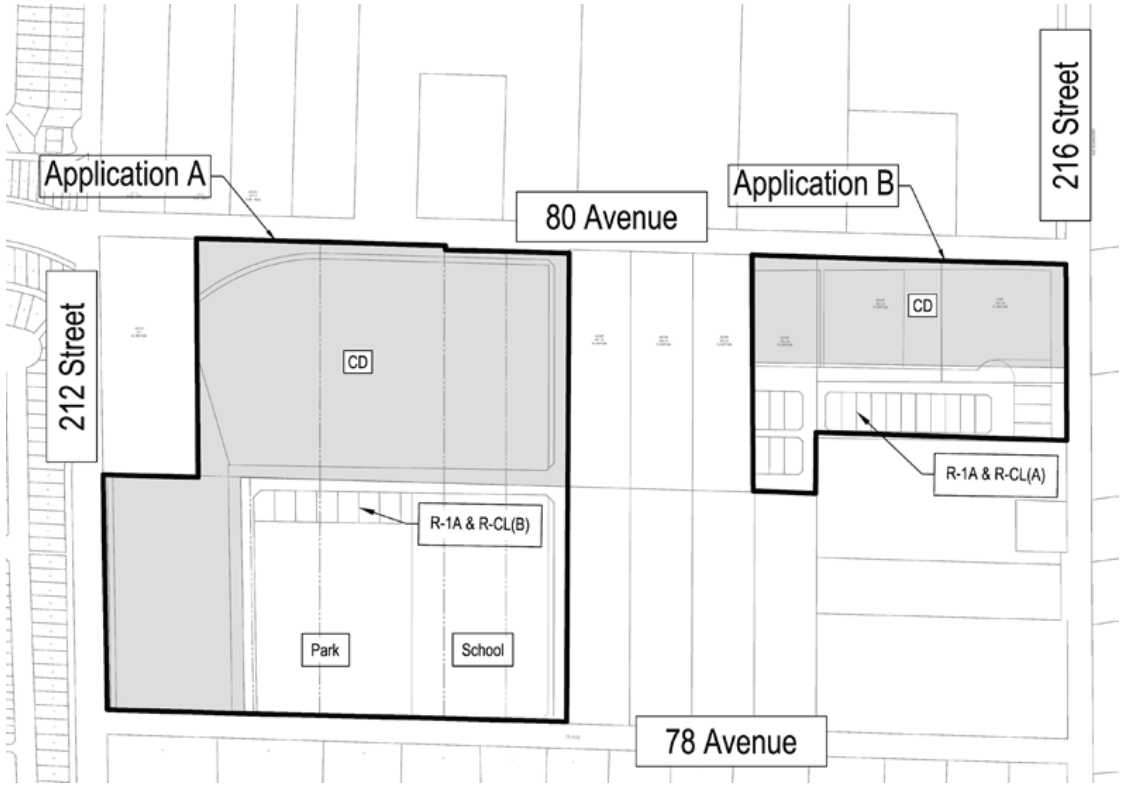
The presentation will address two proposed development applications:

Application A

- 21264 / 21314 / 21350 / 21392 80 Ave
- 21247 / 21277 / 21321 / 21345 / 21397 78 Ave

Application B

- 21480 / 21536 / 7993 / 7941 216 St

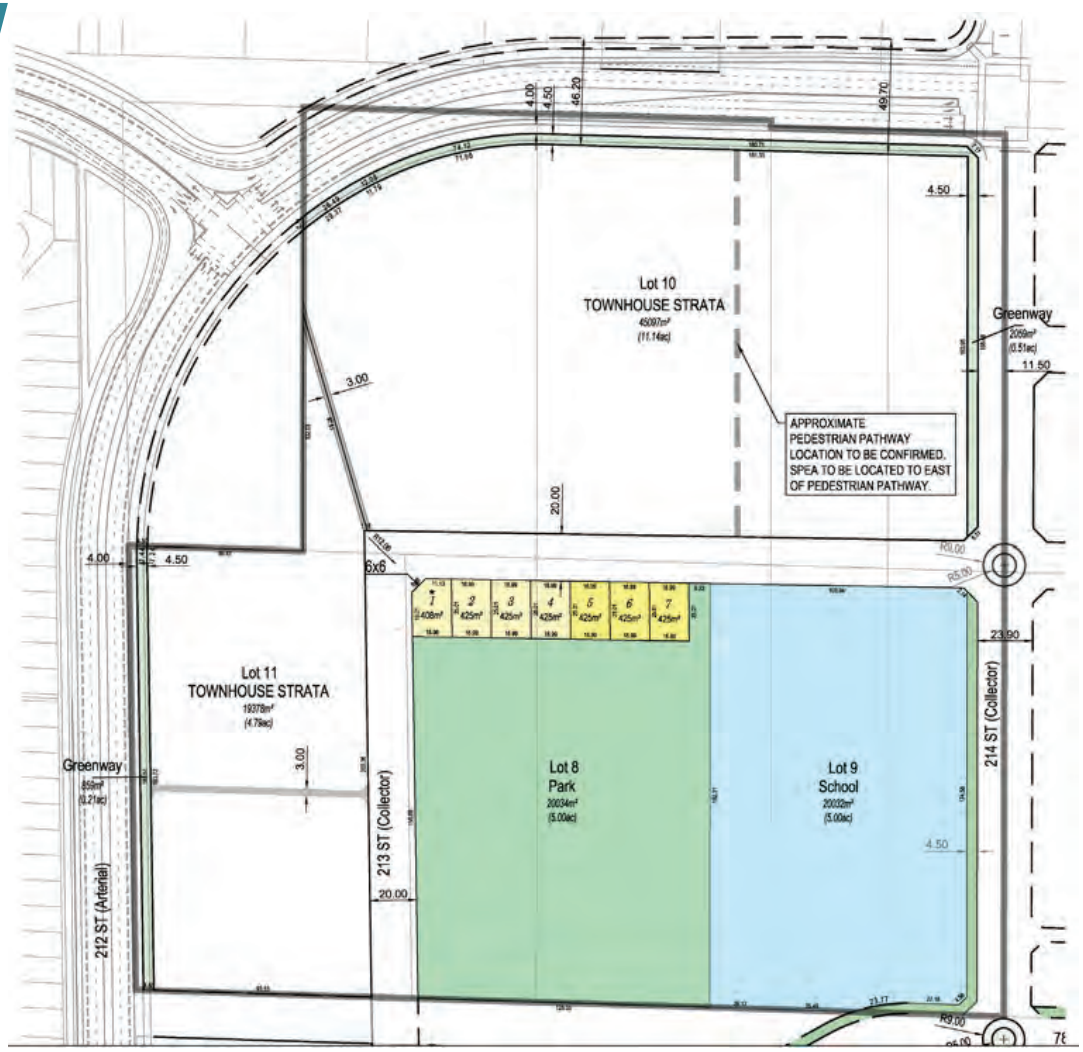


PROJECT OVERVIEW

APPLICATION A SITE PLAN

Rezone the existing 12.89 ha. site from SR-2 zone to Residential Compact Lot Zone R-CL(A), Residential Zone R-1A, and Comprehensive Development (CD), to allow for the development of:

- 7 Single Family Lots
- 2 Strata Townhouse site for approximately 324 units
- Continuation of adjacent neighbourhood street greenways and pedestrian pathways



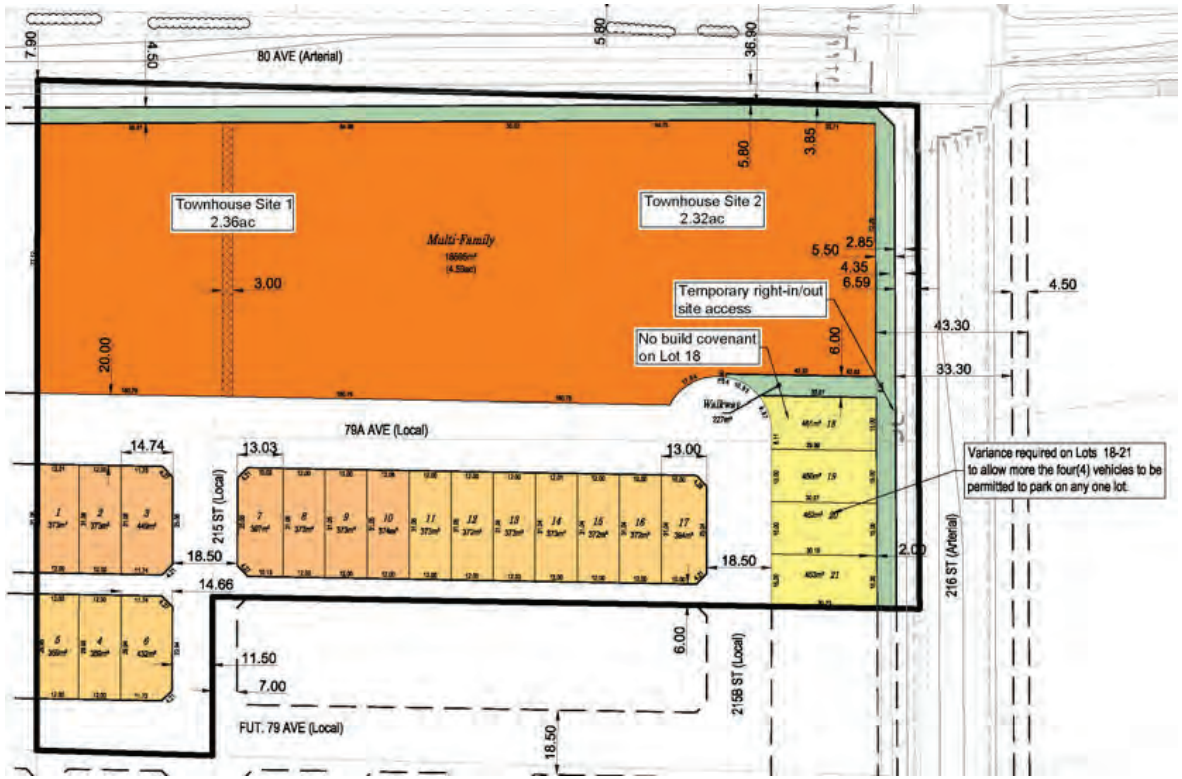
SITE PLAN

PROJECT OVERVIEW

APPLICATION B SITE PLAN

Rezone the existing 3.88 ha. site from SR-2 zone to Residential Zone R-1(A), Residential Compact Lot Zones R-CL(A) and R-CL(B), and Comprehensive Development (CD), to allow for the development of:

- 21 Single Family Lots
- 1 Strata Townhouse site for approximately 91 units
- Continuation of adjacent neighbourhood street greenways and pedestrian pathways

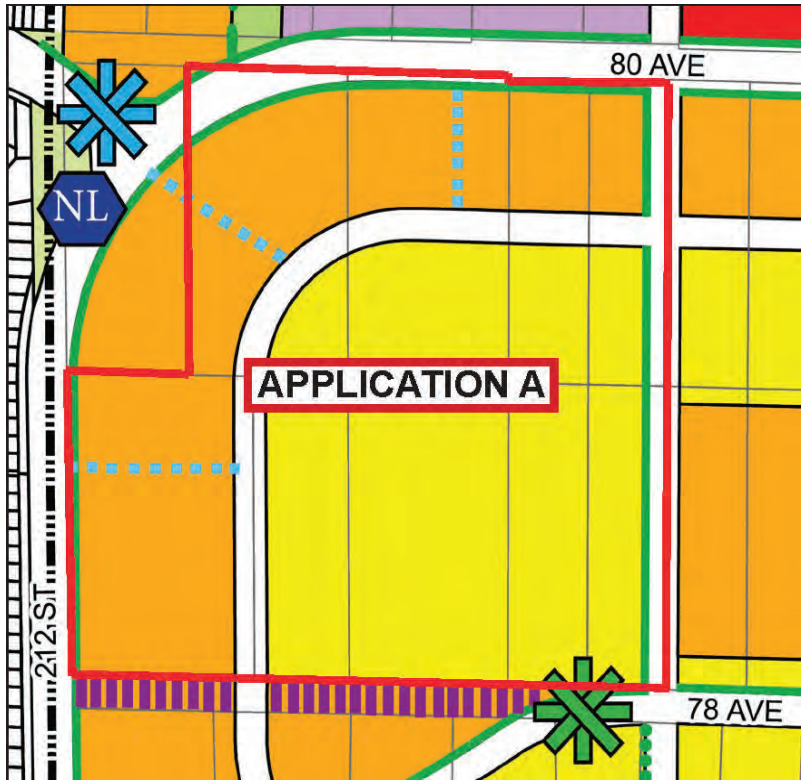


SITE PLAN

WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)

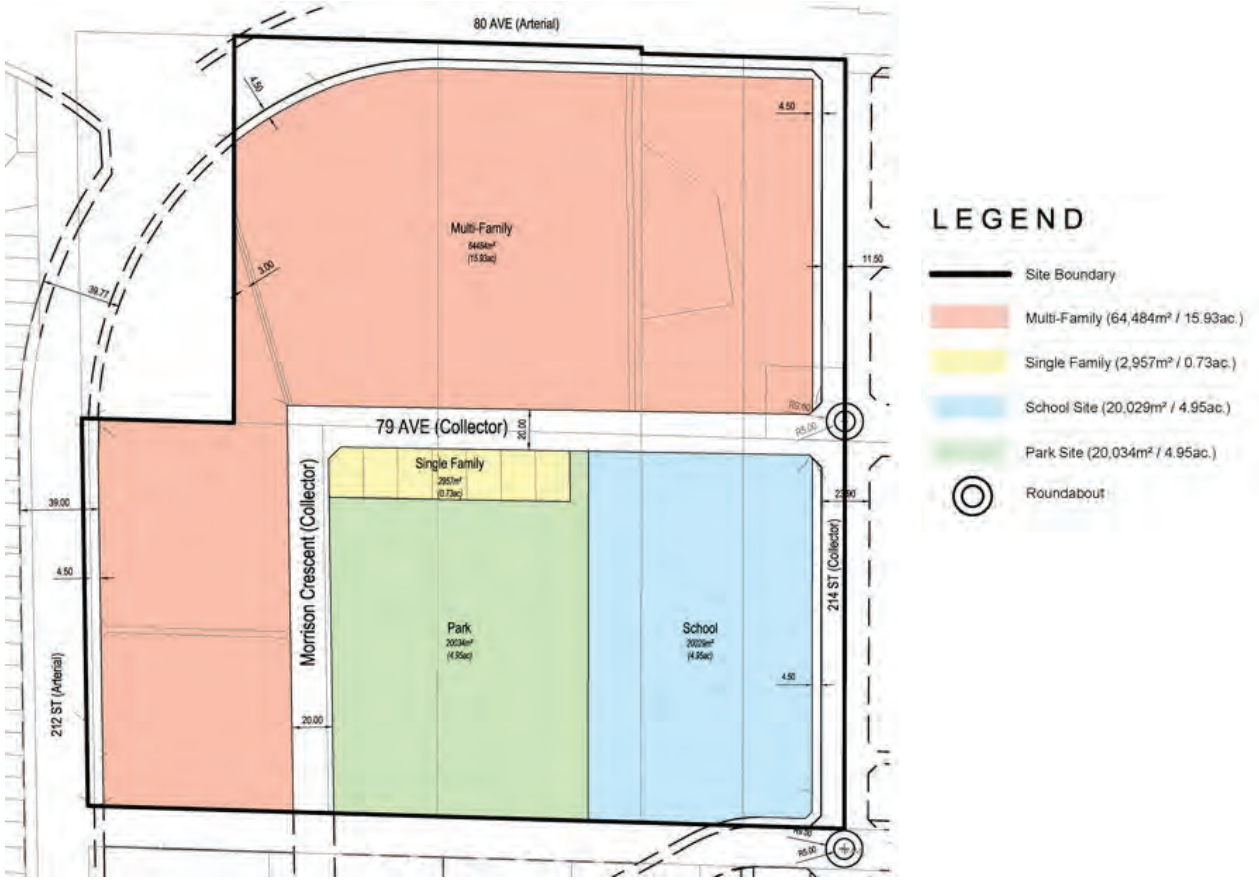




WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION A NEIGHBOURHOOD PLAN AMENDMENT

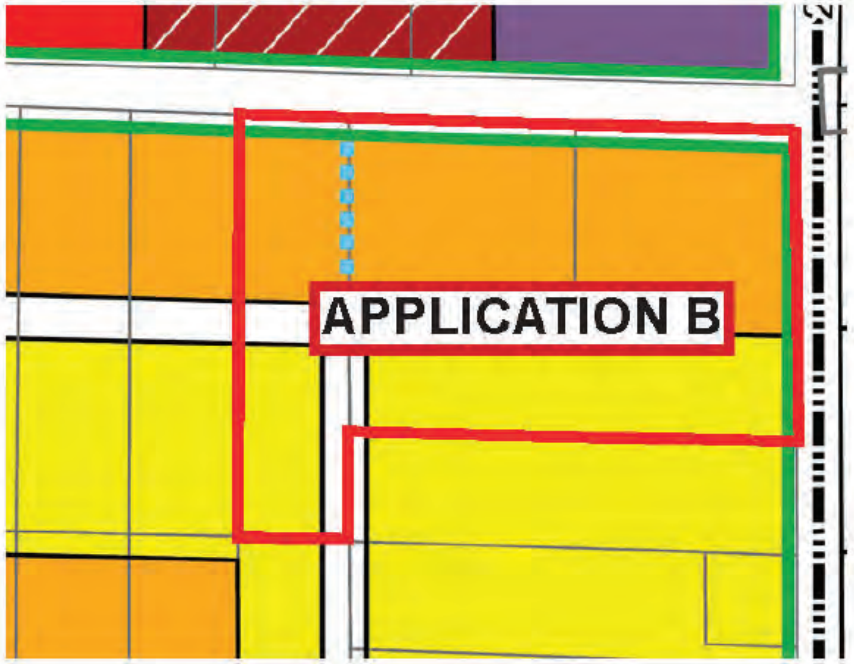
- Change in Single Family Mixed Residential boundary (6-10 upa)
- Change in Townhouse Strata boundary (8-22 upa)
- Road access to School / Park Site



WILLIAMS NEIGHBOURHOOD PLAN

APPLICATION B NEIGHBOURHOOD PLAN DESIGNATION

- Single Family Mixed Residential (6-10 upa)
- Townhouse Strata (8-22 upa)



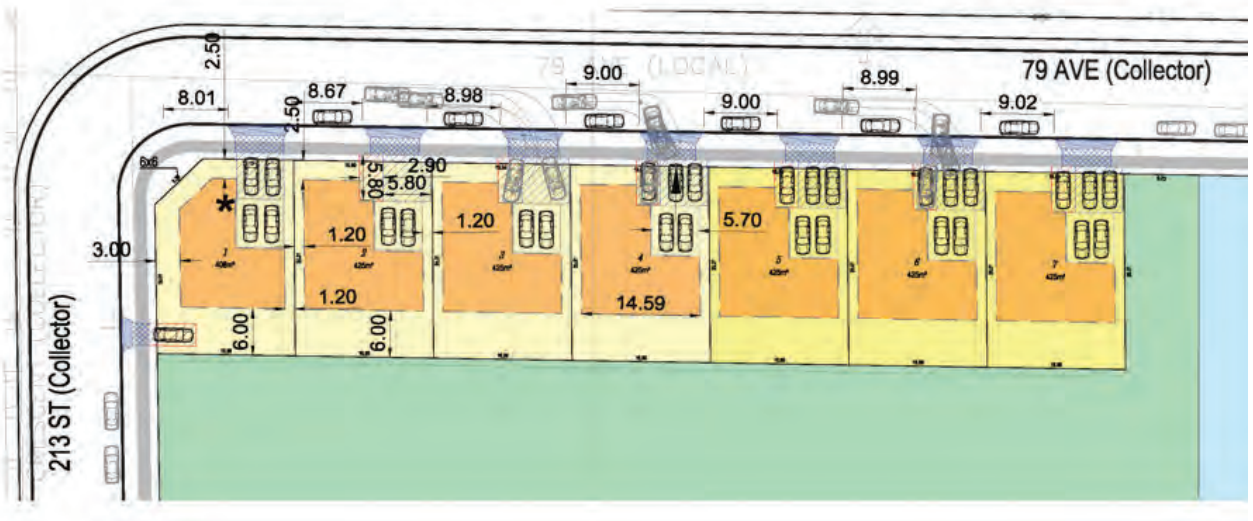
LEGEND

- Business Park
- Gateway
- Mixed Use Commercial
- Neighbourhood Convenience Commercial
- Single Family Mixed Residential (6-10 UPA)
- Rowhouse / Townhouse (8-15 UPA)
- Townhouse Strata (8-22 UPA)
- Watercourse Compensation Area
- Conservation Area
- Elementary School / Neighbourhood Park
- Public Art
- Williams View Park
- PP Pocket Park
- DP Detention Pond
- WHP Wildlife Habitat Patch
- NL Neighbourhood Landmarks
- Street Greenway
- Off-Street Recreational Greenway
- Creek Greenway
- Freeway Landscape Buffer
- Enhanced Sidewalks
- Neighbourhood Forested Mews
- Pedestrian Links

☑ Complies with [NP/CP] designation

PARKING PLAN

APPLICATION A PARKING PLAN



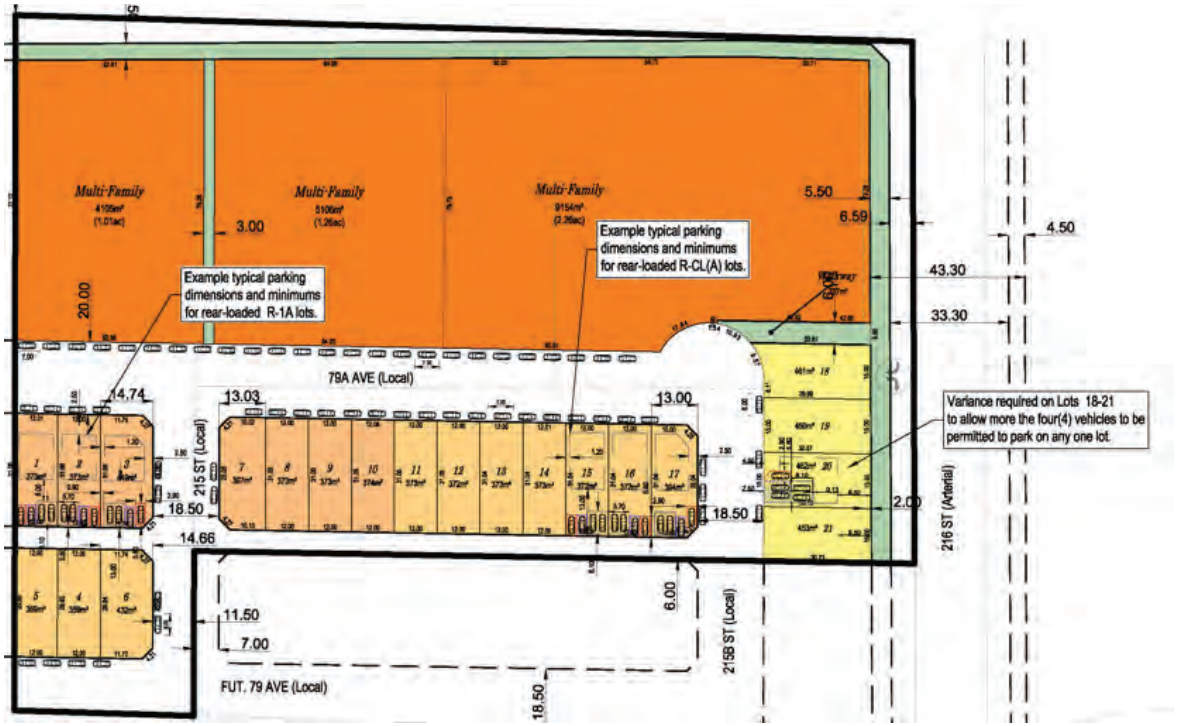
PARKING PLAN



Onsite Parking	
Required by Bylaw	Proposed
28	35

PARKING PLAN

APPLICATION B PARKING PLAN



PARKING PLAN



Onsite Parking	
Required by Bylaw	Proposed
67	88

Sample Single Family Architectural Design



Image Source – Miracon, Sample Single Family Design

Sample Strata Townhouse Architectural Design



Image Source – Streetside Developments, Sample Townhouse Design

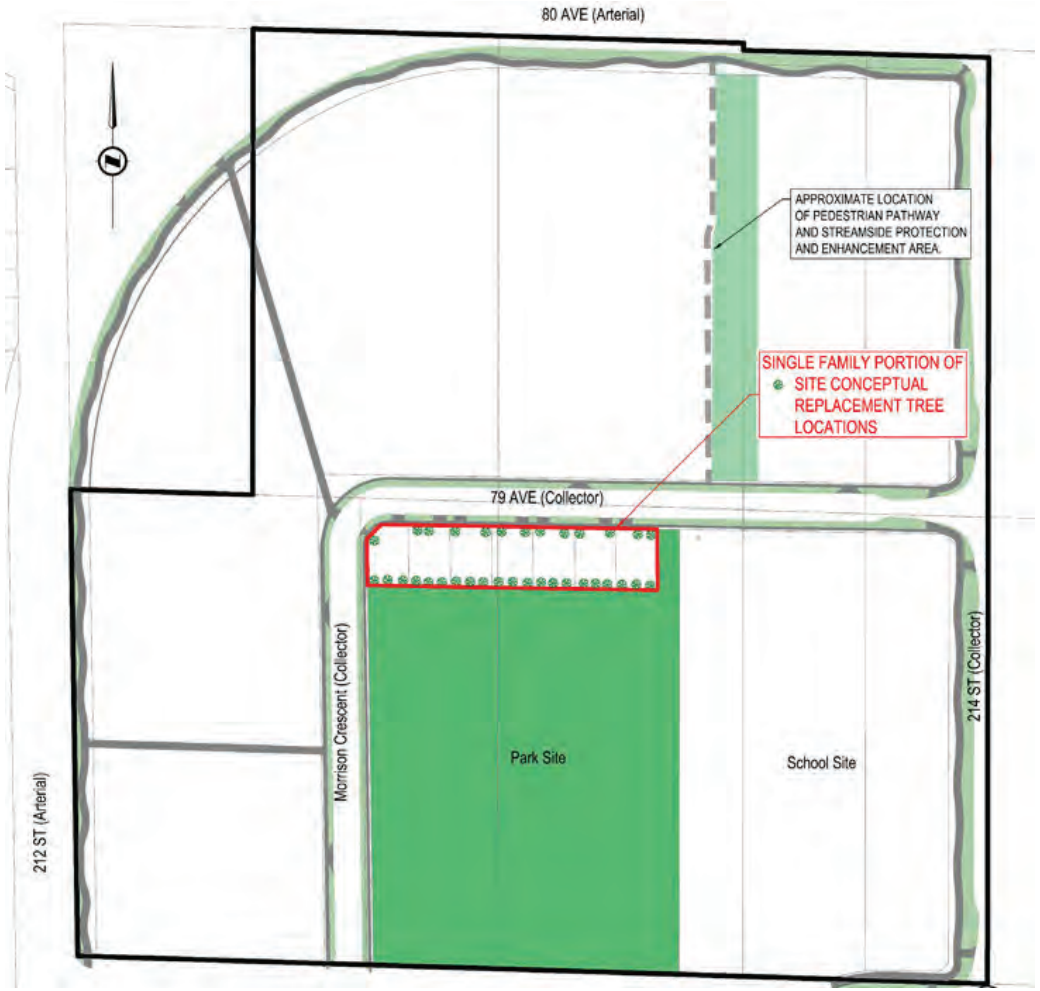
Sample Strata Townhouse Architectural Design



Image Source – Miracon Developments, Sample Townhouse Design

TREE MANAGEMENT PLAN

APPLICATION A





Tree Management	
Total Number of Trees Tagged on Single Family Site	26
Total Number of Trees Tagged on Townhouse Sites	195
Total Number Trees Tagged on School / Park Site	220
Total Number Untagged Trees not Suitable for Retention	200
Total Number Replacement Trees on Single Family Site Only	34

TREE MANAGEMENT PLAN

APPLICATION B



LEGEND

- Site Boundary
- Retained & Replaced Trees
- Sidewalk / Walkway
- Greenway

Tree Management	
Total Number of Onsite Trees Tagged	72
Total Number Untagged Trees not Suitable for Retention	82
Total Number Replacement Trees on Single Family Site Only	106

F.2

SERVICING

APPLICATIONS A & B



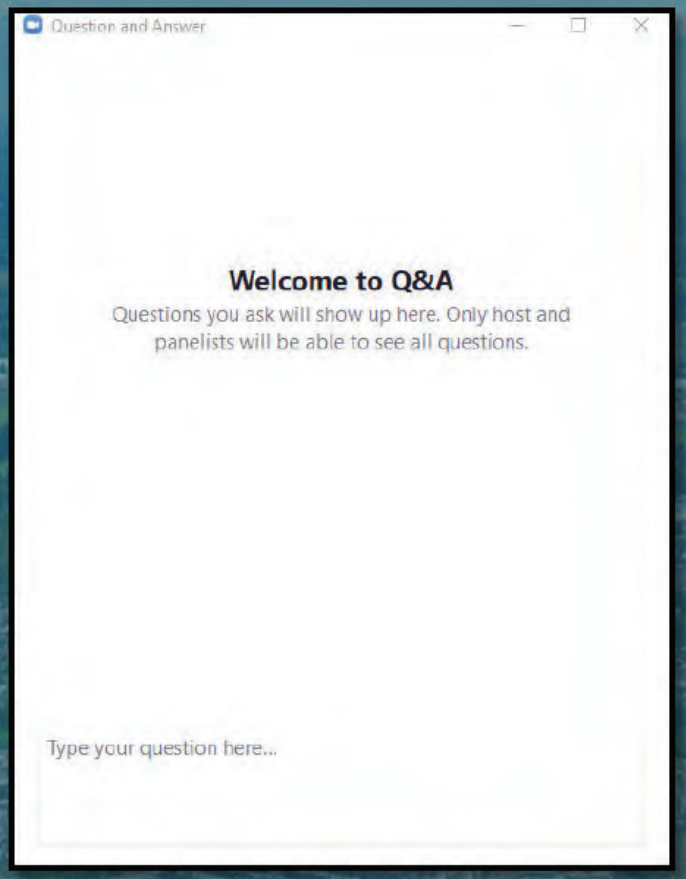
LEGEND

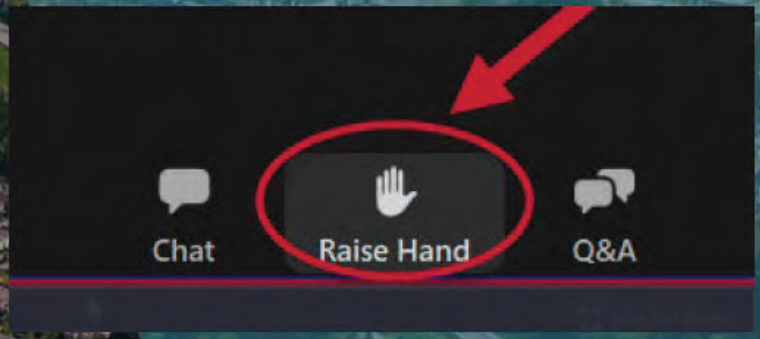
- Subject Site Boundary
- Greenway
- Existing Drainage Main
- Proposed Drainage Main
- Existing Sanitary Main
- Proposed Sanitary Main
- Existing Water Main
- Proposed Water Main

F.2

Questions and Answers

Please submit your questions to the moderator via the Q&A box, or use the Raise Hand button to let us know.






Comments &
Feedbacks
A questionnaire is available on our project website to collect and forward public input to Township of Langley Council for consideration.
Please take a few minutes to fill it out.


Comments &
Feedbacks
The questionnaire will be closed at
11:59 pm on
Sunday, April 3, 2022



Contact

James Pernu
Division Manager
McElhanney Ltd.

jpernu@mcelhanney.com

Attachment 4
Completed Questionnaires

#1

INCOMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Tuesday, March 29, 2022 7:08:27 PM
Last Modified:	Tuesday, March 29, 2022 7:14:58 PM
Time Spent:	00:06:30
IP Address:	72.143.228.10

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

Address FOIPPA s. 22(1) **Langley BC** FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Residential Mail-out

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

Respondent skipped this question

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

Respondent skipped this question

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

Respondent skipped this question

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

Respondent skipped this question

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Respondent skipped this question

#2

COMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Tuesday, March 29, 2022 10:55:45 PM
Last Modified:	Tuesday, March 29, 2022 11:18:50 PM
Time Spent:	00:23:04
IP Address:	70.70.32.209

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

Address FOIPPA s. 22(1) **Langley BC** FO PPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Residential Mail-out

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

☆ **Strongly Support**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **Strongly Support**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **(no label)**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **Strongly Support**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Sorry we missed the presentation due to other commitments.
We do support the development however we would like to know more about the roads systems, especially 80th Ave and the 212th connector. Will these roads be built at the same time or will it be like other areas of Willoughby that have half finished roads of one lane then two lanes and back to one lane? This causes major congestion and we don't need another 208th St where cars hardly move during the morning and afternoon rush hour. Part of this is because the telephone poles and wires have not been removed causing the new lanes to be unusable for many months more. It would be better to have all the servicing done as the new roads are finished or have everything underground.
We would also like to know the time lines for the roads and general construction as to when this will all start.
Another thing to note is the parking is not sufficient in this area and this is going to add more cars and create further problems unless there is sufficient parking for this new development.

Is it possible to get the presentation sent by email? If so the address is FOIPPA s. 22(1) and we would appreciate any other information about this project as it comes available.

Thank-you FO PPA s. 22(1)

#3

COMPLETE

Collector: Web Link 2 (Web Link)
Started: Wednesday, March 30, 2022 7:41:47 PM
Last Modified: Wednesday, March 30, 2022 9:18:22 PM
Time Spent: 01:36:34
IP Address: 174.1.105.114

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

Address FOIPPA s. 22(1)

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Residential Mail-out

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

☆ **(no label)**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **(no label)**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **(no label)**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **(no label)**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

Response offered was quite non-specific, and 'no opinion' doesn't apply, so will try to clarify here...
Not opposed to the overall project, as long as densities remain within what is allowed in the Williams NP. The concern is in setting a precedent of Rezoning & amendments to the Williams NP as this neighbourhood is gradually built out. In this case, we do understand the adjustment due to the needed road realignment at 212st & 80ave.
We would like further clarification on the realignment of 79ave further south. It is understandable if this only relates to that one section of 79ave near the school/park, but not acceptable if it causes other avenues or any eastward continuation of 79ave to shift further south.

Also would like to ask, if these applications provide for any senior specific housing or allow for adaptations for senior living.?

Final note:
Years, many hours and much effort have been spent in TOL workshops, correspondence, public and private meetings to create Williams neighbourhood plan. Not to mention the stress of dealing with some fellow residents (some have already sold out and left) that became very aggressive in their sole pursuit of higher land values. FOIPPA s. 22(1) and would like to see the neighbourhood developments avoid transitory living conditions and prioritize long term livability for existing and incoming residents.
Regards, FOIPPA s.

#4

COMPLETE

Collector:	Web Link 2 (Web Link)
Started:	Saturday, April 02, 2022 8:41:52 PM
Last Modified:	Sunday, April 03, 2022 9:56:36 AM
Time Spent:	13:14:43
IP Address:	45.44.156.193

Page 1

Q1

Please note that personal information collected on the questionnaire is for the sole purpose of providing the Township of Langley project staff with confirmation of factual resident attendance and feedback provided at the Public Information Meeting to be held by McElhanney Ltd. on March 29, 2022. All personal information provided will be removed from questionnaires and final report before forwarding to Council. All personal information created, held, or collected by McElhanney Ltd. is protected under British Columbia's Personal Information Protection Act and McElhanney Ltd. has developed procedures with respect to the proper collection, use, and disclosure of such information.

I have read and consent to the above.

Q2

Residential address:

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

Q3

Phone number / Email (optional)

FOIPPA s. 22(1)

Q4

How did you hear about this Public Information Meeting?

Other (Please specify):
from my neighborhood FOIPPA s. 22(1) by email

Page 2: Phase 2 (Application A)

Q5

A neighbourhood plan (NP) amendment is proposed to realign 79 Avenue to be along the proposed school & park site by shifting it more toward the south than illustrated in the NP. This proposed amendment aims to improve overall road pattern, traffic circulation, public safety and parcel configuration of the elementary school and park site.Please rate your opinion of this proposed land use amendment.

☆ **Strongly Support**

Q6

Please rate your opinion on the location of the proposed adjoining 5-acre school and park site within Williams Neighbourhood.

☆ **Strongly Support**

Q7

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(B)?

☆ **Strongly Support**

Page 3: Phase 3 (Application B)

Q8

Please rate your opinion on the proposed rezoning of the subject site from Suburban Residential SR-2 to Single Family Residential Zone R-1A and Single Family Compact Residential Lot zone R-CL(A)?

☆ **No Opinion**

Page 4

Q9

Please provide us with any additional comments you may have, or elaboration to your responses for any of the previous questions.

What is my major concern at this point. My fencing because there are so many of development area trees falling over from the FOIPPA s. 22(1) The developer owns the trees that crushed my fence, they should at least give me a good fence on those sides to keep out intruders as well, eventually that there are going to be people living along there.

The objective of this development permit area designation is to encourage retention of existing "estate character" homes, by allowing innovative "infill" residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

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 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

4825
30/05/11

4.1.2.3 MULTIPLE UNIT DEVELOPMENT

General

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

Site Design

- While providing individual design character, buildings shall be designed to integrate and complement adjacent developments with respect to siting, setbacks, design, exterior finish, landscaping and parking areas. Facade and roofline articulation with porches and other projecting elements is required. Blank or undifferentiated facades shall be avoided.
- Buildings shall be sited and designed to maximize sun penetration to adjacent roads, sidewalks and properties.
- Buildings sited on corners shall address both street edges, shall express a visually stimulating ‘landmark’ architecture, and be massed to define the intersection.
- On sloping sites, buildings should be massed to create a terraced form of development and provide view opportunities for a majority of housing units.
- Site planning and landscaping for residential development should take into account established principles of Crime Prevention Through Environmental Design (CPTED) – including opportunities for neighbourhood surveillance of pathways, landscaped areas and roadways and provision of defensible space that is clearly separated by fences, landscaping or paving, readily visible by residents and adequately lit.

15 June 2022

Teresa Hanson
Senior Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-24-0085 / QUALICO MITCHELL WILLIAMS

CIVIC: 21247, 21277, 21321 , 21345, 21397 - 78 Avenue & 21264, 21314, 21350, 21392 - 80 Avenue

LEGAL: East & West 1/2 of Lot A Plan 12105, Parcel E (Explanatory Plan 17247) Lots 15 & 16 Plan 1098, Lots A & B Plan LMP12423, Lots 1 & 2 Plan LMP2207, Lot 14 Plan 1098, Lot15 Except Parcel E (Explanatory Plan 17247) Plan 1098; All of Section 24 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	**7**	**3**	**1**	**2**
Townhouses	**327**	**84**	**44**	**64**

Given the current school catchments this development would impact Richard Bulpitt Elementary School, Yorkson Creek 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

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335

AMENDMENT (QUALICO MITCHELL WILLAMS LLP) BYLAW NO. 5786

EXPLANATORY NOTE

Bylaw No. 5786 amends the Willoughby Community Plan and Williams Neighbourhood Plan by amending the land use designation of a portion of lands south of 80 Avenue and west of 214 Street from Single Family Mixed Residential to Townhouse Strata and moving the collector road and bicycle network from 79A Avenue to 79 Avenue alignment.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

AMENDMENT (WILLIAMS NEIGHBOURHOOD PLAN) BYLAW 2018 NO. 5335

AMENDMENT (QUALICO MITCHELL WILLAMS LLP) BYLAW NO. 5786

A Bylaw to amend the Willoughby Community Plan Bylaw No. 3800 and the Williams Neighbourhood Plan Bylaw No. 5335

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended is further amended with respect to lands described as portions of:

   Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
   Lot 14 Section 24 Township 8 New Westminster District Plan 1098
   East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105
   Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
   Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
   Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

   as shown highlighted on Schedule “A” attached to and forming part of this bylaw by amending Map 1 to change the land use designation to “Multi Family” and to adjust the location of the collector road to the alignment shown in a dotted line on Schedule “A” attached to and forming part of this Bylaw.

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335” as amended is further amended with respect to lands described as portions of:

   Lots 1 and 2 Section 24 Township 8 New Westminster District Plan LMP2207
   Lot 14 Section 24 Township 8 New Westminster District Plan 1098
   East and West Half of Lot “A” Section 24 Township 8 New Westminster District Plan 12105
   Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423

Parcel “E” (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
Lot 15 Except: Parcel “E” (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

a) By amending Map 1 to change the land use designation for that portion of the lands highlighted on Schedule “A” attached to and forming part of this Bylaw “Townhouse Strata”.

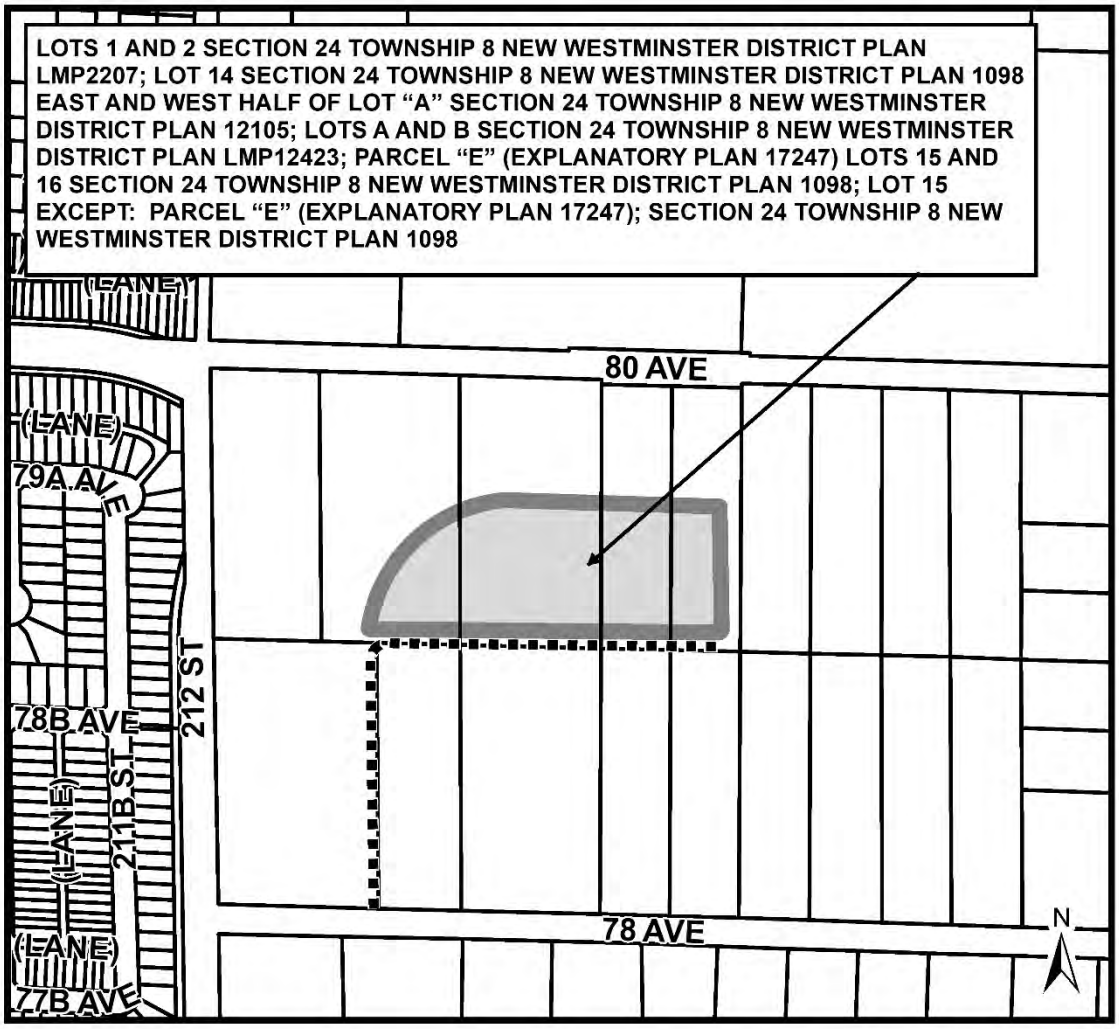
b) By amending Map 3 to adjust the location of the collector and community cycling route south to the alignment shown in a dotted line as shown on Schedule “A” attached to and forming part of this Bylaw.

c) By amending Maps 1 and 3 to extend the “Pedestrian Link” and the “Pedestrian Route” respectively from where they currently terminate on the north side of 79A Avenue to 79 Avenue.

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5786



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5787

EXPLANATORY NOTE

Bylaw No. 5787 rezones 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of 7 front loaded single family lots and 327 townhouses.

The Residential Zone R-1F is written to implement the policies in the Williams Neighbourhood Plan for front loaded lots for lands designated Single Family Mixed Residential (6-10 upa).

The Comprehensive Development Zone CD-172 is written to implement the policies in the Williams Neighbourhood Plan for lands designated Townhouse Strata (8-22 upa).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (QUALICO MITCHELL WILLIAMS LLP) BYLAW NO. 5787

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 Mitchell Williams LLP) Bylaw No. 5787".

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

   (1) Adding to the Table of Contents and Section 104.1 – zones the words "Residential Zone R-1F" and "Comprehensive Development Zone CD-172".
   (2) Adding to the end of Section 107.6.4) the following: "except where a secondary suite (as defined by the British Columbia Building Code) is permitted, then up to 5 *vehicles* may be permitted to park on any one *lot* in the Williams Neighbourhood Plan area as established by Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 as amended."
   (3) Adding to Section 110.1 after the words "R-1E" the words "R-1F 400m^2 15m 25m" and after the words "CD-171" the words "CD-172 – 3,716 m^2"
   (4) Inserting the following after "Section 402 Residential Zones R-1B, R-1C, R-1D and R-1E" as "Section 402A Residential Zone R-1F".

402A **Residential Zone R-1F**

Uses Permitted

402A.1 In the R-1F Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *residential uses* in accordance with Section 402A.2

Maximum Density

402A.2 1) Notwithstanding Section 110.1, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) No more than one *single family dwelling* is permitted on any one *lot*.

Lot Coverage

402A.3 *Buildings and structures* shall not exceed a *lot coverage* of 45% and the *gross floor area* of the second *storey* shall not exceed 80% of the *gross floor area* of the first *storey* (including all attached garages).

Siting of Buildings and Structures

402A.4 Except as provided for in Section 104.4, 104.15 and 105.1 2), *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

Buildings* and *Structures	**Minimum *Front Lot Line* Setback**	**Minimum *Rear Lot Line* Setback**	**Minimum *Side Lot Line* Setback (Interior and Abutting a *Lane*)**	**Minimum *Side Lot Line* Setback (Abutting a *Street*)**
Principal building	4.5 m (2) (3)	6.0 m	1.2 m (2) (3)	3.0 m (2) (3)
Principal building garage	7.5 m to the front of the garage door			7.5 m to the front of the garage door
Accessory Building or *Structure*	N/A (1)	1.5 m (4)(5)	1.5 m (2)	3.0 m (2)(4)(5)

(1) *Accessory building*s and *structures* are not permitted within the front or flanking yard.
(2) Notwithstanding Section 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building, structure* or fence greater than 1.0 metres in *height* shall project into the triangular area created by a line joining two points:
  a) 6.0 metres from the projected *lot lines* abutting a local *street* and/or *lane*; and
  b) 7.5 metres from the projected *lot lines* abutting an arterial and/or collector *street*.
(3) The façade of the second *storey* shall be set back a minimum of 1.2 metres from the entire *street* and *lane* facing façade of the first *storey,* except that the façade of the second *storey* shall be set back a minimum of 1.5 metres from covered porches, verandahs, patios and entranceways. For the purposes of measuring this setback, structural supports of the first *storey*, covered porches, verandahs, patios and entranceways in the *street* and *lane* facing yards shall be considered part of the first *storey* façade.
(4) A minimum *rear lot line* and *side lot line* setback of 0.6 metres is permitted for an *accessory building* or *structure* with a *gross floor area* less than 6.0 m^2.
(5) Where a stair and landing, providing access to the rear yard from the first *storey*, projects beyond the rear face of the building, the minimum distance to the *rear lot line* may be reduced by not more than 1.2 metres, providing that the stair landing projecting into the setback does not exceed an area of 1.5 square metres and that such reduction shall only apply to the rear stair and landing.

Building and Structure Provisions

402A.5 *Buildings* and *structures* shall be provided in accordance with the following provisions:
1) A single *storey* high, 1.5 metre minimum deep and 3.0 metre minimum wide porch is required on the first *storey* at the front entrance to the *principal building* facing the street.

2) No more than 50% of the width of the front or flanking elevation of the *principal building* may be comprised of garage door.
3) Entrance stairs to the *basement* are only permitted from the rear elevation of the *dwelling*.
4) Access to the rear yard shall be provided from the first *storey* either directly or by stairs.
5) The primary cooking facility, living and dining areas shall be located on the first *storey* of the *dwelling*.
6) Hoop, arch or similar type *buildings* having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like materials, are not permitted.

Height of Buildings and Structures

402A.6 Except as provided for in Section 104.5:

1) The *height* of principal *buildings* and *structures* may not exceed 9.0 metres or two *storeys* plus an inground *basement* where permitted, whichever is the lesser.
2) The surface of the first floor shall not be more than 0.8 metres above the average *lot* grade at any *building* elevation facing a *street*, excepts where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted inground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the *dwelling* may be fully exposed.
3) The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres.

Parking and Loading

402A.7 Parking and loading shall be provided in accordance with Section 107 except as follows:

Buildings and Structures	Parking Requirement
Principal Building	2 side by side spaces in a fully enclosed garage plus 3 side by side outdoor spaces on the driveway in front of the garage (1)(2)(3)(4)

(1) Each required outdoor parking space shall be a minimum of 5.8 metres deep and 2.9 metres wide.
(2) The two required side by side parking spaces within the garage shall have a minimum interior depth of 6.1 metres and a combined minimum interior width of 5.7 metres. No landings and no more than 2 stairs shall encroach into this minimum required parking area.
(3) Parking is not permitted between the porch, as per Section 402A.5 1), and the front or flanking property line.
(4) No part of a parking space shall project into the triangular area created by a line joining two points measured at 7.0 metres from the projected lot line abutting a street or a lane.

Subdivision Requirements

402A.8 1) All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.
2) Notwithstanding the minimum lot area requirements in Section 110, the maximum density provisions of Section 402A.2 shall apply.

Landscaping, Screening and Fencing

402A.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

(5) Adding after Section 1071 "Comprehensive Development Zone CD-171" the following as Section 1072 "Comprehensive Development Zone CD-172"

1072 **COMPREHENSIVE DEVELOPMENT ZONE CD-172**

Uses Permitted

1072.1 In the CD-172 Zone, only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses* in accordance with Section 1072.2

Density

1072.2 1) The density permitted shall be no less than 20 units per hectare (8 units per acre) and no greater than 54 units per hectare (22 units per acre) and in compliance with the density provisions outlined in the Williams Neighbourhood Plan as applicable.
2) Notwithstanding Section 1072.2 1), the maximum number of units permitted on lands zoned CD-172 by Bylaw 5787 shall be 327.

Lot Coverage

1072.3 The maximum permitted *lot coverage* of *building* and *structures* shall be 40%.

Siting of Buildings and Structures

1072.4 1) Except as provided for in Section 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4.5 metres from any *lot line* or any trail accessible to the public.
2) *Accessory buildings* and *structures* are not permitted within the front or flanking yard.
3) Each *townhouse* unit shall include a single *storey* high, 1.5 metre minimum deep and 3.0 metre minimum wide porch on the first *storey* at the front entrance to each *townhouse* unit facing a *street* or publicly accessible trail. Where access stairs and porches, project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced by 1.0 metres provided that such reduction shall apply only to the projecting feature. Where site conditions demand, an equivalent porch may be provided to the acceptance of the Manager of Development Planning.

Height of Buildings and Structures

1072.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be a maximum of 3 *storeys* and the *height* for *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Parking and Loading

1072.6 Parking and loading shall be provided in accordance with Section 107 except that where a *townhouse* unit fronts an arterial road, an additional two parking spaces shall be provided for the *townhouse* unit.

Subdivision Requirements

1072.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1072.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Age Friendly Amenity

1072.9 Age Friendly Amenity areas shall be provided in accordance with Section 111.5.

Development Permit Requirements

1072.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

Portion of Lot 14 Section 24 Township 8 New Westminster District Plan 1098
East and West Half of Lot "A" Section 24 Township 8 New Westminster District Plan 12105
Lots A and B Section 24 Township 8 New Westminster District Plan LMP12423
Parcel "E" (Explanatory Plan 17247) Lots 15 and 16 Section 24 Township 8 New Westminster District Plan 1098
Portion of Lot 15 Except: Parcel "E" (Explanatory Plan 17247); Section 24 Township 8 New Westminster District Plan 1098

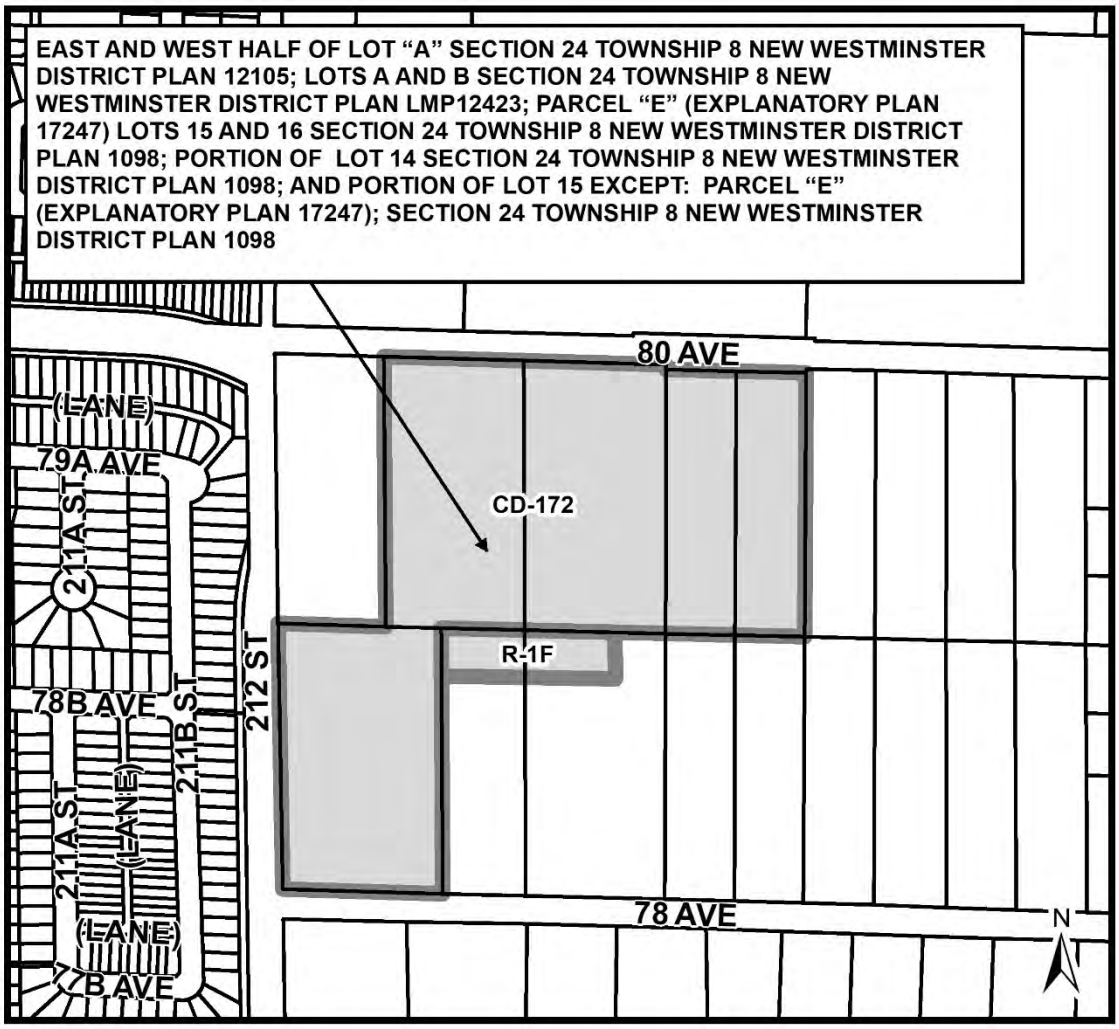
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1F and Comprehensive Development Zone CD-172.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
PUBLIC HEARING HELD the	day of	, 2022
READ A THIRD TIME the	day of	, 2022

RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTRE the	day of	, 2022
ADOPTED the	day of	, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5787



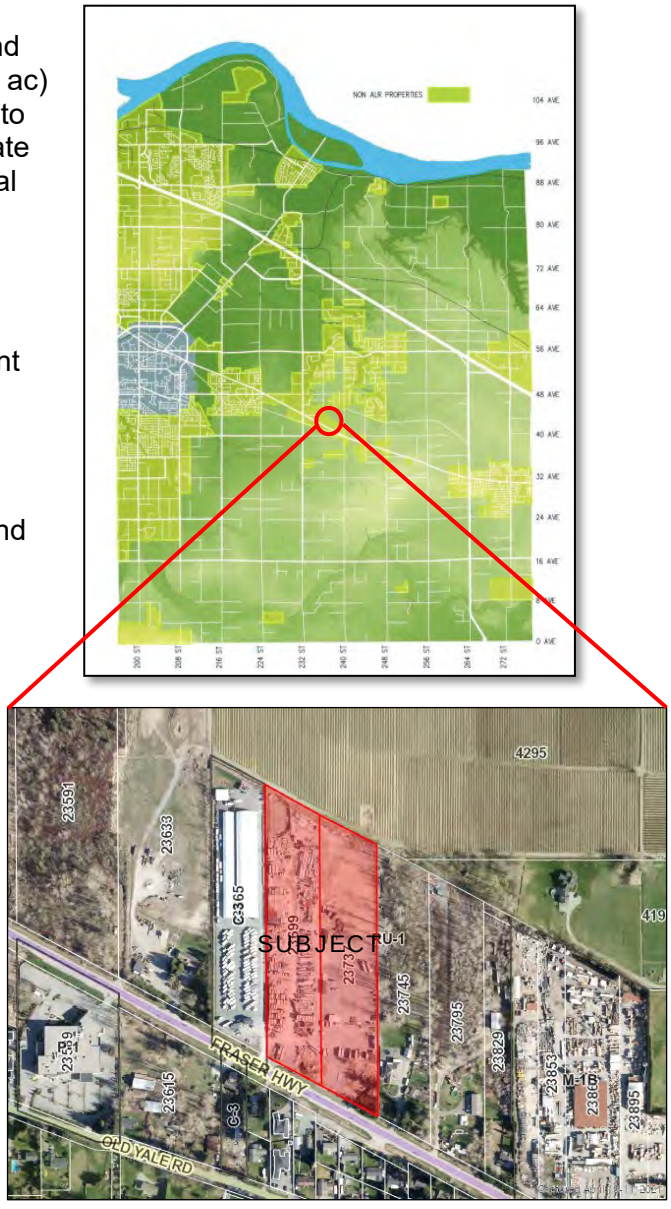
Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 27, 2022 - REGULAR MEETING	**REPORT:**	22-70
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	10-33-0104
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100201 (BATH INVESTMENTS LTD. / 23699 AND 23737 FRASER HIGHWAY)		

PROPOSAL:

Application to amend the Official Community Plan and Rural Plan and rezone approximately 4.12 ha (10.19 ac) of land located at 23699 and 23737 Fraser Highway to Service Industrial Zone M-1B in order to accommodate current temporary uses as well as additional industrial uses.



RECOMMENDATION SUMMARY:

That Council consider first and second reading of Bylaws No. 5793 and 5794 subject to 13 development prerequisites being satisfied prior to final reading of Rezoning Bylaw No. 5794; that Council consider first, second, and third readings to Bylaw No. 5803; and that staff be authorized to schedule the required public hearing should Council give the Bylaws first and second reading.

RATIONALE:

The proposed development is consistent with the overall objectives of the Official Community Plan with respect to creation of employment opportunities.

RECOMMENDATIONS:

That Council consider first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 amending the Official Community Plan to change the designation of the lands from "Rural" to "Industrial" and amending the Rural Plan to permit industrial uses on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794, rezoning 4.12 ha (10.19 ac) of land located at 23699 and 23737 Fraser Highway to Service Industrial Zone M-1B to permanently accommodate the uses permitted under Temporary Use Permit No. TU000001 as well as additional industrial uses subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions associated with proposed Fraser Highway transportation related items in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for Fraser Highway (including deceleration lane), in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
4. Secure a 10 m wide statutory right of way along the north portion of the site for future access;
5. Secure a 20 m wide statutory right of way on the central portion of the site for future access;
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. Provision of final landscape plans and security to the acceptance of the Manager of Green Infrastructure Services;
8. Registration of restrictive covenants:
    a. Restricting building construction (i.e., "no building") until a Development Permit is issued for the site and full services are provided in compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 Service Level 1;
    b. Restricting left hand turning movements from the western driveway onto and from Fraser Highway; and
    c. Requiring installation of an accepted landscape plan;
9. Demolition of the existing single family dwelling;
10. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy (RGS) and Greater Vancouver Sewerage and Drainage District;
11. Completion of all relevant external agency, federal, provincial, regional, and Township approvals;
12. Compliance with Item 5.2(g) of Community Amenity Contributions (CAC) Policy in support of the OCP amendment; and
13. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 as consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at the time of third reading of Bylaw No. 5793) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second, and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Bath Investments Ltd.) Bylaw No. 5803 (and grant final reading at time of final reading of Bylaw No. 5794); and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794.

EXECUTIVE SUMMARY:

On October 21, 2019, Council authorized issuance of a temporary use permit to temporarily permit a) open storage of building materials, b) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots), and c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats) on properties located at 23699 and 23737 Fraser Highway.

Giesbrecht & Company, on behalf of the owners, has applied to amend the Official Community Plan (OCP) and the Zoning Bylaw to permanently allow the uses permitted by the temporary use permit as well as permit additional industrial uses.

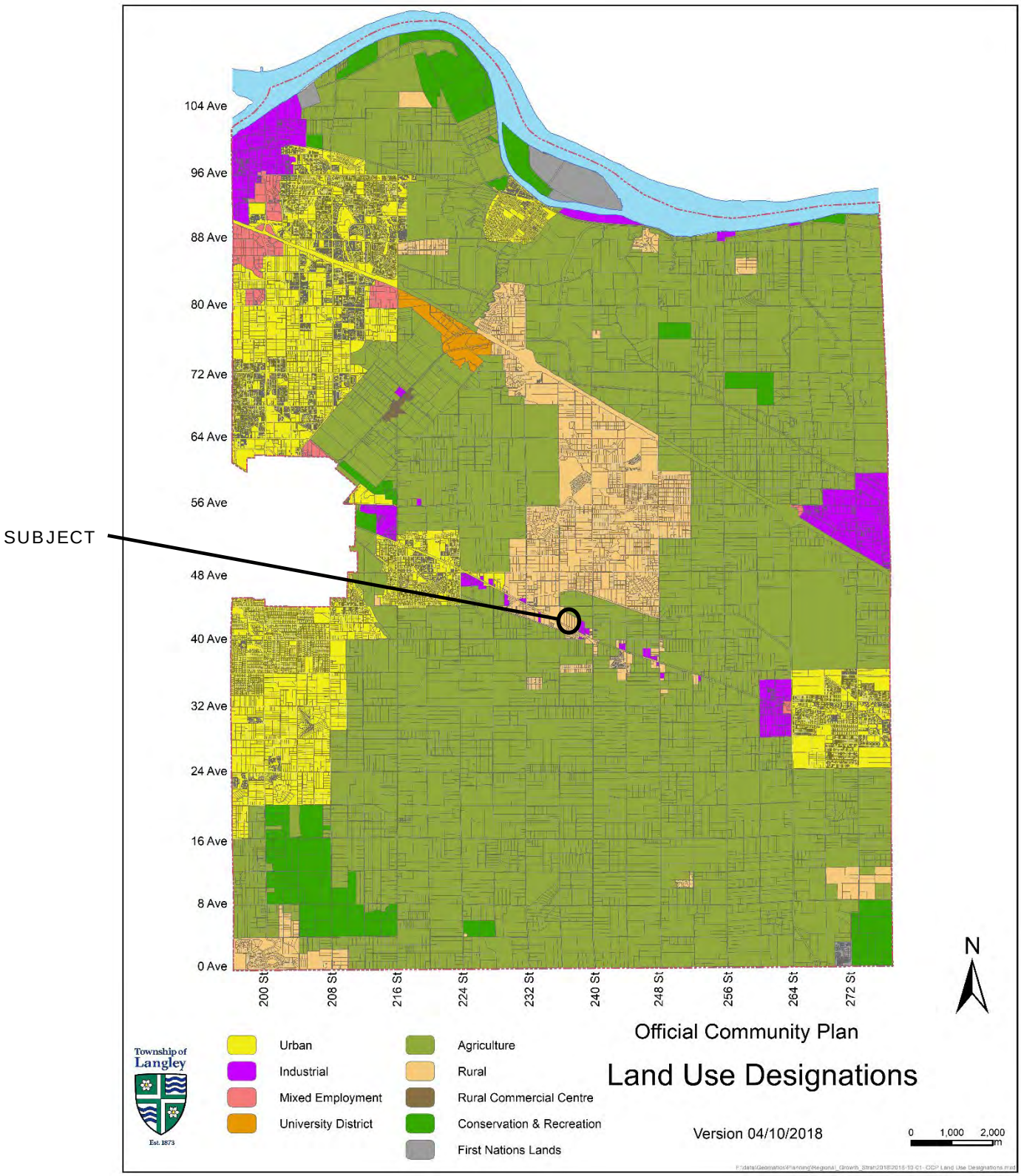
The subject lands are adjacent to an existing service commercial property and are within 150 m of other existing industrial properties on the north side of Fraser Highway. The subject application proposes to increase the industrial land base in the Township of Langley. Given the existing commercial and industrial properties in close proximity to the subject site and that the subject properties are not located in the Agricultural Land Reserve, staff recommend Council consider the application.

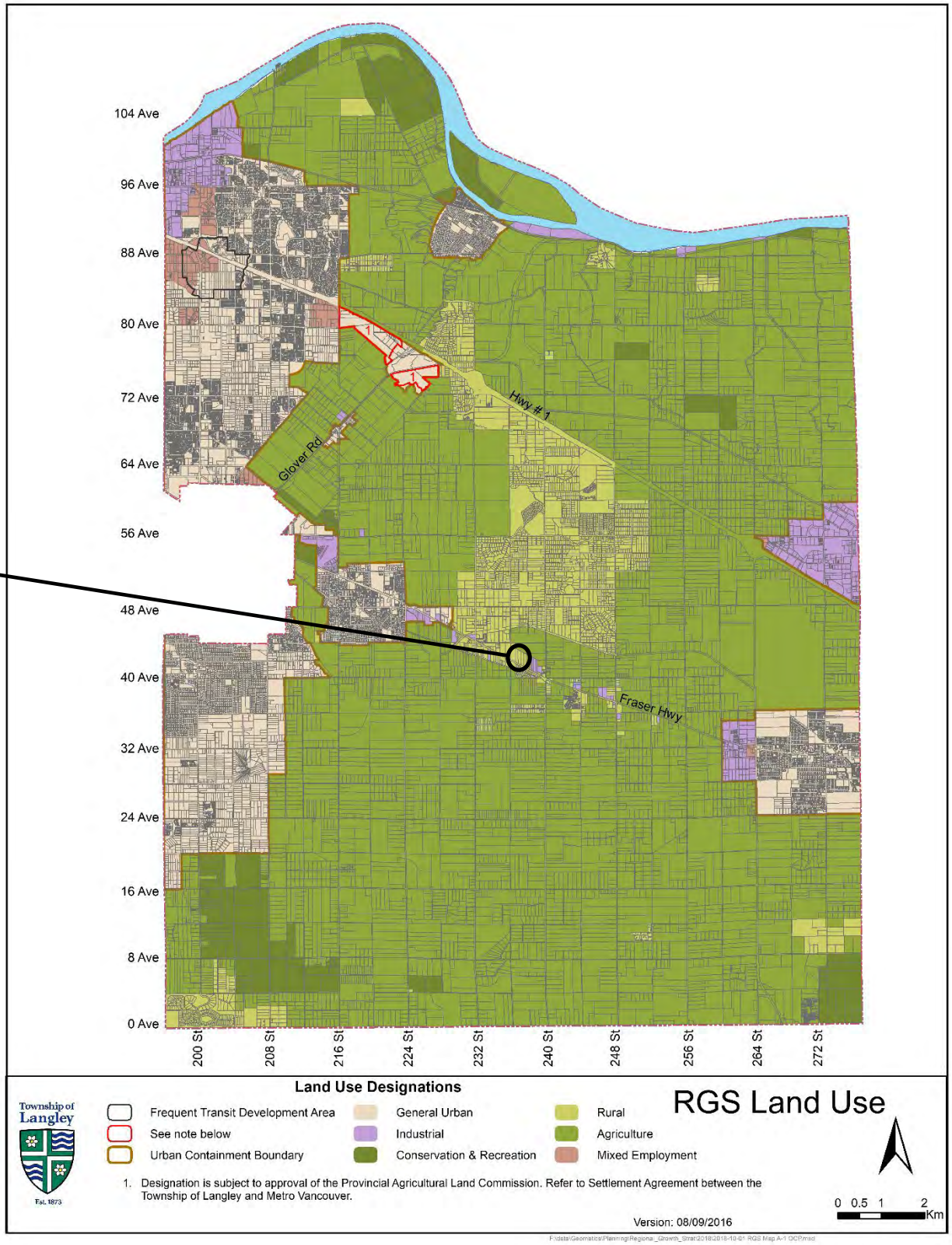
An amendment to the Subdivision and Development Servicing Bylaw 2019 No. 5382 is required to amend the site's service level from Level 4 – Rural to Level 1 – Urban. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) will also be required to accommodate the proposal should the Bylaws proceed to third reading.

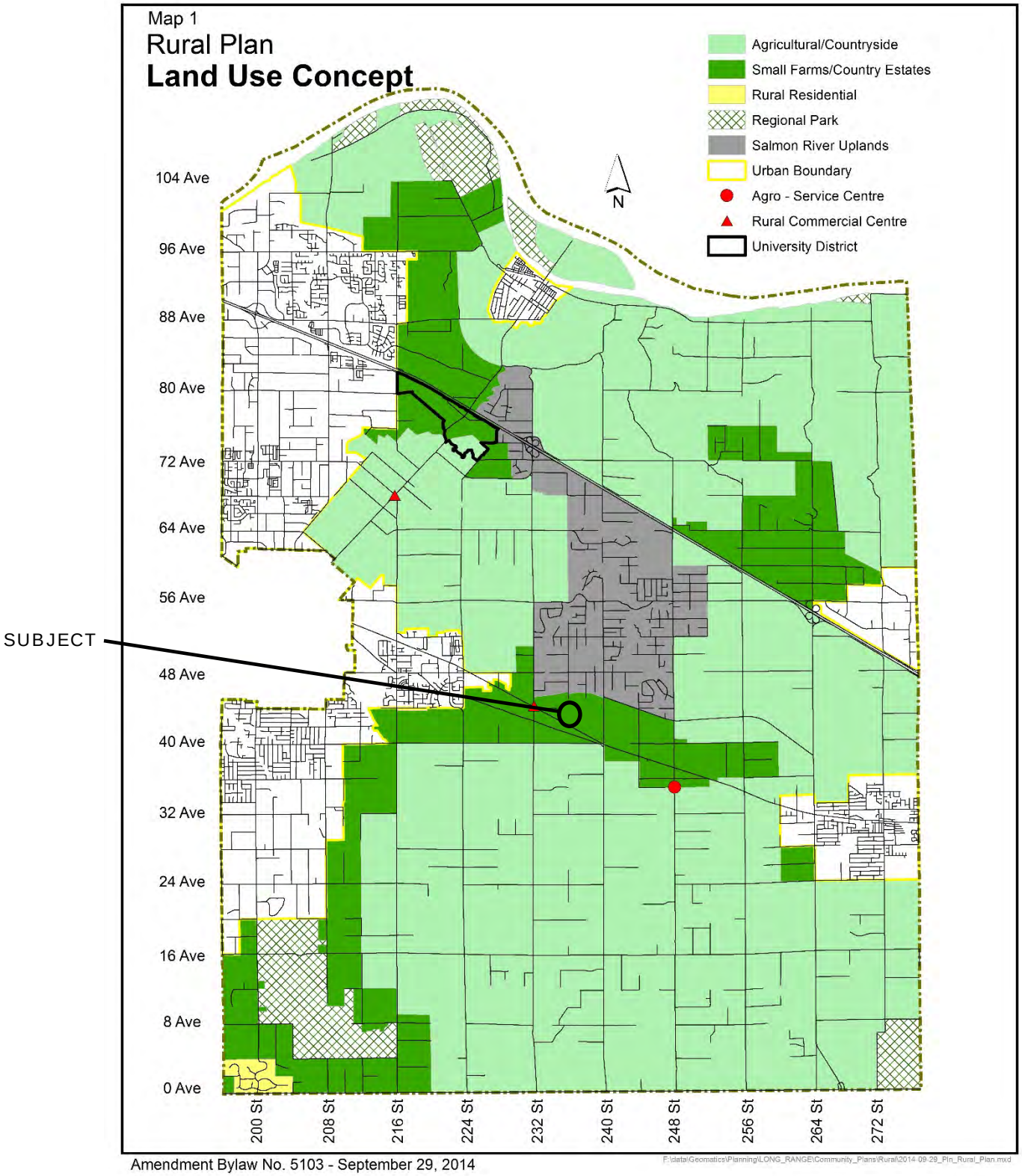
Future development permit applications will be necessary to allow Council the opportunity to review the form, character, and siting of future developments on the site. Staff recommend that the Official Community Plan and rezoning amendments be considered subject to the development prerequisites listed in this report being satisfied prior to Council's consideration of final reading of the applicable bylaws.

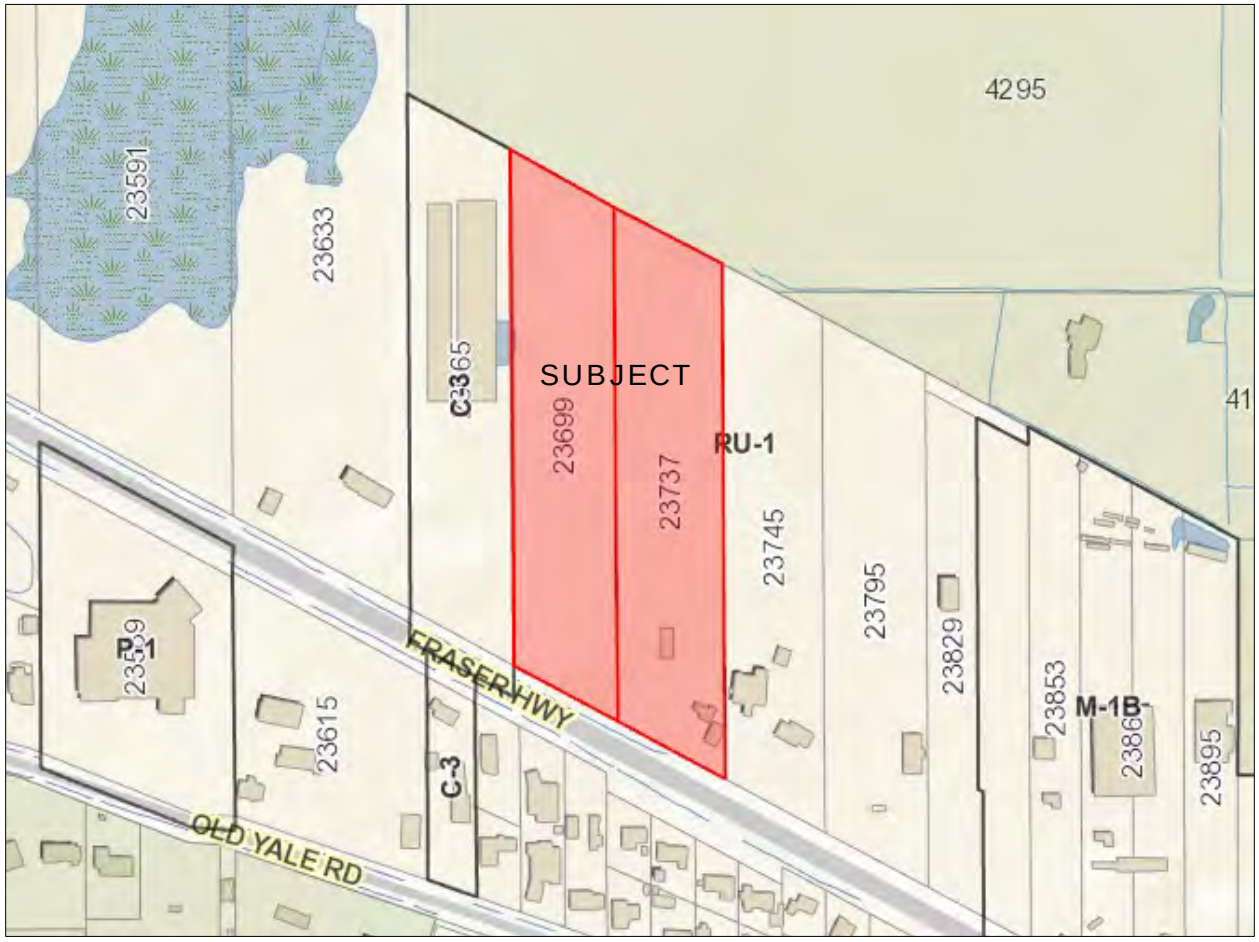
PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Official Community Plan Amendment Bylaw No. 5793, Rezoning Bylaw No. 5794, and Subdivision and Development Servicing Bylaw Amendment Bylaw No. 5803.

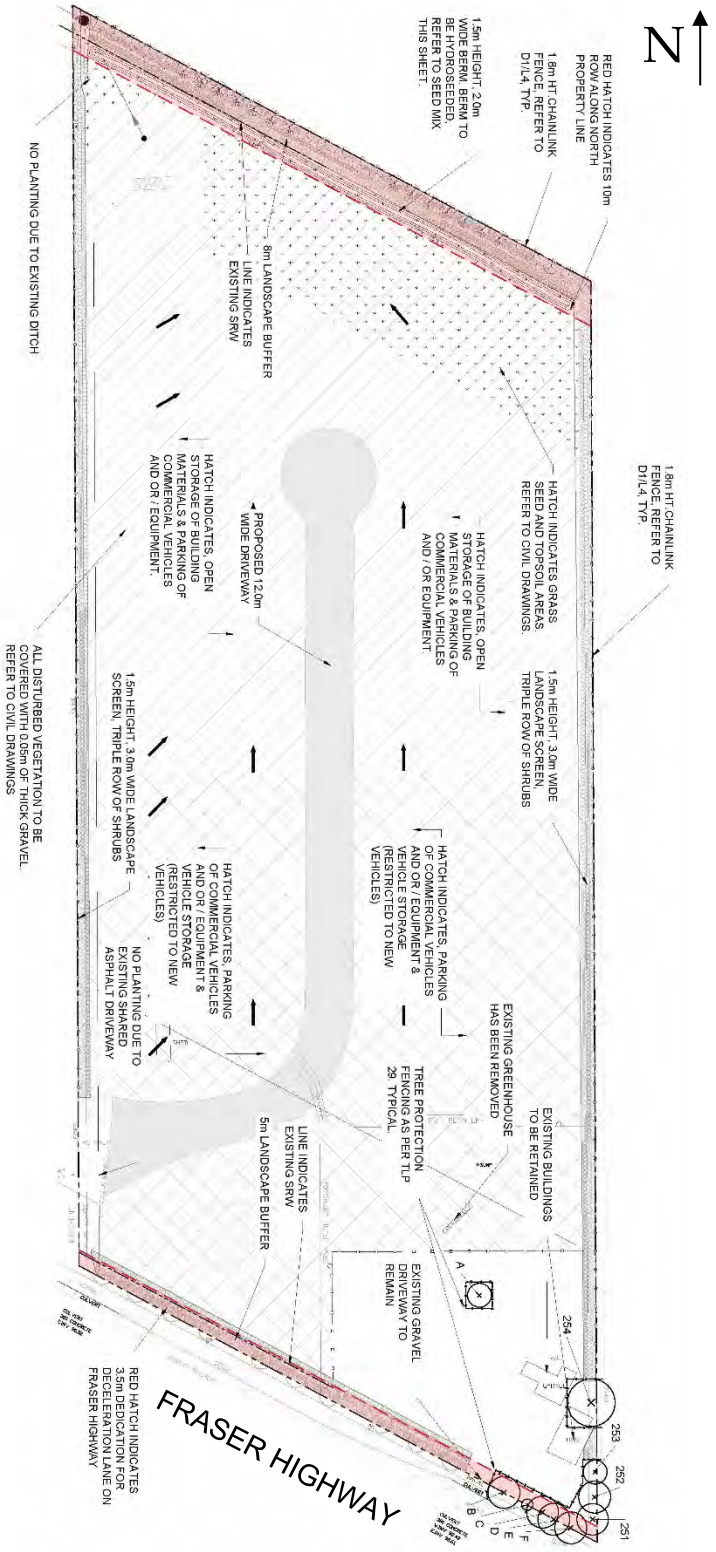

SUBJECT
104 Ave
96 Ave
88 Ave
80 Ave
72 Ave
64 Ave
56 Ave
48 Ave
40 Ave
32 Ave
24 Ave
16 Ave
8 Ave
0 Ave
200 St
208 St
216 St
224 St
232 St
240 St
248 St
256 St
264 St
272 St
N
Township of Langley
Est. 1873
Urban
Industrial
Mixed Employment
University District
Agriculture
Rural
Rural Commercial Centre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


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
Hwy # 1
Glover Rd
Fraser Hwy
1
1
Land Use Designations
RGS Land Use
Township of Langley
Est. 1873
Frequent Transit Development Area
See note below
Urban Containment Boundary
General Urban
Industrial
Conservation & Recreation
Rural
Agriculture
Mixed Employment
1. Designation is subject to approval of the Provincial Agricultural Land Commission. Refer to Settlement Agreement between the Township of Langley and Metro Vancouver.
0 0.5 1 2
Km
Version: 08/09/2016


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
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272 St
SUBJECT
Amendment Bylaw No. 5103 - September 29, 2014
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ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	Bath Investments Ltd. 23867 Fraser Highway Langley BC V2Z 2K5 1083876 BC Ltd. 23867 Fraser Highway Langley BC V2Z 2K5
Agent:	Giesbrecht & Company 353 PO Box 8000 Abbotsford BC V2S 2M5
Legal Description:	Lot 8 Section 33 Township 10 New Westminster District Plan 8793 Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793
Civic Address:	23699 and 23737 Fraser Highway
Area:	4.12 ha (10.19 ac)
Official Community Plan: (existing)	Rural
Official Community Plan: (proposed)	Industrial
Rural Plan: (existing)	Small Farms / Country Estates
Rural Plan: (proposed)	Small Farms / Country Estates (with site-specific text amendment to permit industrial uses on the subject properties)
Existing Zoning:	Rural Zone RU-1
Proposed Zoning:	Service Industrial Zone M-1B

BACKGROUND/HISTORY:

The subject lands are currently zoned Rural Zone RU-1, designated Small Farms / Country Estates in the Rural Plan and accommodate a single family dwelling and accessory building on the southeast portion of the site and outdoor storage of equipment and vehicles on the rest of the site. On October 21, 2019, Council authorized issuance of a temporary use permit to temporarily permit a) open storage of building materials, b) parking of commercial vehicles and/or equipment (excluding transportation and trucking terminals and compounds including

public transportation depots), and c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats) on properties located at 23699 and 23737 Fraser Highway. The properties are currently being used for the uses permitted by the temporary use permit. Stormwater management, including construction of an onsite detention stormwater pond, has been addressed in conjunction with a soil permit application on the subject properties.

The existing single family dwelling does not comply with proposed zoning siting provisions. Accordingly, a condition of Rezoning Bylaw No. 5794 has been included to remove the building.

DISCUSSION/ANALYSIS:

To accommodate the proposal to rezone the property to permanently allow the uses permitted by the temporary use permit as well as permit additional industrial uses (Attachment B), the applicant has applied for amendments to the Township's Official Community Plan (OCP) and Rural Plan. Staff note that an amendment to the Metro Vancouver Regional Growth Strategy (RGS) is also required. Given urban services are not available to the site, registration of a restrictive covenant prohibiting any building on the site until such time as full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 have been provided is a development prerequisite.

Future Development Permit applications are required for any future buildings at which time Council will have the opportunity to review form, character, and siting matters prior to building permits being issued. A Development Permit typically details the form and character of each development including siting, access, parking, landscaping, building materials, colours, building elevations, and other site development items.

Adjacent Uses:

North:	A rural property within the ALR, 14.95 ac (36.95 ac), designated Small Farms / Country Estates in the Rural Plan and zoned Rural Zone RU-1;
South:	Fraser Highway, beyond which are lots designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1, not within the ALR;
East:	A rural property, designated Small Farms / Country Estates in the Rural Plan, zoned Rural Zone RU-1, not within the ALR; and
West:	A commercial property, designated Small Farms / Country Estates in the Rural Plan, zoned Service Commercial Zone C-3, not within the ALR.

Official Community Plan Amendment:

The subject lands are currently designated Rural in the OCP which intends to maintain the existing rural residential character of the area.

Section 2.2.9 of the OCP provides the following:

2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.

Staff note that as a development prerequisite for ToL Project No. 10-33-0091 (Oakbrook Foundation / 23400 – 44 Avenue), the proponent was required to provide a Fraser Highway Corridor Land Use Study which included the subject lands. While the study is not a Township plan, nor has it been endorsed by the Township, it did include conceptual land use information

indicating that lands on the north side of Fraser Highway between 232 Street and 240 Street could accommodate industrial uses, noting:

> *A shrinking industrial land supply in Metro Vancouver, high historical industrial growth rates in the Township, and the well-situated location of the Study Area at the convergence of 3 major truck routes, positions it as an attractive opportunity for industrial development. Fraser Highway is a provincial highway providing connections west to the City of Langley, Surrey, and east to Abbotsford and beyond. 232 Street provides a direct connection north to Highway 1 and south to 16 Avenue. 40 Avenue provides a connection west towards the Campbell Heights Industrial Area of Surrey.*
>
> *Industrial land-use within the Study Area is envisioned primarily north of Fraser Highway where some existing industrial-related uses are located, larger parcelization is conducive to larger format industrial users and consolidation, and because this area is generally separated from existing residential uses.*

The OCP outlines goals for employment lands in Section 3.7 - Employment Land Goals:

- *3.7.2 Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.*
- *3.7.4. Encourage industrial development that has a high employment ratio*
- *3.7.6. Consider designation of new employment lands where appropriate.*

Given the above, the proposal is, in staff's opinion, consistent with the above OCP goals.

Rural Plan Amendment:

The subject lands are currently designated Small Farms / Country Estates in the Rural Plan. Section 2.1 of the Rural Plan states "The primary goal of the Rural Plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley…"

Policies for the Small Farms / Country Estates designation (Section 5.6 of the Rural Plan) indicate that the designation should provide for agricultural uses. Section 5.14 of the Rural Plan provides the following information with respect to industrial development:

> *Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro-Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses.*

Section 2.1 of the Rural Plan includes the following as a goal of the plan:

> *The plan recognizes the wide variety of uses currently existing in the area and is designed to accommodate continued agricultural use, expanded recreational opportunities, some additional small*

> *farms/country estates use and limited new commercial and industrial activities.*

Section 5.14.2 of the Rural Plan provides the following with respect to industrial development within the rural area:

> *5.14.2 Industrial development shall not be permitted in the rural area, but shall be directed to areas designated industrial growth and, where it meets the criteria, the Agro-Service Centre. Expansion of existing industrial uses on their present sites may be considered, subject to review of impacts on surrounding land and uses.*

According to the applicant, the intent of the proposal is as follows:

> *The intention of the proponent is for approximately 50 percent of the property to be used by the owner-occupier, Surrey Cedar Ltd., which would use the property to compliment its operations at 23867 Fraser Hwy, Langley, which employs 30 people. These complimentary uses would include overflow material and equipment for the mill. The remaining 50 percent of the site is intended to be rented out to various tenants for uses in-line with the TUP and future M-1B designation*

As indicated by the proponent, the current proposal accommodates, in part, expansion of an existing industrial use 150 m to the east.

Historically, industrial uses in the Rural Plan have been recognized under the Small Farms / Country Estates land use designation. Accordingly, Bylaw No. 5793 amends the Rural Plan by:

a) Adding provisions to the Small Farms / Country Estates designation to accommodate industrial development on a site specific basis on the subject properties; and
b) Adding the subject properties to Development Permit Area 'B' – Rural Commercial/Industrial.

Metro 2040 – Metro Vancouver Regional Growth Strategy (RGS):

The subject lands are designated Rural in the RGS. This designation is intended to limit development to a scale, form, and density consistent with the intent of the rural land use, and support agricultural uses within the ALR and, where appropriate, outside of the ALR. Staff note that the subject properties are not located in the ALR. Given the proposed OCP amendment and the need for the Township's OCP to align with the RGS, an amendment to the RGS is necessary to accommodate the proposed industrial land use.

The RGS states that additional industrial lands are needed in the region to meet the day to day needs of the population:

> *Market pressure to convert industrial lands to office, retail and housing has resulted in a diminished supply of industrial land in the region, while demand for land for industrial activities continues to increase as the population and economy of the region grow. Many industries provide for*

> *the day-to-day needs of the region's population, such as repair and servicing activities, and renovation and construction functions for shops, homes, hotels and restaurants. Additional lands are needed for container storage, freight forwarding, warehouses, and other distribution functions.*

The RGS and the Regional Context Statement Section 1.1.7(3) of the OCP provides guidance for redesignating land from Agriculture to Industrial as outlined below:

a) the proposed use is consistent with the general intent of the 'Industrial' land use designation contained in the Township of Langley's OCP;
b) the subject site is no more than 10 hectares in size;
c) the subject site is contiguous with the existing Urban Containment Boundary specified in the Regional Growth Strategy; and
d) the subject site is not contiguous with a site previously re-designated pursuant to Revised Context Statement Section 1.1.7.

While the proposal generally aligns with the above criteria as the proposed industrial use would be consistent with the general intent of the "industrial" land use designation contained in the Township's OCP and is less than 10 ha in size, staff note that the subject site is not contiguous with the urban containment boundary specified in the RGS.

A Type 2 – Minor Amendment to the Regional Growth Strategy requires a 'two-thirds weighted vote and regional public hearing' as identified in Section 6.3.3(c) of the RGS below:

> *6.3.3(c) amendment from Rural land use designation to Industrial, Mixed Employment or General Urban land use designations;*

Should Council grant third reading to the subject application, staff will advance application to Metro Vancouver for consideration of the necessary amendments to the RGS and the Greater Vancouver Sewerage and Drainage District (GVS & DD) catchment in order to accommodate the proposed change in land use.

Access:

The subject site is currently accessed via a shared driveway with the property to the east from Fraser Highway. The existing single-family dwelling is accessed via a separate driveway on Fraser Highway. As part of the development, the applicant will be required to provide a deceleration lane in front of the subject properties. Additionally, the applicant will be required to register a restrictive covenant limiting the existing shared driveway to right in / right out movements only. These requirements have been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Road dedications and statutory rights of ways have been historically secured on northerly portions of several properties between 236 Street and 240 Street on the north side of Fraser Highway in order to support future road infrastructure. Accordingly, securing rights of ways of 10 m on the northerly portion of the site as well as 20 m on the central portion of the site are included as development prerequisites.

Voluntary Community Benefit Contribution:

Recognizing that OCP land use amendments result in potential increases in land value, Council adopted amendments to the CAC policy in October 2021. Specifically, Item 5.2(g) of the Policy states:

> *With Section 5.2 (f) as a minimum, where the form of growth is more unique; and for more substantial or complex applications proposing an amendment to the OCP, at the discretion of the Township of Langley or as directed by Council, the Township working in collaboration with the applicant, will determine a more appropriate target CAC to ensure an appropriate level of alignment with the proposed OCP amendment*

In response to the policy, the applicant is proposing a $100,000 community benefit contribution donation to Foundry Langley. Foundry Langley is a resource centre for youth that will offer young people aged 12-24 access to mental health and substance use support, primary care, peer support, and social services. Based on the 4.12 ha (10.19 ac) site, this equates to a contribution of $24,271.84 per ha / $9,813.54 per ac.

According to the applicant,

> *The public amenity provided is employment opportunity and increase tax revenues. The properties are not part of the ALR. The land lift is minimal. $50+ million upgrades to servicing is required for any building or development to occur.*

Official Community Plan Consultation Policy:

Council's Official Community Plan Consultation Policy 07-160 requires Council to consider the OCP amendment in conjunction with the Financial Plan, Housing Needs Report, and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's Waste Management Plans.

Zoning Amendment:

Bylaw No. 5794 proposes to rezone the subject properties to Service Industrial Zone M-1B with existing temporary uses on a site specific basis (Attachment B). The Service Industrial Zone M-1B is consistent with other industrial properties along Fraser Highway and permits a range of industrial uses. Staff note that any permitted uses in the proposed zone which require a building will not be permitted until a development permit and servicing have been issued and secured. The proposed development complies with the minimum parcel size provisions of the Service Industrial Zone M-1B.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on February 23, 2022. In accordance with the Policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment A.

Servicing:

The subject property is designated Service Level 4 – Rural. Bylaw No. 5803 proposes to amend the Subdivision Development Servicing Bylaw to designate the subject site as Service Level 1 – Urban.

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of a deceleration lane on Fraser Highway, road works, and tree replacement with the Subdivision and Development Servicing Bylaw. Stormwater management, including construction of an onsite stormwater pond, has been addressed in conjunction with a soil permit application (SO002063) issued January 20, 2020 on the subject

properties. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of any building permits. Given urban services are not available to the site, registration of a restrictive covenant prohibiting any building on the site until such time as full urban services pursuant to Subdivision and Development Servicing Bylaw Service Level – 1 have been provided is a development prerequisite.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that 10 significant trees exist on the subject site and all 10 are currently proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 276 replacement trees are required. The applicant is proposing 100 replacement trees to be planted on the site with funds for the remaining 176 replacement trees being secured for planting on identified public lands. Post development, approximately 110 trees will be in place with cash in lieu provided for the remaining 176 replacement trees. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

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

Exterior Lighting Impact Policy:

As the subject site is located within 150 m (498 ft) of land designated for rural residential purposes, compliance with the Township's Exterior Lighting Impact Policy is required. Provision of an exterior lighting impact plan prepared by an electrical engineer to the acceptance of the Township would be required as part of a future development permit and prior to the issuance of a building permit.

Policy Considerations:

The proposed amendments to the OCP, Rural Plan, RGS, Subdivision and Development Servicing Bylaw, and proposed rezoning will enable future industrial development of the subject lands increasing the supply of employment land in the Township. The proposed development is

compatible with the overall objectives of the Township's Official Community Plan and Rural Plan.

Therefore, staff recommend Council consider first and second reading to Bylaws No. 5793 and 5794 subject to 13 development prerequisites; first, second, and third reading to Bylaw No. 5803; and that staff be authorized to schedule the required public hearing should Council give the Bylaws first and second reading.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Public Information Meeting Summary

ATTACHMENT B Permitted and Proposed Uses

Giesbrecht & Co.
#353 – PO Box 8000, Abbotsford, BC, V2S 6H1
604.825.2123 | info@giesbrechtandco.com | www.giesbrechtandco.com

June 16, 2022

Township of Langley
20338 65 Ave
Langley, BC V2Y 3J1

10-33-0104

Attention: Joel Nagtegaal

Re: Overview of Public Information Meeting

It was held virtually on February 23, 2022, to view the rezoning proposal and provide comments and feedback prior to Township Council's consideration of this Application for 23699 and 23737 Fraser Highway.

Thirty-seven nearby properties were notified of the Public Information Meeting as provided by the Township of Langley Staff.

List of Attendees

TEAM MEMBER	**COMPANY**
Patrick Giesbrecht	Giesbrecht and Company
Benjamin Neff	Giesbrecht and Company
Sunjeev Bath	Bath Investment Ltd.
Jessica Thiessen	Krahn Engineering
Joel Nagtegaal	Township of Langley
Kim Richter	Township of Langley
Petrina Arnason	Township of Langley
FOIPPA s. 22(1)	General Public
FOIPPA s. 22(1)	General Public

Comments and questions were addressed regarding the entrance size to the property, future building concerns, and water servicing.

Giesbrecht & Co.
#353 – PO Box 8000, Abbotsford, BC, V2S 6H1
604.825.2123 | info@giesbrechtandco.com | www.giesbrechtandco.com

Should you have any further questions, please contact the undersigned 778.926.8412 or benjamin@giesbrechtandco.com

Yours truly,

Benjamin Neff
Manager
Giesbrecht and Company

EXISTING TEMPORARY USE PERMIT USES

1) open storage of building materials;
2) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots); and
3) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)

M-1B USES NOTING PROPOSED ADDITIONAL USES (BOLD)

1) accessory buildings and uses
2) accessory open storage
3) auction marts
4) bakeries
5) brewery or distillery
6) building supplies, lumber yards
7) commercial recreation, instruction and entertainment uses excluding arcades, pool halls and casino halls
8) dog daycare subject to Township of Langley Noise Control Bylaw 1988 as amended
9) nurseries and garden supply centres
10) offices accessory to permitted industrial uses
11) other service industrial uses compatible with service industrial areas
12) parking of commercial vehicles
13) public works yards, maintenance and storage facilities
14) printing and publishing
15) production studio
16) refund container return centre
17) residential uses accessory to industrial uses and subject to Section 701.4
18) restaurants
19) retail sales accessory to permitted industrial uses
20) service stations, gas bars
21) the light manufacture, assembly, repair, finishing and packaging of products
22) transportation and trucking terminals and compounds including public transportation depots
23) u-brews
24) vehicle body shops
25) vehicle repair shops
26) vehicle sales, rental and leasing
27) vehicle servicing
28) vehicle towing and temporary storage compounds for licensed vehicles excluding the storage of wrecked vehicles and/or discarded material, and excluding a wrecking and salvaging yard
29) veterinary clinics
30) warehousing, wholesaling and storage facilities excluding bulk energy storage facilities and the bulk storage of industrial chemicals, by-products and allied products
31) 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
32) on Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 Section 701.1 uses subject to and including the following:
    a) open storage of building materials;
    b) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots); and
    c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793

EXPLANATORY NOTE

Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the “Small Farms / Country Estates” designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5793

A Bylaw to amend the Rural Plan 1993 No. 3250

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

1. This Bylaw may be cited for all purposes as “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793”.

2. The “Langley Official Community Plan Bylaw 1979 No. 1842” as amended is further amended by amending “Map 1 - Land Use” to change the designation of the lands from “Rural” to “Industrial” and further amending “Map A-1 RGS Land Use” from “Rural” to “Industrial” with respect to the lands described as:

   Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

   Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250” as amended is further amended by:

   a) adding the following Section 5.5.7 after Section 5.5.6

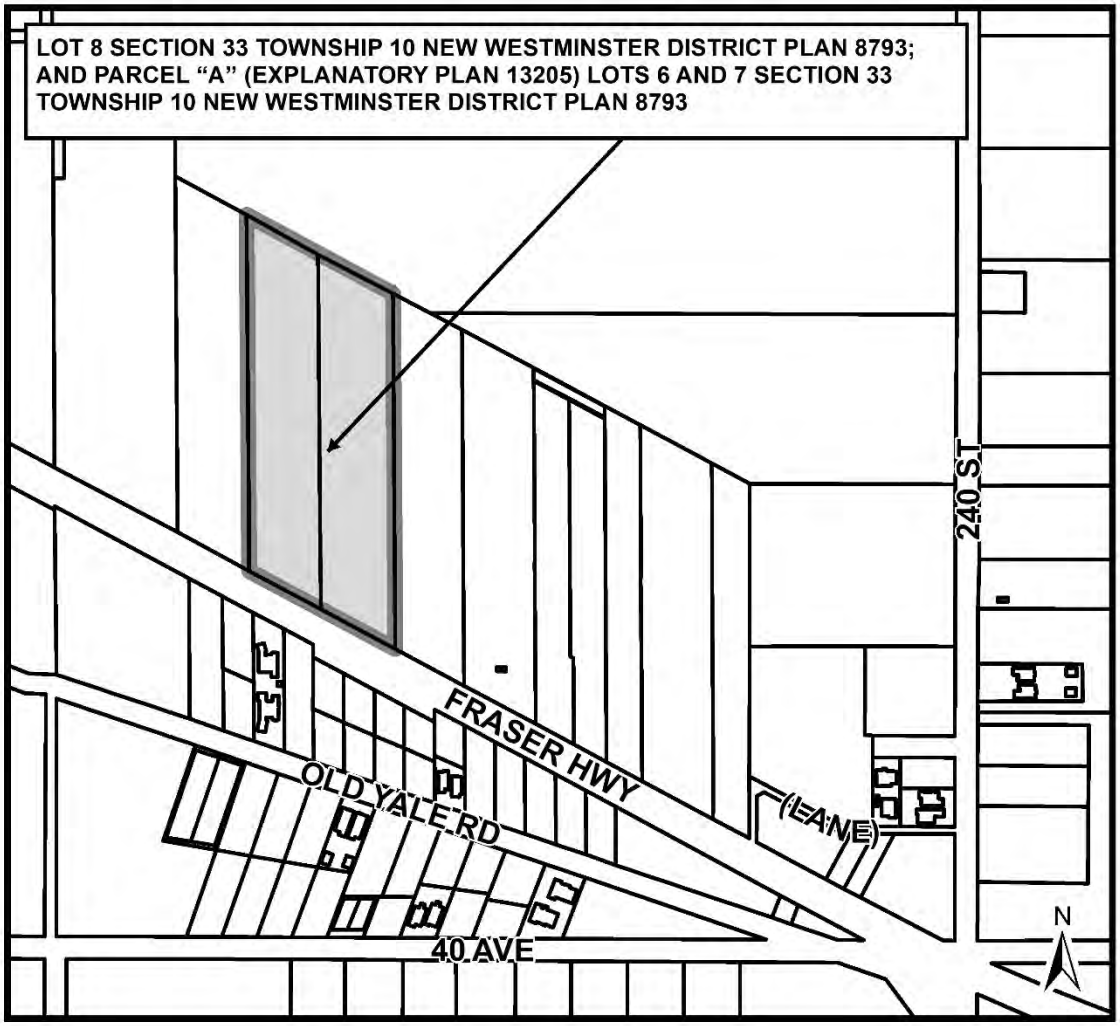
   5.5.7 Industrial uses are permitted on a site specific basis on lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

   b) by amending “Map 2 Development Permit Area B – Fraser Highway” to include the lands described as Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 to Development Permit Area “B”

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

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5793



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5794

EXPLANATORY NOTE

Bylaw No. 5794 rezones 4.12 ha (10.19 ac) of land at 23699 and 23737 Fraser Highway from Rural Zone RU-1 to Service Industrial Zone M-1B.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5794

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 (Bath Investments Ltd.) Bylaw No. 5794".

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

   a) Amending Section 701.1 Uses Permitted in Service Industrial Zone M-1A and M1-B by adding the following:

      "32) on Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and Parcel "A" (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793 Section 701.1 uses subject to and including the following:
      a) open storage of building materials;
      b) parking of commercial vehicles and / or equipment (excluding transportation and trucking terminals and compounds including public transportation depots); and
      c) vehicle storage (excluding wrecked vehicles, recreational vehicles, and boats)"

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

   Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

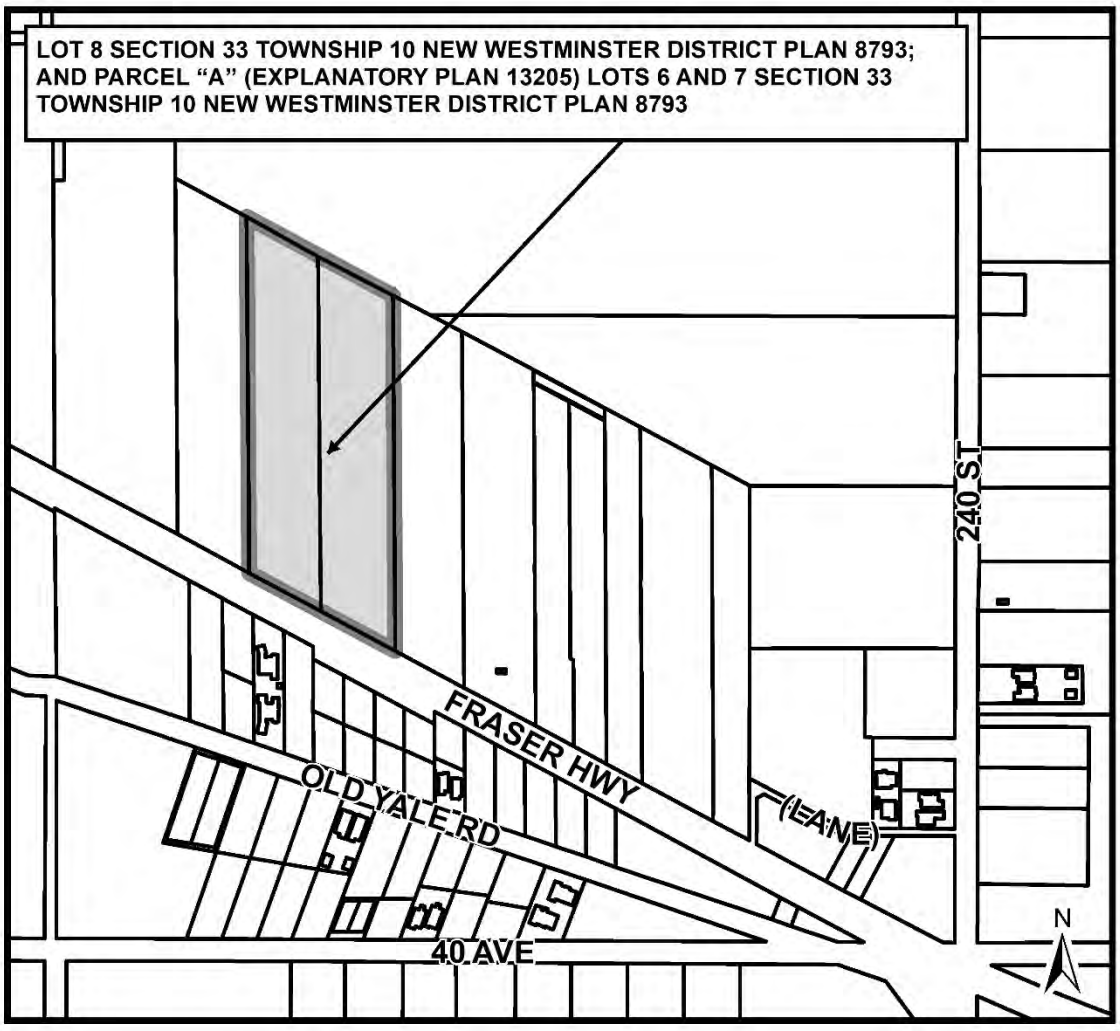
   Parcel "A" (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Service Industrial Zone M-1B.

READ A FIRST TIME the	day of	, 2022.
READ A SECOND TIME the	day of	, 2022.
PUBLIC HEARING HELD the	day of	, 2022.
READ A THIRD TIME the	day of	, 2022.
ADOPTED the	day of	, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5794



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5803

EXPLANATORY NOTE

Bylaw No. 5803 amends Subdivision and Development Servicing Bylaw 2019 No. 5382 by changing the service level designation from Level 4 – Rural to Level 1 – Urban of the properties located at 23699 and 23737 Fraser Highway to coincide with rezoning from rural to industrial.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 2019 NO. 5382

AMENDMENT (BATH INVESTMENTS LTD.) BYLAW NO. 5803

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

1. This Bylaw may be cited for all purposes as “Subdivision and Development Servicing Bylaw 2019 No. 5808 Amendment (Bath Investments Ltd.) Bylaw No. 5803”.

3. The “Subdivision and Development Servicing Bylaw 2019 No. 5803” as amended is further amended by amending the map “Service Levels” in “Schedule A” to redesignate the lands as “Level 1 – Urban” with respect to lands described as:

   Lot 8 Section 33 Township 10 New Westminster District Plan 8793; and

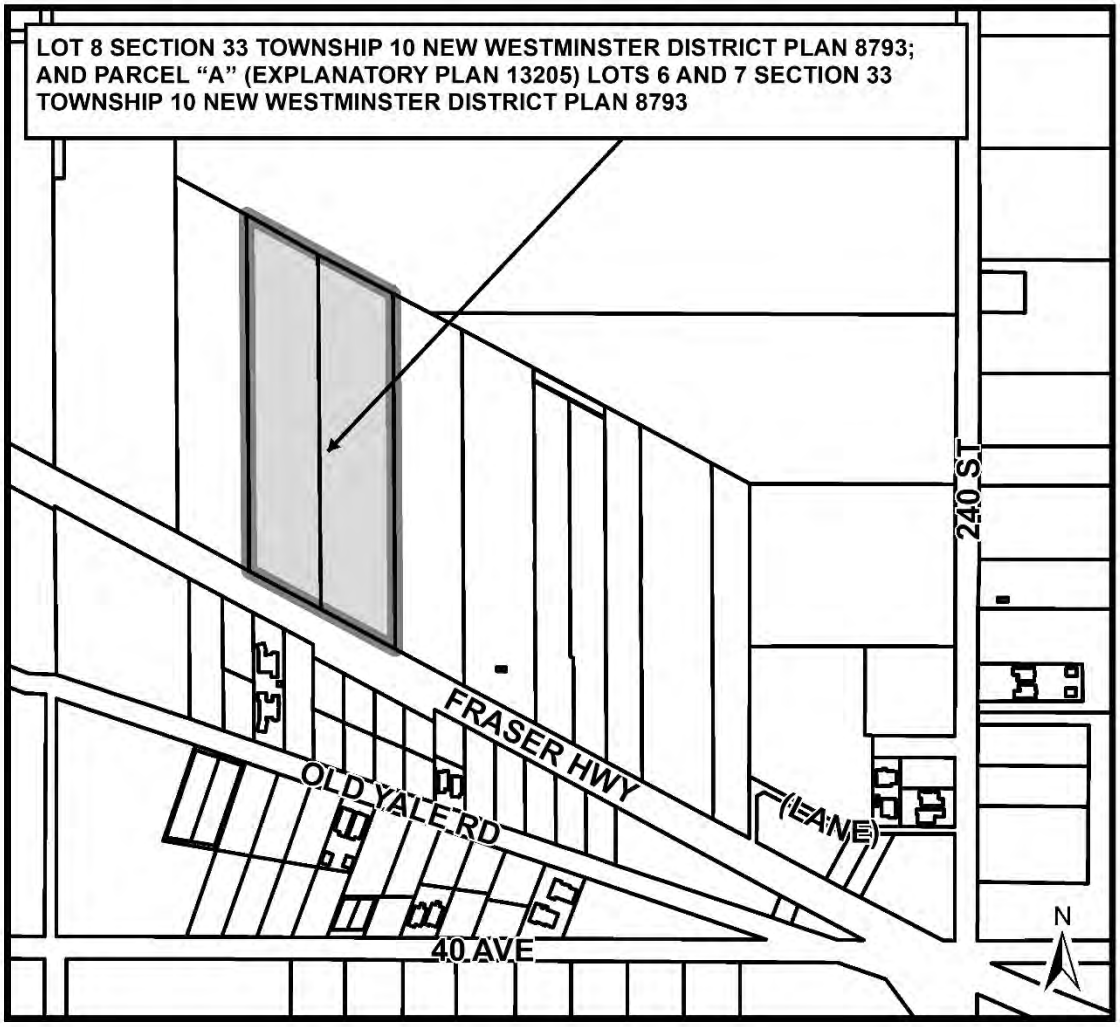
   Parcel “A” (Explanatory Plan 13205) Lots 6 and 7 Section 33 Township 10 New Westminster District Plan 8793

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

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

SCHEDULE 'A'
BYLAW NO. 5803



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1273694 BC LTD.) BYLAW NO. 5788

EXPLANATORY NOTE

Bylaw No. 5788 rezones 0.4 ha (1 ac) of land at 7445 – 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate eight lots (four single family lots and four semi-detached lots).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1273694 BC LTD.) BYLAW NO. 5788

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 (1273694 BC Ltd.) Bylaw No. 5788”.

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

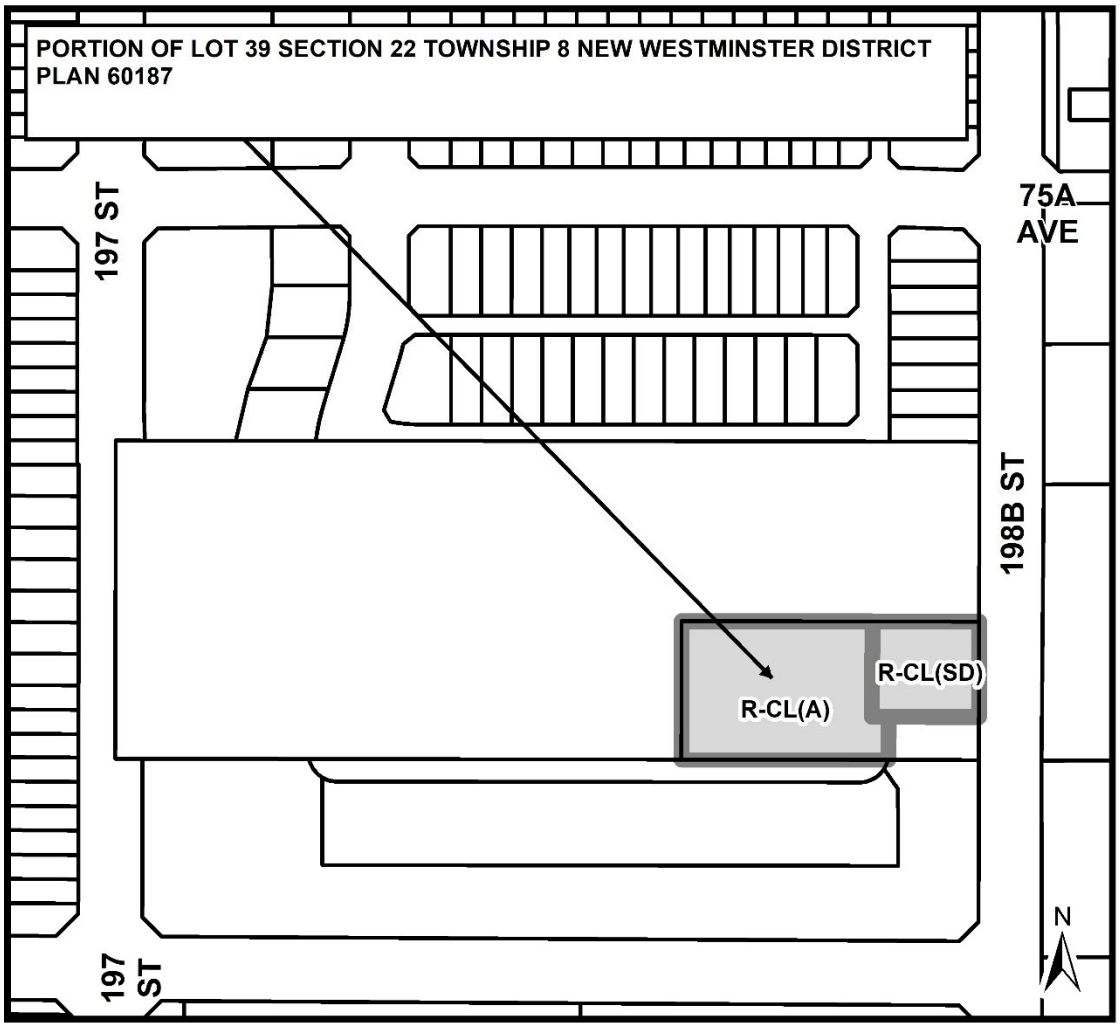
   Lot 39 Section 22 Township 8 New Westminster District Plan 60187

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

READ A FIRST TIME the	13	day of	June	, 2022
READ A SECOND TIME the	13	day of	June	, 2022
NOTICE WAS ADVERTISED the	16, 23	day of	June	, 2022
READ A THIRD TIME the		day of		, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5788



Township of Langley

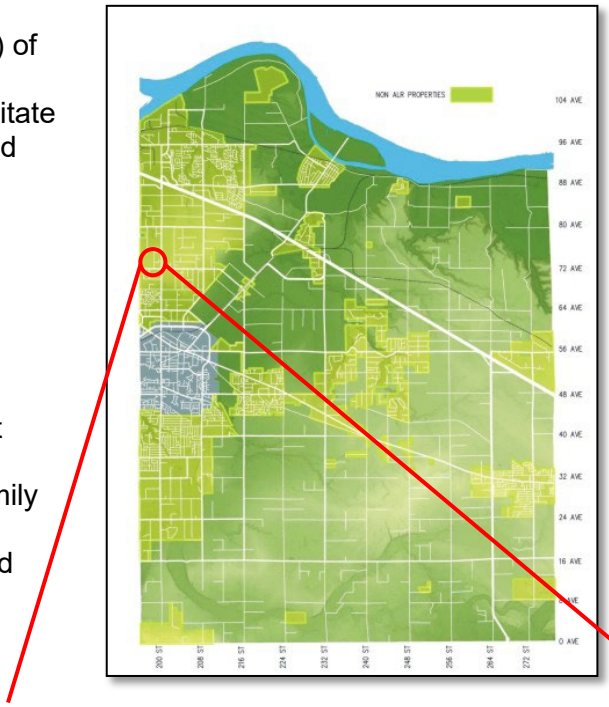
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 13, 2022 - REGULAR MEETING	**REPORT:**	22-62
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0097
SUBJECT:	REZONING APPLICATION NO. 100585 AND DEVELOPMENT PERMIT APPLICATIONS NO. 101263, 101233, AND 101335 (1273694 BC LTD. / COASTLAND ENGINEERING & SURVEYING LTD. / 7445 – 198B STREET)		

PROPOSAL:

Application to rezone approximately 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of eight lots (four single family lots and four semi-detached lots).

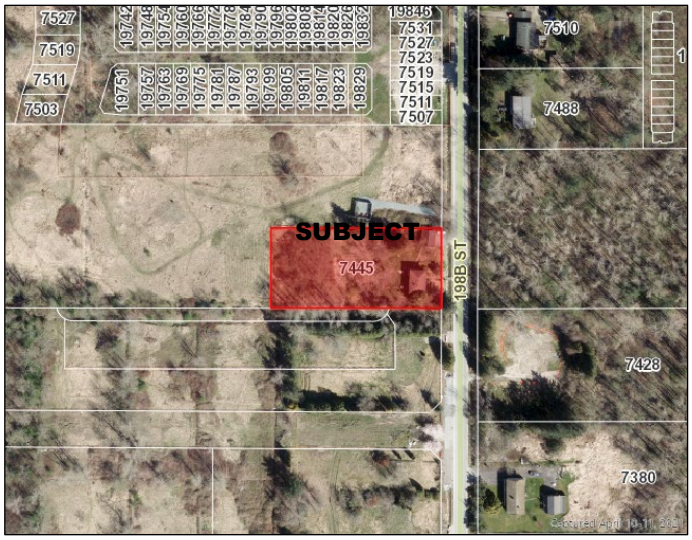


RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5788 subject to eight (8) development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5788) of Development Permit No. 101263 for four semi-detached lots, Development Permit No. 101335 for four single family lots, and Development Permit No. 101233 (streamside protection), and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Willoughby Community Plan and Latimer Neighbourhood Plan.



RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1273694 BC Ltd.) Bylaw No. 5788, rezoning 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate development of four single family lots and four semi-detached lots subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless 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 in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 198B Street and 74A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, the Latimer Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. 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);
5. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(SD);
    b. Restricting building on lots 1 – 8 until required road and services are available in compliance with the Subdivision and Development Servicing Bylaw;
6. Dedication of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security including monitoring and maintenance;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Greenway Amenity Policy;
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, 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. 5788 authorize issuance of Development Permit No. 101263 (proposed semi-detached lots), 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. 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);

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
b. 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);
c. Registration of an easement securing the required visitor parking stalls;
d. Registration of party wall and common elements maintenance agreements on title of all lots;
e. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
f. On-site landscaping being secured by a letter of credit at the Building Permit stage;
g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
h. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
i. Payment of supplemental Development Permit fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize issuance of Development Permit No. 101335 (proposed single family lots) subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer 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; and
c. Payment of supplemental development fees prior to issuance;

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

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;

That Council at time of final reading of Rezoning Bylaw No. 5788 authorize the issuance of Development Permit No. 101233 (streamside protection), to relocate and reconstruct watercourses and Streamside Protection and 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. Dedication 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 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 45 days of SPEA disturbance; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5788 in conjunction with Development Permits No. 101263, 101233, and 101335.

EXECUTIVE SUMMARY:

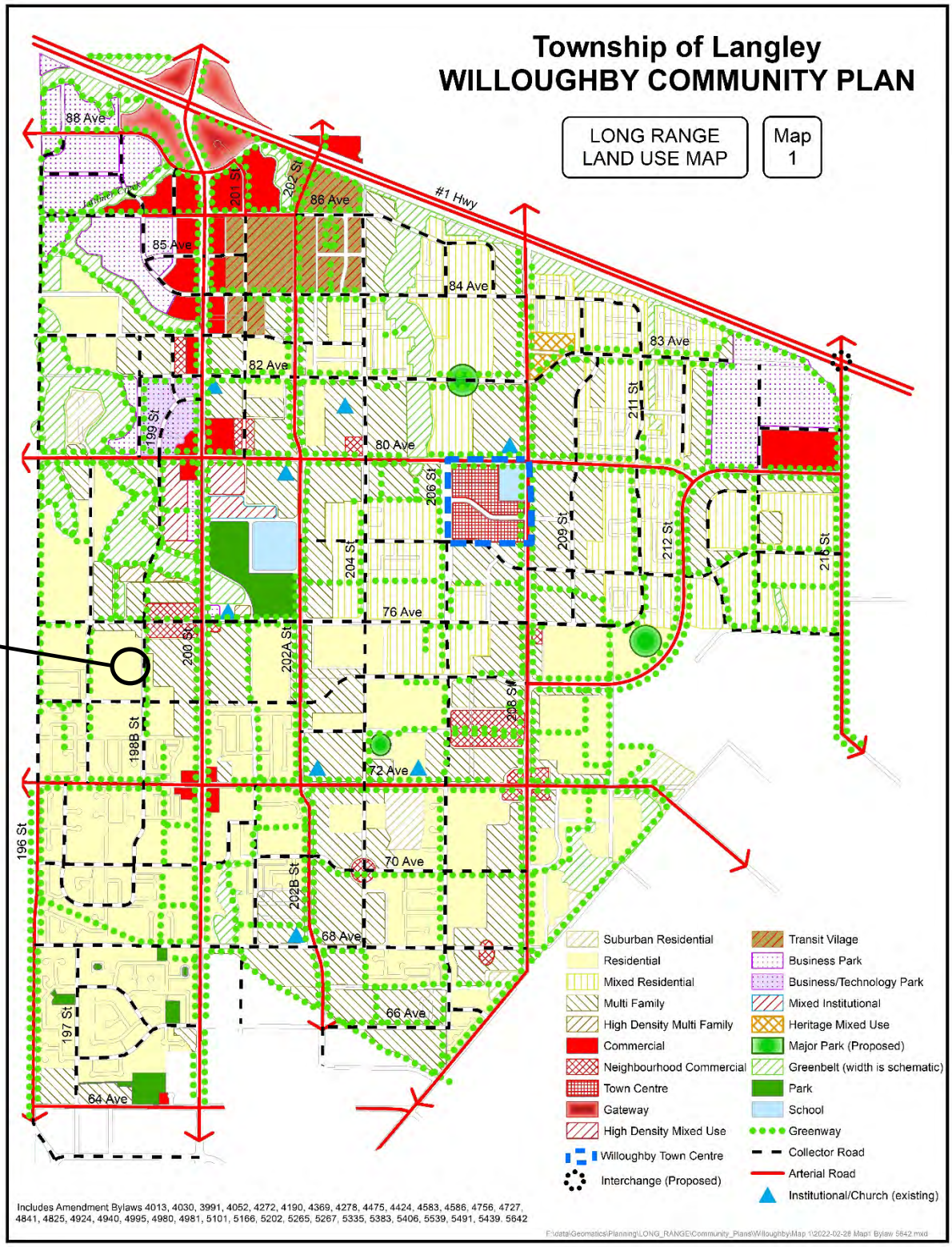
Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone approximately 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) with accompanying development permits to facilitate development of eight lots (four single family lots and four semi-detached lots). The proponent's application also includes development permits for the single family lots to secure an exterior design control agreement, form, and character for the semi-detached units, as well as a development permit (streamside protection) to relocate and reconstruct a watercourse on site.

The proposed development complies with the land use and density provisions of the Willoughby Community Plan and the Latimer Neighbourhood Plan (NP) as well as in staff's opinion, the applicable Development Permit Guidelines. The proposal also complies with the provisions of proposed Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, lot coverage, parking, height, use, and density. Staff recommend that Council support the rezoning request subject to the completion of eight (8) development prerequisites. Staff also recommend that Council authorize issuance of Development Permits No. 101263, 101233, and 101335 at time of final reading of Rezoning Bylaw No. 5788.

PURPOSE:

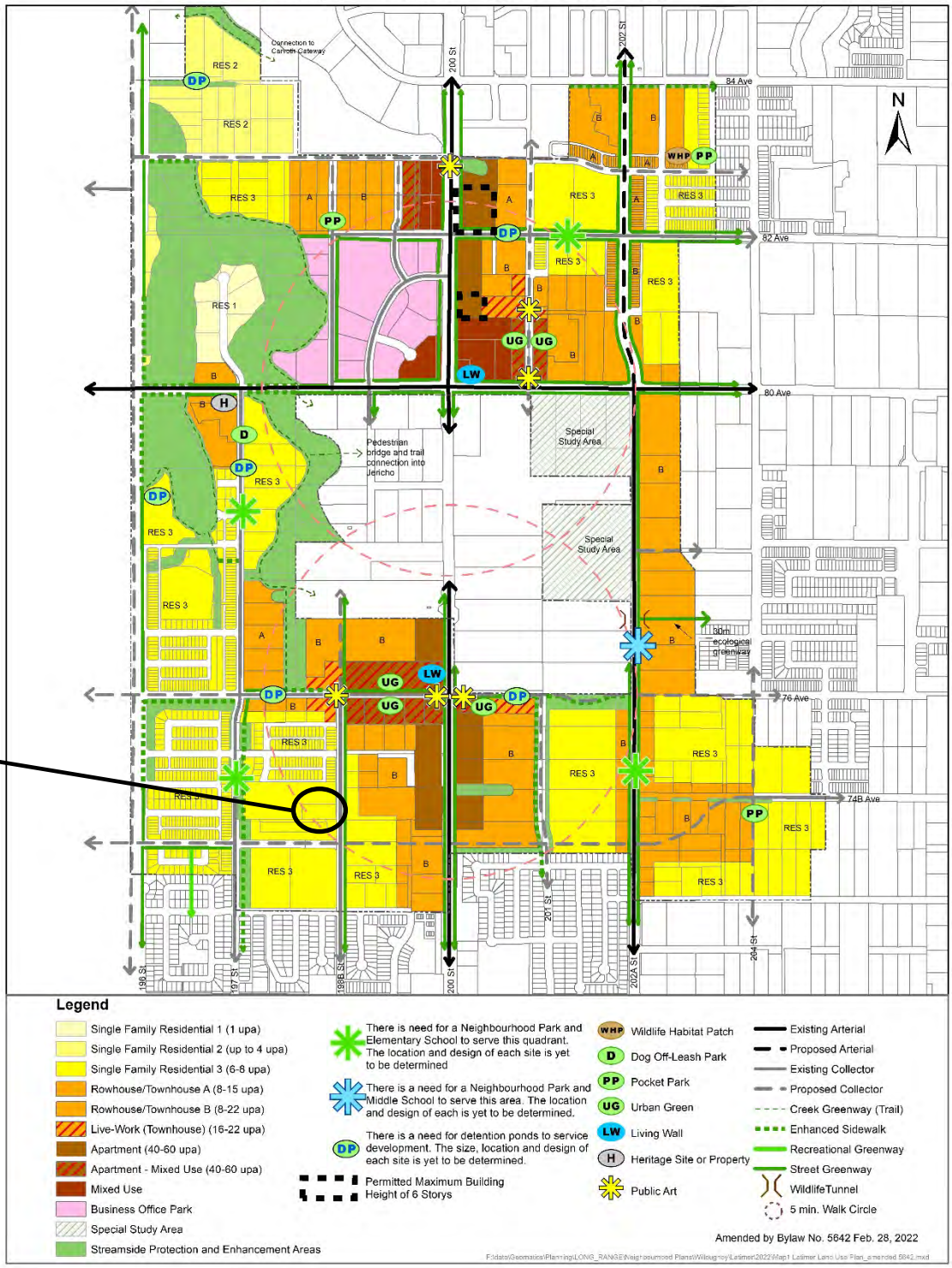
The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5788 and Development Permits No. 101263, 101233, and 101335.

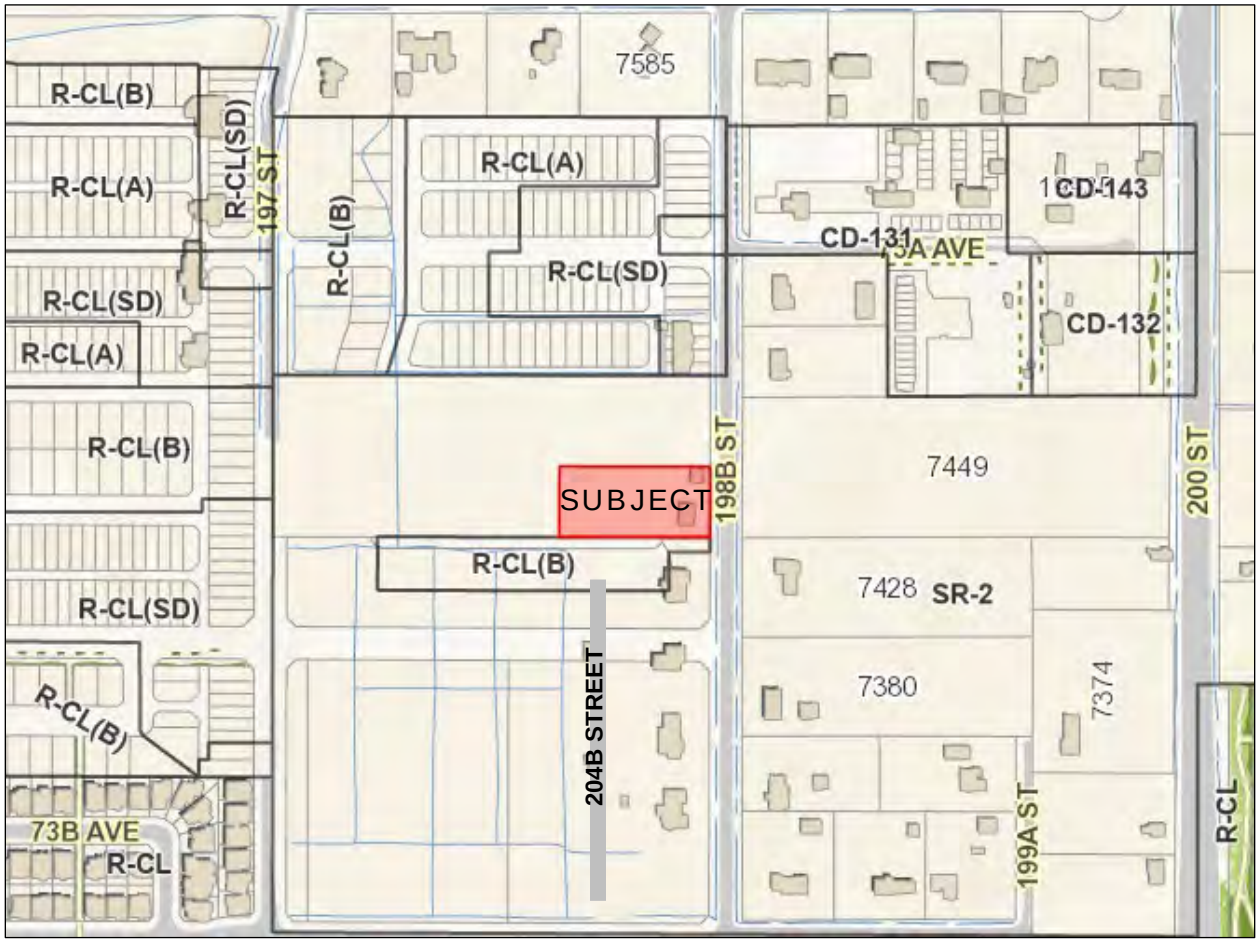
SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
206 St
204 St
209 St
211 St
212 St
215 St
200 St
202A St
198B St
208 St
196 St
202B St
197 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Interchange (Proposed)
Transit Vilage
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439, 5642

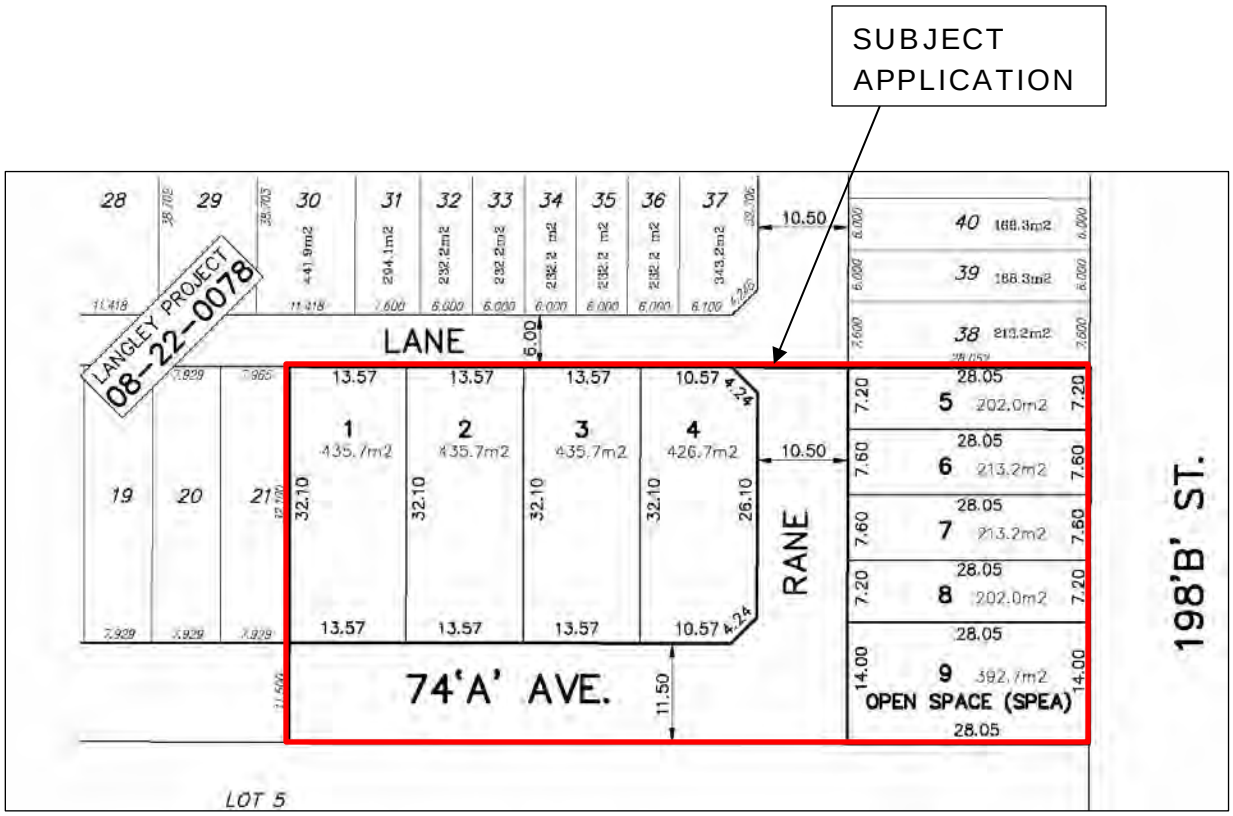
Map 1 - Latimer Land Use Plan

SUBJECT





ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT



RENDERING (SEMI-DETACHED UNITS) – SUBMITTED BY APPLICANT

REFERENCE:

Owner:	1273694 BC Ltd. 19766 – 83 Avenue Langley BC V2Y 1Z2
Agent:	Coastland Engineering & Surveying Ltd. 101, 19292 – 60 Avenue Surrey BC V3S 3M2
Legal Description:	Lot 39 Section 22 Township 8 New Westminster District Plan 60187
Civic Address:	7445 – 198B Street
Area:	0.4 ha (1.0 ac)
Willoughby Community Plan:	Residential
Latimer Neighbourhood Plan:	Single Family Residential 3 (6 – 8 upa)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Residential Compact Lot Zones R-CL(A) and R-CL(SD)

BACKGROUND/HISTORY:

The subject lands are currently zoned Suburban Residential Zone SR-2 and designated Single Family Residential 3 (6 – 8 units per acre (upa)) in the Latimer NP.

DISCUSSION/ANALYSIS:

Coastland Engineering & Surveying Ltd. has applied on behalf of the owner to rezone 0.4 ha (1.0 ac) of land located at 7445 – 198B Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of eight lots (four single family lots and four semi-detached lots). A development permit for the site has been applied for in conjunction with the rezoning application to provide Council the opportunity to review the form, character, and siting of the semi-detached units. Development permits for the single family detached lots and streamside protection (to accommodate relocation and reconstruction of a Class B (yellow-coded) watercourse on the site) are being processed in conjunction with the application.

Adjacent Uses:

North:	Residential property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2 currently under application (ToL Projects No. 08-22-0078 and 08-22-0108);
South:	74A Avenue beyond which is property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned R-CL(B) currently under application (ToL Project No. 08-22-0096);
East:	198B Street, beyond which are properties designated Single Family Residential 3 (6 – 8 upa) and Rowhouse/Townhouse B (8 – 22 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2; and

West: Residential property designated Single Family Residential 3 (6 – 8 upa) in the Latimer NP and zoned Suburban Residential Zone SR-2 currently under application (ToL Projects No. 08-22-0078 and 08-22-0108);

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-2. Bylaw No. 5788 proposes to rezone the site to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of eight lots (four single family lots and four semi-detached lots). The project complies with the provisions of the site's Single Family 3 (6 – 8 upa) land use designation in the Latimer NP, and with the provisions of the proposed to Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, lot coverage, parking, height, use, and density (20 units per hectare (uph) / 8 upa proposed).

Development Permit (Semi-Detached Units):

The semi-detached portion of the development consists of four semi-detached residential units in two buildings. All units will have main floor living areas with bedrooms and bathrooms on upper floors as well as basements. Secondary suites are not permitted within semi-detached units. As a condition of the rezoning application the applicant is required to register restrictive covenants on the lots prohibiting the development of secondary suites within the individual semi-detached units.

All semi-detached units are ground-oriented with defined front entrances facing the street. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit. The rear yards, detached garages, and external parking spaces will be accessed via the lane from the rear of the units.

The street facing elevations feature design elements such as gabled roofs, covered entrances with front porches, and strongly identifiable entrances. Exterior finishing materials include horizontal and shake hardi-siding, battens, and wood trim. The variations in colours and materials as well as the building massing proposed is used to highlight the individual units as well as the architectural features of the buildings. The proposed building heights (2.5-storeys), site coverage (ranging from 44% to 47%), and siting comply with the requirements of the Residential Compact Lot Zone R-CL(SD).

The on-site landscape plans propose planting shrubs, trees, and grass in the front, flanking, and rear yards of each lot. Rear yard landscaping is designed to provide private backyard space. The backyards are fully fenced and graded to provide separation between the individual yards and parking areas.

Development Permit (Single Family Lots):

The entirety of the Latimer 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 and 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 D). 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 (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 Development Areas" (SPEA), follows the Township watercourse classification system (i.e., Class A, Class B, Class C) which is based on channel type, water flow, and fish presence. Map 2 (Watercourse Setbacks) of the Latimer NP depicts the protection, relocation, and consolidation of SPEAs consistent with the objectives, policies, and guidelines of OCP Schedule 3 to accommodate the Latimer Land Use Plan.

A Class B (yellow-coded) roadside watercourse is located adjacent to the project site within 198B Street. The NP designates a 12 m (39 ft) wide SPEA for the 198B Street roadside watercourse. As shown in Schedule A of Attachment C, the SPEA on and adjacent to the project site encompasses 523 m^2 (5,629 ft^2).

To accommodate the site plan and 198B Street improvements, the applicant has submitted a proposal to relocate and reconstruct the SPEA on the project site. Staff note the applicant's submission proposes an alternative SPEA location and size to that envisioned by the NP. As shown in Schedule B of Attachment C, the proposed SPEA encompasses 393 m^2 (4,230 ft^2) in the southeast portion of the site. The proposed SPEA will connect to the adjacent SPEA being dedicated as part of ToL Project No. 08-22-0071. The proposal provides approximately 130 m^2 (1,399 ft^2) less SPEA than envisioned the by the NP but the area deficit is offset through an enhancement effort that exceeds minimum OCP Schedule 3 requirements.

Dedication of the SPEAs, acceptance of streamside restoration, enhancement plans, and details including longer term monitoring and maintenance of the area, and security have also 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 OCP Schedule 3 and Latimer NP. 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. 101233 is attached to this report (see Attachment C) for Council’s consideration.

Greenhouse Gas Development Permit:

The subject property is located in Development Permit Area “O” of the Willoughby Community Plan, which establishes objectives to promote energy conservation and reduction of greenhouse gas emissions through the issuance of a development permit. Council through Bylaw No. 5246 (Development Permit Delegation bylaw) delegated issuance of Energy Conservation and GHG Emissions Development Permits to the Delegated Official (defined in the bylaw as the General Manager of Engineering and Community Development or Approving Officer, or designates). Staff note that the Energy Conservation and GHG Emissions Permit is being processed

concurrently and its issuance is required prior to building permit as indicated in Development Permits No. 101263 and 101335.

Subdivision:

The applicant is proposing to subdivide the subject parcel to create four single family lots and four semi-detached lots. The lot reconfiguration is arranged to match the proposed zoning. The four proposed single family lots front on to 74A Avenue and the four proposed semi-detached lots front 198B Street. As a condition of development, a no-build restrictive covenant is required to be registered on the lots until such time as the required road and associated services, which are to be provided through adjacent developments, can be provided to the future lots. Staff note that a rezoning / subdivision application (ToL Project No. 08-22-0078) is currently being processed on the adjacent site to the north and west. Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Access and Parking:

Vehicular access will be provided for each lot via rear lanes. The application complies with the Latimer NP and Zoning Bylaw by providing nine parking spaces for the semi-detached units (outdoors and within garages) as outlined below:

	Parking Spaces Required	**Parking Spaces Provided**
Residential Spaces four semi-detached units @ 2 spaces / unit	8	8
Visitor Parking Spaces @ 0.2 spaces / unit	1	1
Total	9	9

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy 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 per single family lot and $5,776 per semi-detached unit for a total of $50,336.

Landscaping:

The landscape plans propose planting trees, shrubs, and groundcovers on the perimeter of the buildings. A walkway provides a pedestrian connection from the municipal sidewalk to the front door of each unit.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that no significant trees exist on the subject site. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 30 replacement trees are required and 30 replacement trees are proposed. In addition, approximately eight street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings

Policy). Post development approximately 38 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, greenways, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Latimer NP. A community stormwater detention facility exists in the 7700 block of 197 Street to support the proposed development and overall catchment area. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to the issuance of the Building Permit.

Environmental Considerations:

Further to the conditions and particulars of the previously noted streamside development permit, 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.

School Sites:

School District 35 has provided comments (see Attachment E) estimating that the proposed development will generate approximately four new students for Donna Gabriel Robins Elementary School (located approximately 1.5 km northeast of the subject site), one student for Peter Ewart Middle School (located approximately 750 m northeast of the site) and two students for RE Mountain Secondary School (located approximately 650 m northeast of the site).

Parks:

Willoughby Community Park is located approximately 450 m northeast of the development site.

Transit:

Transit service is provided along 200 Street (approximately 400 m northeast of the site) via the 501 bus route.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on November 2, 2021. In accordance with the Policy, the applicant mailed 20 notices to the surrounding area and posted

notification in the local newspaper. The results indicating that no members of the public attended are compiled and provided as Attachment F.

Policy Considerations:

The proposed rezoning and development permits will facilitate the development of eight lots (four single family lots and four semi-detached lots) and complies with the land use and density provisions of the Willoughby Community Plan and the Latimer NP. In staff's opinion, the proposed development is in compliance with the Development Permit Guidelines of the Willoughby Community Plan and with the provisions of the proposed Residential Compact Lot Zones R-CL(A) and R-CL(SD) in terms of siting, site coverage, parking, height, use, and density.

Staff recommend that Council give first and second reading to Bylaw No. 5788 (subject to eight (8) development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5788) of accompanying Development Permit No. 101263 for four semi-detached lots, Development Permit No. 101335 for four single family lots, and Development Permit No. 101233 (streamside protection), and authorize staff to proceed with the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 101263 (Semi-Detached)
ATTACHMENT B	Development Permit No. 101335 (Single Family)
ATTACHMENT C	Development Permit No. 101233 (Streamside)
ATTACHMENT D	Willoughby Development Permit Area B – Residential Guidelines
ATTACHMENT E	School District 35 Comments
ATTACHMENT F	Public Information Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101263

This Permit is issued this _____day of _____, 2022 to:

1. Name: 1273694 BC Ltd.

   Address: 19766 – 83 Avenue
   Langley BC V2Y 1Z2

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: Portion of Lot 39 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: Portion of 7445 – 198B 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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. Building plans being in substantial compliance with Schedule “A”;
   b. 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. 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);

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
   b. 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);
   c. Registration of an easement securing the required visitor parking stalls;
   d. Registration of party wall and common elements maintenance agreements on title of all lots;
   e. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
   f. On-site landscaping being secured by a letter of credit at the Building Permit stage;
   g. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
   h. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
   i. Payment of supplemental Development Permit fees, Development Cost Charges, and building permit administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

Attachments:

SCHEDULE A	Architectural Plans
SCHEDULE B	Landscape Plans

Rezoning & Subdivision
7445 198B Street
Lots 5 6 7 & 8

Lot 5 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 5

Zoning	Zoning R-CL(SD)			
Site width	7.20	m.	23.6	ft.
Site length	28.05	m.	92.0	ft.
Site Area	202.0	m²	2,174	s.f.
ALLOWABLES				
Areas				
Lot coverage 55%	111.1	m²	1196	s.f.
Building Heights				
MBE	79.40	m.	260.5	ft.
Principle building sloped roof	9.80	m.	32.2	ft.
Height of accessory building	3.75	m.	12.3	ft.
Required Yards				
Front yard	2.5	m.	8.2	ft.
Rear yard	13.0	m.	42.7	ft.
Side yard	1.2	m.	3.94	ft.
PROPOSED				
Lot coverage 55%	94.8	m²	1021	s.f.
Building Heights				
Average proposed grade	(81.31 + 81.50 + 81.09 + 80.95) / 4 = 81.21			
Basement elevation	79.50	m.	260.83	ft.
Main house roof peak	8.64	m.	28.35	ft.
Accessory building	3.45	m.	11.32	ft.
Proposed Yards				
Front yard	2.8	m.	9.19	ft.
Rear yard	13.0	m.	42.65	ft.
Side yard	1.2	m.	3.94	ft.

Lot 6 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 6

Zoning	Zoning R-CL(SD)			
Site width	7.60	m.	24.9	ft.
Site length	28.05	m.	92.0	ft.
Site Area	213.2	m²	2,295	s.f.
ALLOWABLES				
Areas				
Lot coverage 55%	117.2	m²	1262	s.f.
Building Heights				
MBE	79.50	m.	260.8	ft.
Principle building sloped roof	9.80	m.	32.2	ft.
Height of accessory building	3.75	m.	12.3	ft.
Required Yards				
Front yard	2.5	m.	8.2	ft.
Rear yard	13.0	m.	42.7	ft.
Side yard	1.2	m.	3.94	ft.
PROPOSED				
Lot coverage 55%	108.6	m²	1168	s.f.
Building Heights				
Average proposed grade	(81.31 + 81.50 + 81.09 + 80.95) / 4 = 81.21			
Basement elevation	79.50	m.	260.83	ft.
Main house roof peak	8.64	m.	28.35	ft.
Accessory building	3.45	m.	11.32	ft.
Proposed Yards				
Front yard	2.8	m.	9.19	ft.
Rear yard	13.0	m.	42.65	ft.
Side yard	1.2	m.	3.94	ft.

Lot 7 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 7

Zoning	Zoning R-CL(SD)			
Site width	7.60	m.	24.9	ft.
Site length	28.05	m.	92.0	ft.
Site Area	213.2	m²	2,295	s.f.
ALLOWABLES				
Areas				
Lot coverage 55%	117.2	m²	1262	s.f.
Building Heights				
MBE	79.60	m.	261.2	ft.
Principle building sloped roof	9.80	m.	32.2	ft.
Height of accessory building	3.75	m.	12.3	ft.
Required Yards				
Front yard	2.5	m.	8.2	ft.
Rear yard	13.0	m.	42.7	ft.
Side yard	1.2	m.	3.94	ft.
PROPOSED				
Lot coverage 55%	94.8	m²	1021	s.f.
Building Heights				
Average proposed grade	(81.55 + 81.85 + 81.25 + 81.00) / 4 = 81.41			
Basement elevation	79.80	m.	261.81	ft.
Main house roof peak	8.64	m.	28.35	ft.
Accessory building	3.45	m.	11.32	ft.
Proposed Yards				
Front yard	2.8	m.	9.19	ft.
Rear yard	13.0	m.	42.65	ft.
Side yard	1.2	m.	3.94	ft.

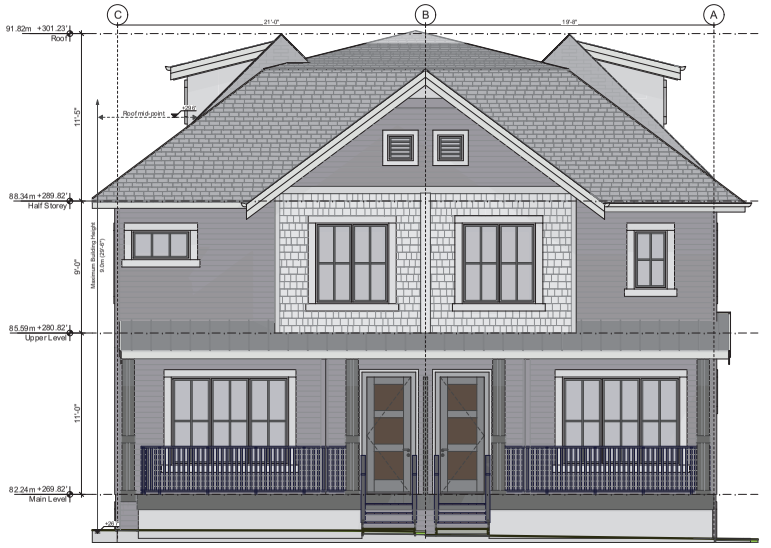
Lot 8 Zoning Summary

Semi-Detached Single Family Dwellings

7445 198B Street Lot 8

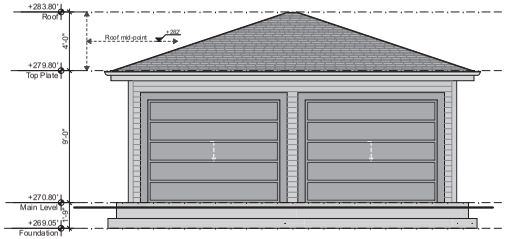
Zoning	Zoning R-CL(SD)			
Site width	7.20	m.	23.6	ft.
Site length	28.05	m.	92.0	ft.
Site Area	202.0	m²	2,174	s.f.
ALLOWABLES				
Areas				
Lot coverage 55%	111.1	m²	1196	s.f.
Building Heights				
MBE	79.80	m.	261.8	ft.
Principle building sloped roof	9.80	m.	32.2	ft.
Height of accessory building	3.75	m.	12.3	ft.
Required Yards				
Front yard	2.5	m.	8.2	ft.
Rear yard	13.0	m.	42.7	ft.
Side yard	1.2	m.	3.94	ft.
PROPOSED				
Lot coverage 55%	94.8	m²	1021	s.f.
Building Heights				
Average proposed grade	(81.55 + 81.85 + 81.25 + 81.00) / 4 = 81.41			
Basement elevation	79.80	m.	261.81	ft.
Main house roof peak	8.64	m.	28.35	ft.
Accessory building	3.45	m.	11.32	ft.
Proposed Yards				
Front yard	2.8	m.	9.19	ft.
Rear yard	13.0	m.	42.65	ft.
Side yard	1.2	m.	3.94	ft.





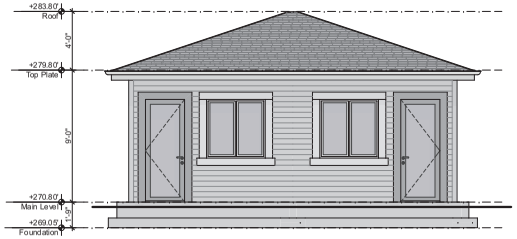
Lots 5 & 6 East

1/4" = 1'-0"



West

1/4" = 1'-0"



East

1/4" = 1'-0"



Lots 7 & 8 East

1/4" = 1'-0"

Coventry Gray HC-163
Hardie Siding

White Heron OC-57
Board & Batten

Stormy Sky 9/0
Post & Deck Railings

Graytint
Window Trim

CertainTeed Colonial Slate
Asphalt Shingles

Legal Address

LOT 39 SECTION 22 TWP 8
NEW WESTMINSTER DISTRICT
PLAN WP60187
PID 002-380-765

Sheet Index	
Layout ID	Layout Name
A01	Cover Sheet
A02	Site Plan
A03	Lots 5 & 6 Elevations
A04	Lots 7 & 8 Elevations
A05	Typical Main Level Plans
A06	Typical Upper Level Plan
A07	Typical Half Storey Plans
A08	Typical Basement Plans
A09	Typical Roof Plans
A 10	Sections
A 11	Sections

Rezoning & Subdivision
7445 198B Street
Langley, BC

The design and specifications of all drawings conform to BCBC 2018

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Cover Sheet

Status	Date
Issued for Development Permit	2021-12-06

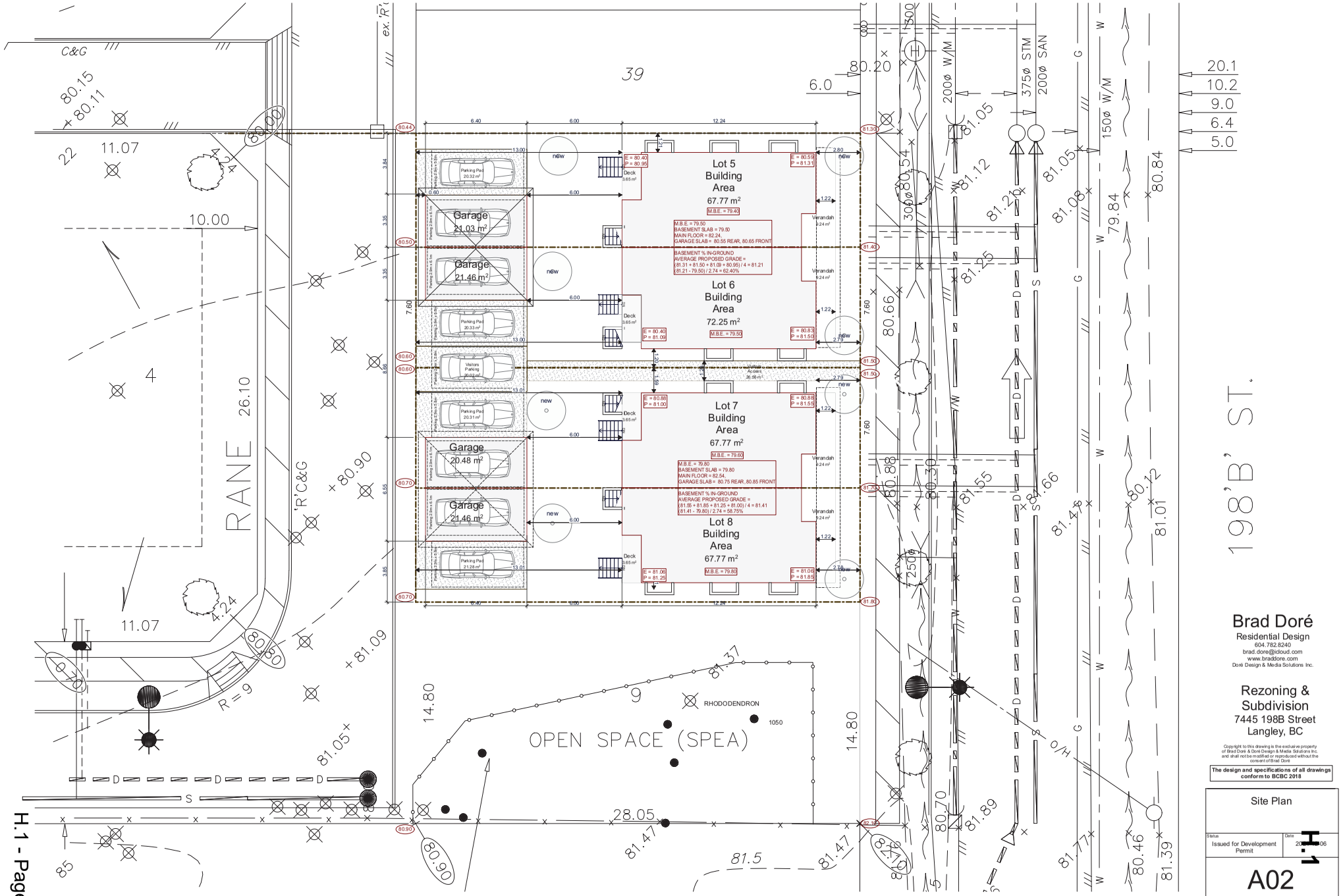
SCHEDULE A

H.1

A01

Brad Doré
Residential Design
604.782.8240
brad.dore@icloud.com
www.braddore.com
Doré Design & Media Solutions Inc.

7445 198B Street Lots 5 & 6.pln Monday, December 6, 2021 6:28 AM



Brad Doré
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Rezoning & Subdivision
7445 198B Street
Langley, BC

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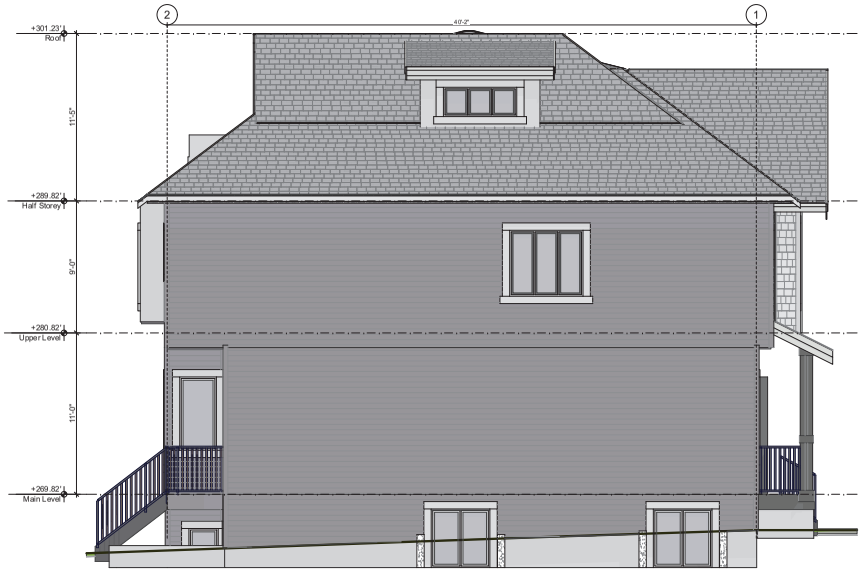
The design and specifications of all drawings conform to BCBC 2018

Site Plan

Status	Date
Issued for Development Permit	2021-12-06

H.1

A02



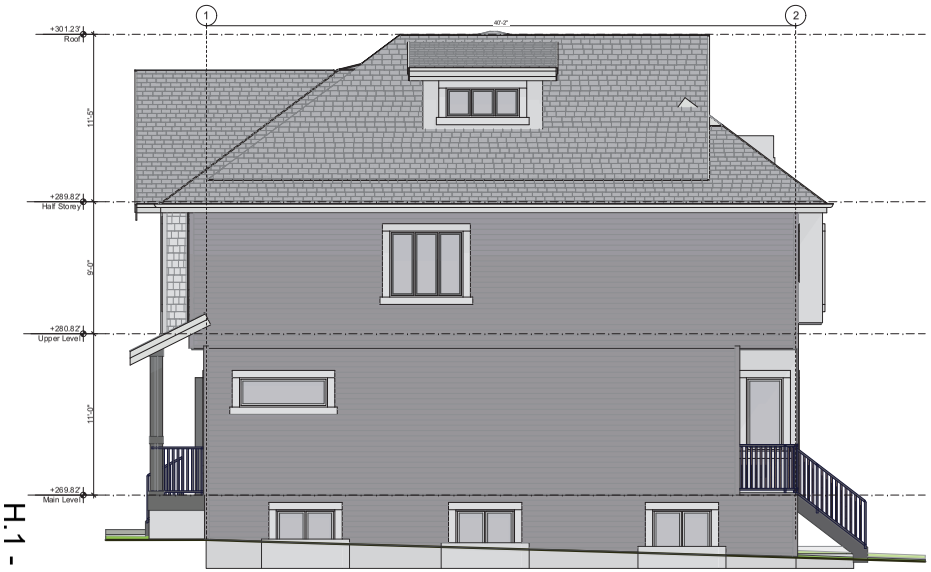
South

1/4" = 1'-0"



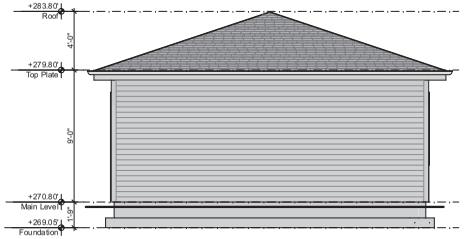
West

1/4" = 1'-0"



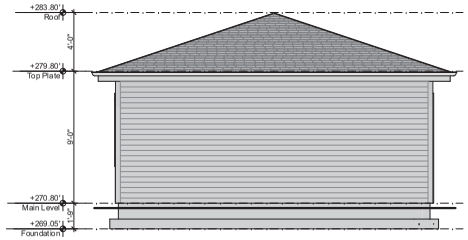
North

1/4" = 1'-0"



North

1/4" = 1'-0"



South

1/4" = 1'-0"

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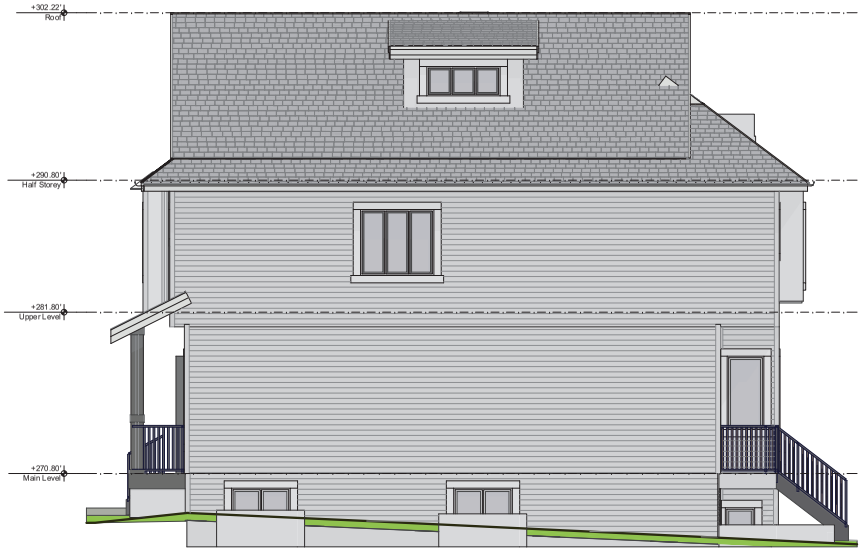
Lots 5 & 6 Elevations

Status	Date
Issued for Development Permit	2021-12-06

H.1

A03

7445 198B Street Lots 5 & 6.pln Monday, December 6, 2021 6:29 AM



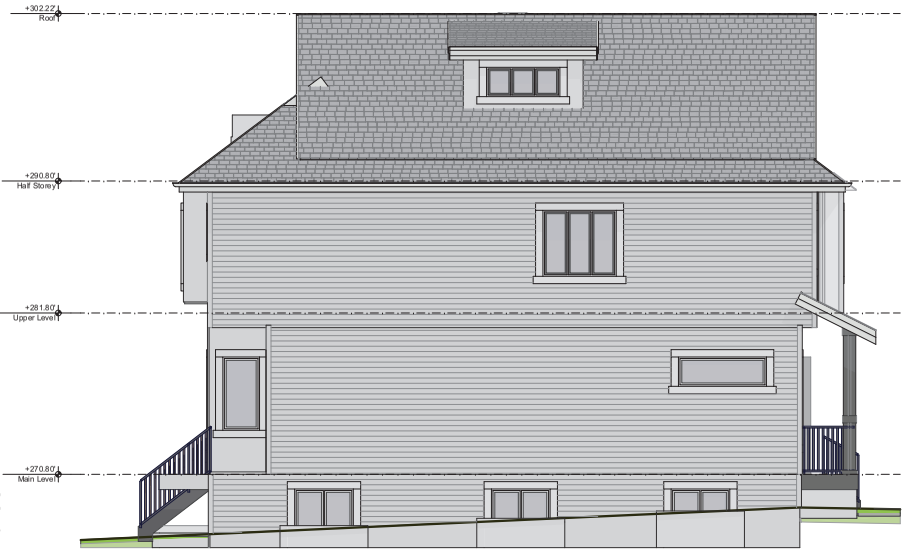
South

1/4" = 1'-0"



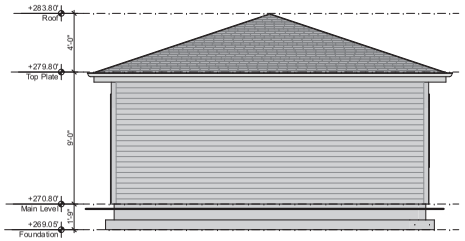
West

1/4" = 1'-0"



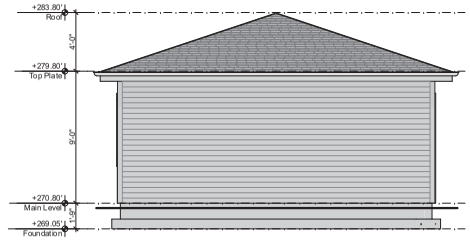
North

1/4" = 1'-0"



North

1/4" = 1'-0"



South

1/4" = 1'-0"

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Rezoning & Subdivision
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Langley, BC

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Lots 7 & 8 Elevations

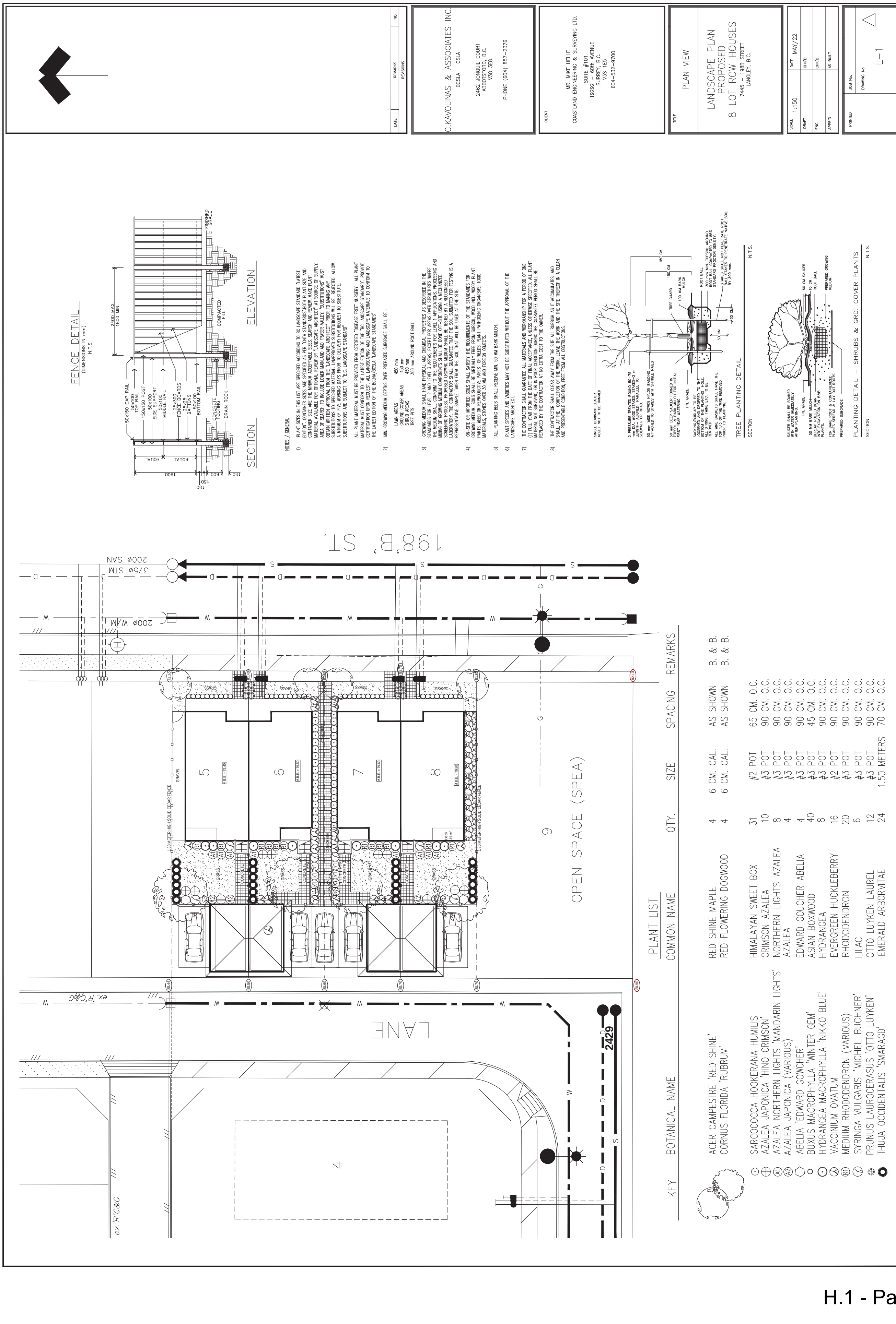
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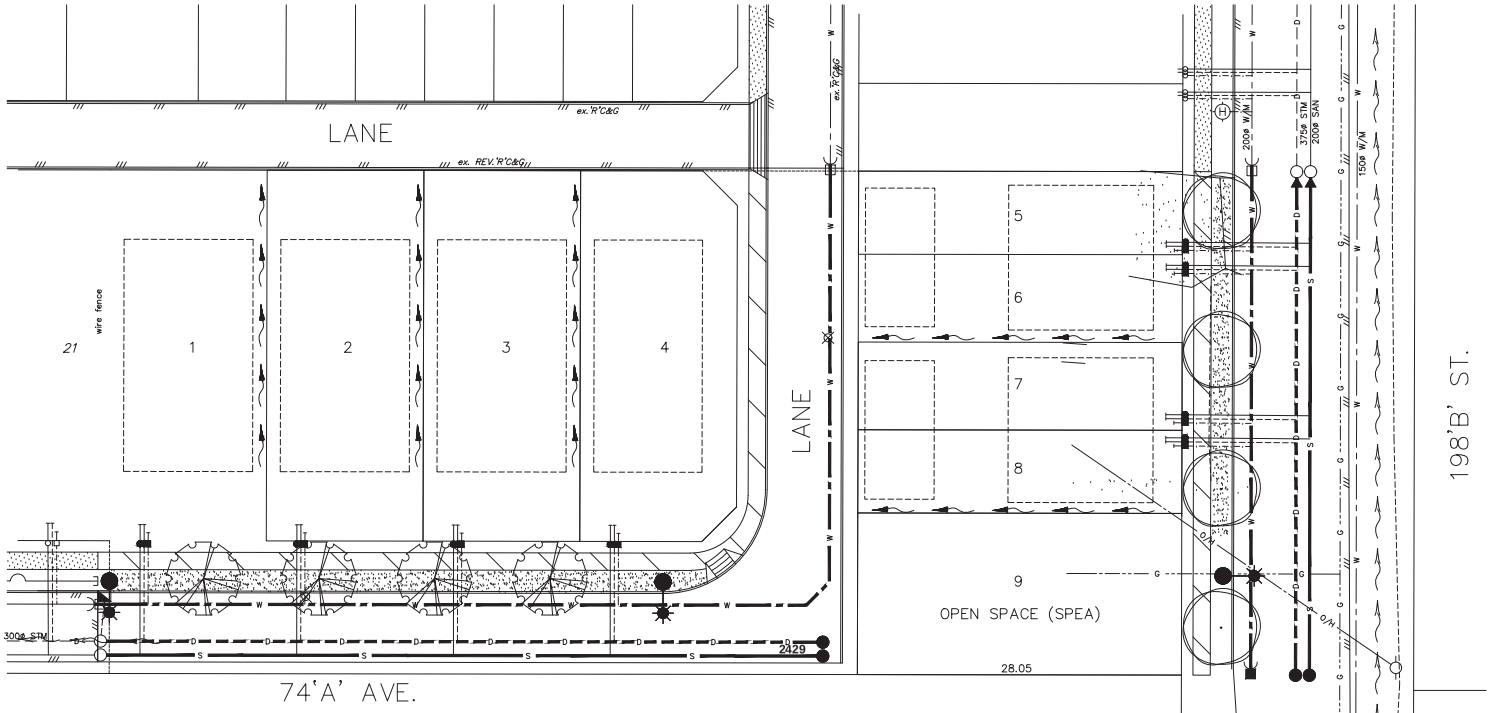
Date 2021-12-06

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A04

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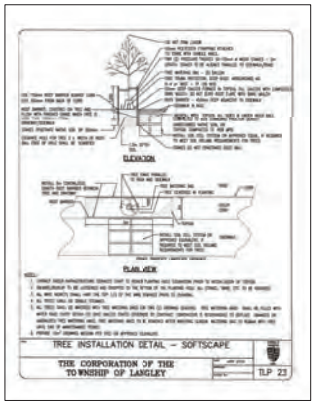

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376
CLIENT
MR. MIKE HELLE
COASTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19292 - 60th AVENUE
SURREY, B.C.
V3S 1E5
604-532-9700
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
8 LOT ROW HOUSES
7445 - 198B STREET
LANGLEY, B.C.
SCALE 1:150
DATE MAY/22
L-1
FENCE DETAIL
SECTION
ELEVATION
NOTES / GENERAL
TREE PLANTING DETAIL
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
198'B' ST.
LANE
OPEN SPACE (SPEA)
PLANT LIST
KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | SPACING | REMARKS
ACER CAMPESTRE 'RED SHINE' | RED SHINE MAPLE | 4 | 6 CM. CAL. | AS SHOWN | B. & B.
CORNUS FLORIDA 'RUBRUM' | RED FLOWERING DOGWOOD | 4 | 6 CM. CAL. | AS SHOWN | B. & B.
SARCOCOCCA HOOKERANA HUMILIS | HIMALAYAN SWEET BOX | 31 | #2 POT | 65 CM. O.C.
AZALEA JAPONICA 'HINO CRIMSON' | CRIMSON AZALEA | 10 | #3 POT | 90 CM. O.C.
A1 AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS' | NORTHERN LIGHTS AZALEA | 8 | #3 POT | 90 CM. O.C.
A2 AZALEA JAPONICA (VARIOUS) | AZALEA | 4 | #3 POT | 90 CM. O.C.
ABELIA 'EDWARD GOWCHER' | EDWARD GOUCHER ABELIA | 4 | #3 POT | 90 CM. O.C.
BUXUS MACROPHYLLA 'WINTER GEM' | ASIAN BOXWOOD | 40 | #3 POT | 45 CM. O.C.
HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | HYDRANGEA | 8 | #3 POT | 90 CM. O.C.
VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 16 | #2 POT | 90 CM. O.C.
R1 MEDIUM RHODODENDRON (VARIOUS) | RHODODENDRON | 20 | #3 POT | 90 CM. O.C.
SYRINGA VULGARIS 'MICHEL BUCHNER' | LILAC | 6 | #3 POT | 90 CM. O.C.
PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 12 | #3 POT | 90 CM. O.C.
THUJA OCCIDENTALIS 'SMARAGD' | EMERALD ARBORVITAE | 24 | 1.50 METERS | 70 CM. O.C.

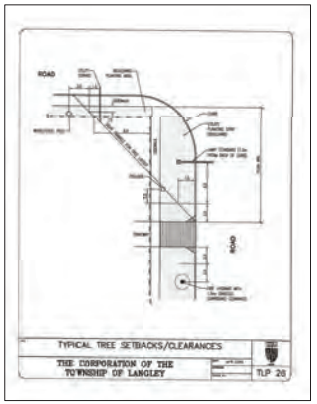


STREET TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	4	6 CM. CAL.	10 METERS O.C.	B. & B.
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	4	6 CM. CAL.	12 METERS O.C.	B. & B.


TREE PLANTING NOTES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 22


TREE INSTALLATION DETAIL – SOFTSCAPE
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 23


TYPICAL TREE SETBACKS/CLEARANCES
THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TLP 26

MAY/22	T.O.L. COMMENTS	2
NOV/21	REVISED LOT LINES	1
DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT

MR. MIKE HELLE
COASTLAND ENGINEERING & SURVEYING LTD.
SUITE #101
19292 – 60th AVENUE
SURREY, B.C.
V3S 1E5
604-532-9700

TITLE

PLAN VIEW

TREE LOCATION PLAN
STREET TREE PLAN
8 LOT SUBDIVISION
7445 – 198B STREET
LANGLEY, B.C.

T.O.L. # 08-22-0097

SCALE 1:200	DATE MAY/19
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED

JOB No.

DRAWING No. ST-1 2

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101335

This Permit is issued this _____day of _____, 2022 to:

1. Name: 1273694 BC Ltd.

   Address: 19766 – 83 Avenue
   Langley BC V2Y 1Z2

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: Portion of Lot 39 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: Portion of 7445 – 198B 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 and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

   a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer 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; and
   c. Payment of supplemental development fees prior to issuance.

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

   a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

ATTACHMENT C

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101233

1. This Permit is issued this _____ day of _____, 2022 to:

   Name: 1273694 BC Ltd.

   Address: 19766 – 83 Avenue
   Langley BC V2Y 1Z2

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

   LEGAL DESCRIPTION: Lot 39 Section 22 Township 8 New Westminster District Plan 60187

   CIVIC ADDRESS: 7445 – 198B 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. 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. Dedication 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 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 45 days of SPEA disturbance.

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.

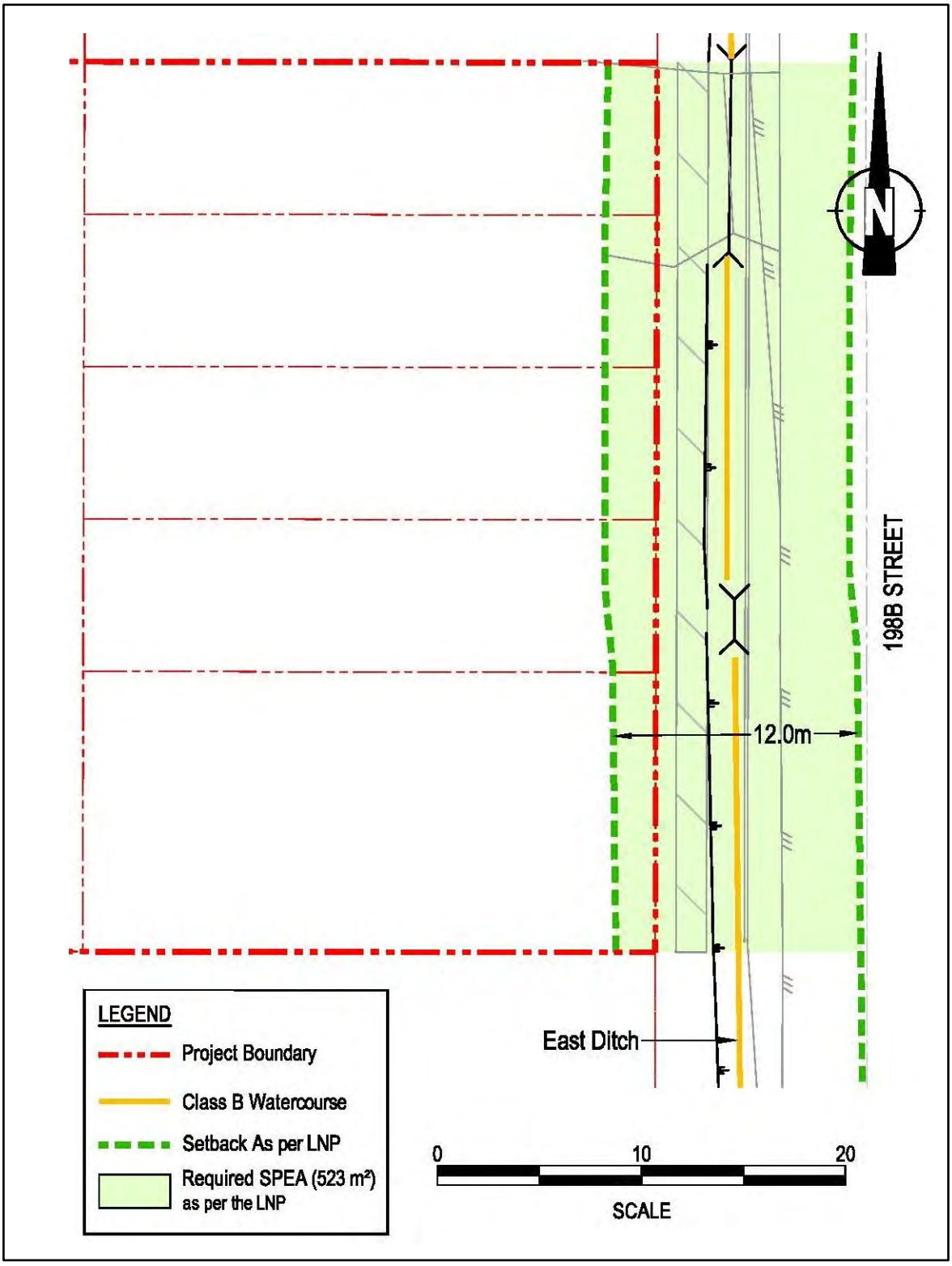
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS____DAY OF_____, 2022.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area
SCHEDULE C	Proposed Streamside Enhancement Plan

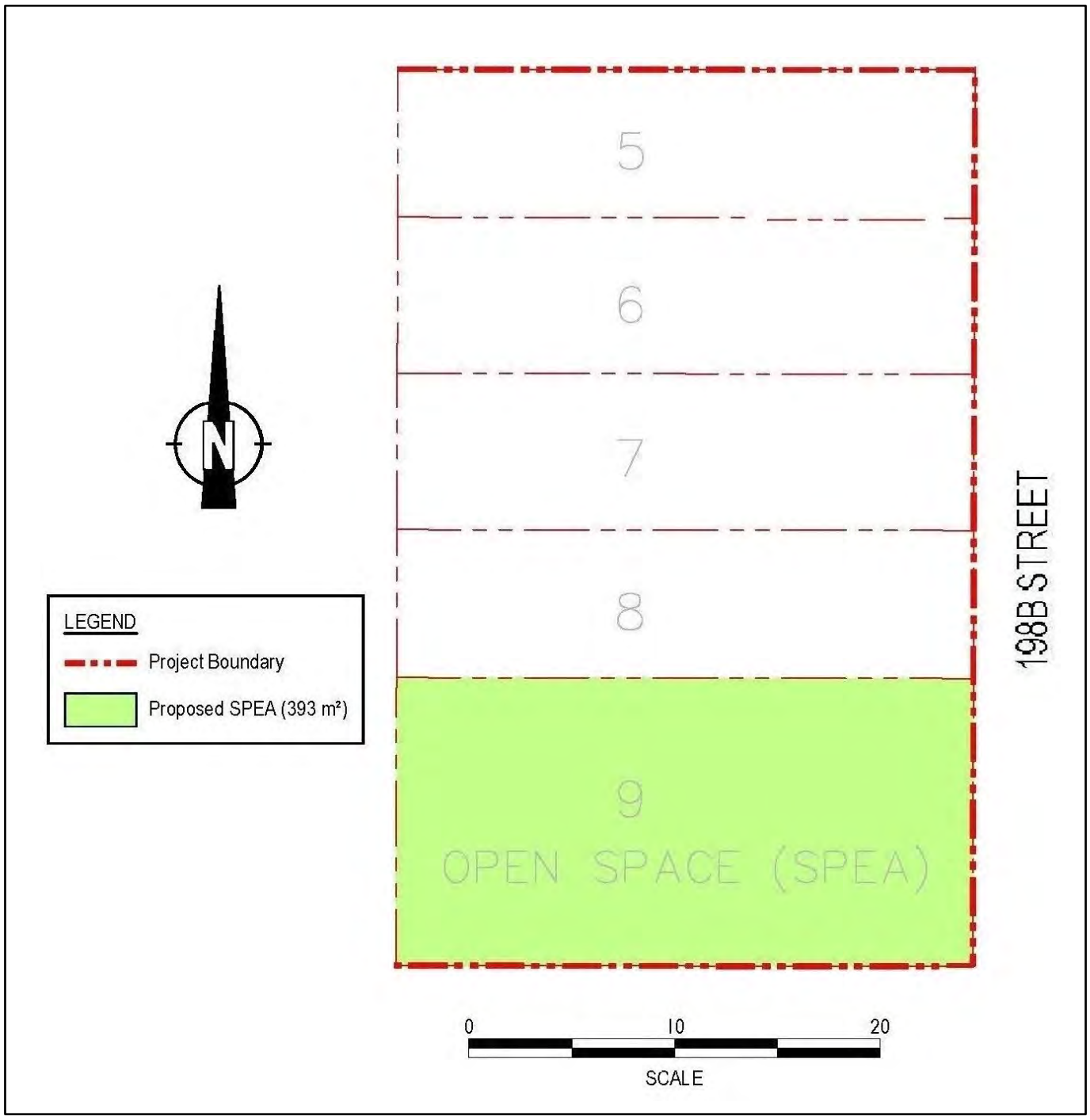
SCHEDULE A



Township of Langley
Est. 1873

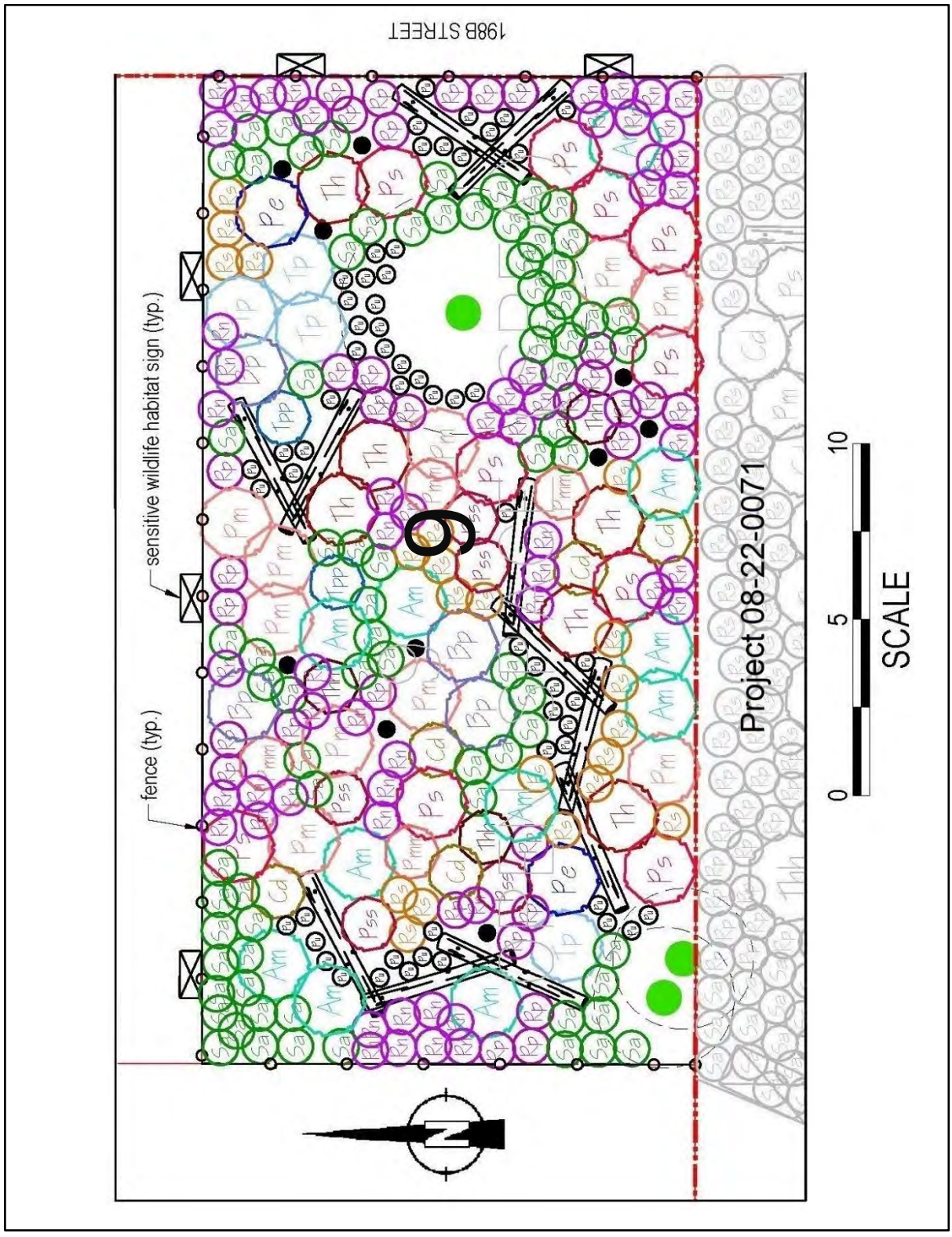
REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B



Township of Langley
Est. 1873

PROPOSED STREAMSIDE PROTECTION AREA



Township of Langley

Est. 1873

PROPOSED STREAMSIDE ENHANCEMENT PLAN

The objective of this development permit area designation is to encourage retention of existing "estate character" homes, by allowing innovative "infill" residential units to be developed on the property in a manner that will maintain the character of the existing streetscape and surrounding neighbourhood.

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 488(1)(e) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of intensive and multi family residential development.
The objective of this development permit area designation is to encourage development of attractive and safe multi family areas.
Unless the owner first obtains a development permit, land within this development permit area shall not be subdivided, and construction of, addition to or alteration of a multi family dwelling (including a townhouse, rowhouse, apartment, duplex, triplex or fourplex) must not be started.
Development permit guidelines are as follows:

4.1.2.1 GENERAL

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

4.1.2.2 SINGLE FAMILY DEVELOPMENT

General

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

Architectural Details

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

Parking and Traffic/Pedestrian Circulation

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

Landscaping

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

Building Form

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

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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.

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- 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

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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 180 cm (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.

o Pedestrian entrances shall be separate from vehicular access points.
o 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.

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28/09/15

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

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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).

- Developments which include multiple buildings on the same site shall include significant variation in the exterior design, façade, roofline articulation, material and colour of buildings.
- Units shall be oriented towards public roads, street greenways, natural areas, and greenlinks/commons where applicable.
- Scale building height and massing in proportion to open spaces.
- A pedestrian connection shall be provided from each development site to adjacent streets, street greenways, or public spaces. Public, semi-public and private space shall be clearly delineated.
- Tandem parking on end units is not permitted.

Landscaping

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

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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 Permit Areas are hereby designated as development permit areas under Section 488(1) (f) of the Local Government Act. Act to establish objectives and provide guidelines for the form and character of development.

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06/02/06

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30/05/11

9 September, 2021

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 08-22-0097 / MINHAS/SIDHU

Civic: 7445 - 198B Street

LEGAL: Lot 39 Section 22 Township 8 NWD Plan 60187

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	**8**	**4**	**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

Coastland
engineering & surveying ltd.

M.E. HELLE, A.Sc.T., CPWI 3

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Incorporated 1976 · Civil Engineering Consultants · Land Development · Municipal Engineering

November 3, 2021

Our File: 2774
Langley File: 08-22-0097

Township of Langley
Development Services/Community Development
20338 – 65 Avenue
Langley, BC V2Y 3J1

Attention: Joel Nagtegaal

Further to the Public Information Meeting (P.I.M.) held on November 2nd, 2021, for the above referred file number, the following is a summary of the meeting:

- Not one person, aside from the developers and 2 consultants, attended this meeting.

We trust the above information is found to the Township's satisfaction on our reporting of the P.I.M. held November 2nd, 2021.

Yours truly,

COASTLAND ENGINEERING & SURVEYING LTD.

Michael E. Helle, A.Sc.T., CWPI 3

MEH/cme

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1046035 BC LTD.) BYLAW 2020 NO. 5613

EXPLANATORY NOTE

Bylaw 2020 No. 5613 rezones a 0.38 ha (0.92 ac) property located at 20483 – 68 Avenue to Residential Zone R-1A to facilitate the subdivision of seven (7) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1046035 BC LTD.) BYLAW 2020 NO. 5613

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 (1046035 BC Ltd.) Bylaw 2020 No. 5613”.

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

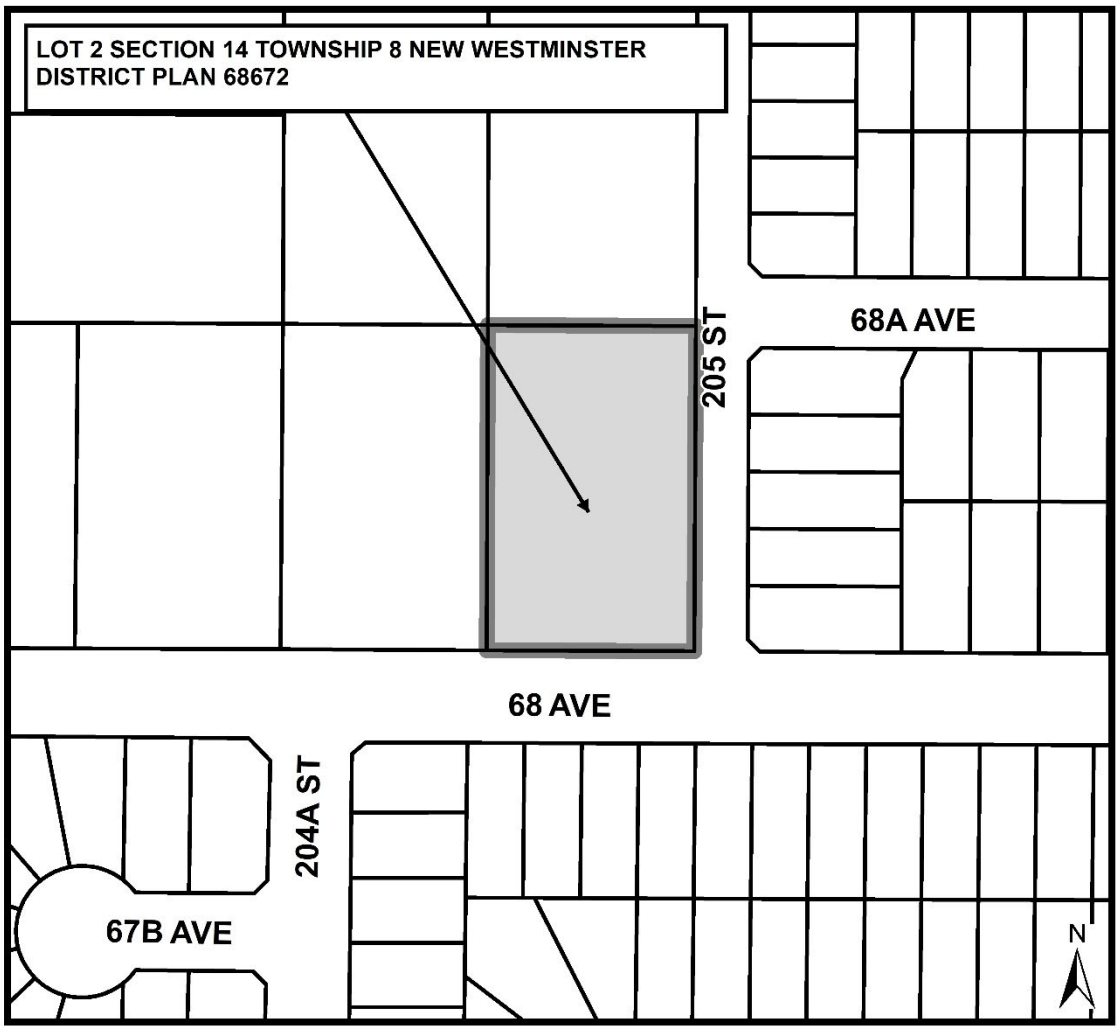
   Lot 2 Section 14 Township 8 New Westminster District Plan 68672

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

READ A FIRST TIME the	15	day of	June	, 2020.
READ A SECOND TIME the	15	day of	June	, 2020.
NOTICE WAS ADVERTISED on the	18, 25	day of	June	, 2020.
READ A THIRD TIME the	29	day of	June	, 2020.
ADOPTED the		day of		, 2022.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5613



BC AERO
BRITISH COLUMBIA AIRLIFT
EMERGENCY RESPONSE OPERATIONS

Mayor Jack Froese
Township of Langley
20338 65 Ave.
Langley, BC

June 10, 2022

CC: Councilor Kim Richter - Director, Metro Vancouver Flood Resiliency Task Force

Dear Mayor Froese,

Executive Summary: The British Columbia Airlift Emergency Response Operations (BC AERO) is a not for profit organization aimed at providing civillian and general aviation based emergency response during disasters. Born out of necessity, AERO responded to the floods of November 2021 by running 728 flights and transporting over 400 000 lbs. of supplies to hard-hit communities. Our operations run entirely on donations from our benefactors. Funds raised go towards emergency planning, training pilots and volunteers, and building an interconnected network of citizens, businesses, governments and communities. Funds are also allocated to emergencies when they arise. BC AERO intends to enter into a sponsor partnership with the Township of Langley. We are requesting a donation of the Mayor and Council's discretion from the Township to support our operations. We would also like to open dialogue regarding how the Township can join our network of municipalities and First Nations, so we can impactfully and effectively support our fellow British Columbians during our all too common, and ever increasing emergencies.

BC AERO is an all volunteer, not for profit organisation which provides relief services to support communities following a major earthquake, forest fire, flood, landslide, or other disasters. Our members are pilots, medical professionals, tradespeople, professionals, academics, students and general volunteers who bring multidisciplinary expertise together to ensure immediate and impactful emergency response to emergencies as they occur. The backbone of our organisation is general aviation. Our fleet of member pilots and aircraft provide immediate response capabilities including rescue missions, transporting supplies, ferrying people in and out of emergency zones, etc. Our

organisation aims to bring emergency response into the 21st century not only by leveraging the vast talented reservoir of civillian responders, but by also bringing technological and research based response mechanisms to our disposal. We have worked hard to develop a network of industry leaders and academic institutions with whom we are planning long-term relationships for research and development of technologies like autonomous UAVs, AI powered logistics software and developing best practices to better our response capacities. We are confident that our current trajectory will allow us to provide communities in BC and across the country a source of result-oriented, reliable and multifarious emergency response.

During the BC Floods in 2021, AERO provided 400,000 lbs in essential supplies to communities across BC. We ran about 728 flights from Langley Regional Airport to various towns and Indigenous communities in the Interior, ferrying supplies and people to and from cut off areas. This was followed by Operation Elf, where community volunteers donated and airlifted hundreds of toys and other gifts to children and families affected by the floods.

Our current efforts are focused on building our network across the province and the country. We are in conversations with groups and individuals in various communities in BC to start up response hubs like our current operation in Langley in their towns. Conversations are also underway with groups in Alberta and Ontario to start up branches of AERO in those provinces by the end of the year.

We have so far managed to keep our corporate costs to a minimum, however, emergency response and training can be quite an expensive affair. The following is an estimated financial account of our operations:

Emergency Mobilisation Costs (similar to province-wide response of November 2021):

- Aircraft Rental/Pilot Cost/Facilities Rental/Airport Costs $0 (Volunteers)
- Fuel $FO PPA s. 21
- Aircraft running costs (damage, operation cost, insurance share, etc.) $FOIPPA s. 21

Total Mobilisation Cost: $FO PPA s. 21

- *Average cost per flight: $FOIPPA s. 21*
- *Average Shipping Cost: $FOIPPA s. 21*

Note: During the Flood Response of 2021, aircraft running costs were graciously covered by the donor companies. This calculation is based off highest-cost scenario where donor companies refuse to cover running costs. Our agreements ensure they waive rental costs.

Training Costs:

- First Aid Responder Courses Materials $FOIPPA s. 21
- Annual Airlift Simulation Exercise $FO PPA s. 21
    - International simulation across North America's Western Seaboard in partnership with our counterparts in Oregon, Washington, New Mexico and California

Total Training Cost: **$FOIPPA s. 21**

Corporate Costs:

- Digital Presence (domain name, emails, workspace) $FOIPPA s. 21
- Ancilliary Costs (Events, Promotion, etc.) $FOIPPA s. 21

Total Corporate Cost: **$FO PPA s. 21**

ANNUAL COST PROJECTIONS:

- **With Emergency Mobilisation (Highest Cost Scenario): $FO PPA s. 21**
- **With Emergency Mobilisation (Expected Cost Scenario): $FOIPPA s. 21**
- **Without Emergency Mobilisation: < $FOIPPA s. 21**

Our operations are almost entirely supported by donations from generous individuals, businesses and authorities. To date we have received about $80 000 in donations mainly used for the November 2021 flood response. Our donations are delegated to the following funds:

- Operational Costs: Initial donations are directed to cover operational costs which includes talent acquisition, simulation exercises, training, corporate costs, promotion, events, etc. Current expected yearly costs are just under $15 000.
- Endowment Fund: Any surplus funds are allocated to a reserve fund that we build yearly. This fund is dedicated for mobilisations and is liquidated during emergencies for costs incurred in emergency response over top of those covered by emergency donations and sponsors. Please see the attached excel sheet for our plans to grow and manage this fund.

We are also in the process of applying for local, provincial and federal grants.

Evidently, BC AERO provides an essential community-oriented, forward facing and cost effective service to communities in the province. We are writing to you to request financial sponsorship from the Township of Langley. Any donation, as per the discretion of the Mayor and Council would go a long way in ameliorating our response capabilities as an organisation and building our reserve funds so we are positioned to respond at a moment's notice when emergencies occur.

We would also like to use this opportunity to open dialogue with your office regarding further possible partnerships that might be of interest. Promotional, event-based and other partnerships are possible and would also be of great support to BC AERO. Additionally, as we build contacts in communities across the province to facilitate emergency response, we invite the Township to join our network. Our network of communities, municipalities and First Nations is an effective setup of bilateral supports where communities, businesses and individuals who have the capacity, can support those in need. I would be more than happy to discuss these possibilities with you at your convenience.

I thank you in advance for your consideration and we gratefully appreciate any financial support that the Township of Langley can provide us. I am confident that our shared ideals of initiative and stewardship can form the foundation of a strong, impactful and long-term partnership pioneering innovative emergency resiliency in British Columbia.

Yours in Service,

Chirag R. Chopra

Chief Executive Officer
Airlift Emergency Response Operations

Enclosures: AERO Mission Statement and Scope,
AERO Comps and Projections

BC AERO
BRITISH COLUMBIA AIRLIFT
EMERGENCY RESPONSE OPERATION

Mission Statement:

BC AERO organises British Columbia pilots and ground personnel to provide disaster relief services to support communities following a major earthquake, forest fire, flood, landslide, or other disaster.

CONOPs (Concept of Operations):

The British Columbia Airlift Emergency Response Operations (BC AERO) consists of a Board of Directors leading a province-wide group of individual local AERO hubs and members at various communities.

The central AERO organises and coordinates local AERO hubs to respond to emergencies impacting nearby communities. The local AERO conducts practise mobilisation exercises once per year and has been accepted by the central AERO. The AERO consists of pilots and administrative staff who together organise and provide free airborne relief services during an emergency under the Canadian Aviation Regulations (CARs). The AERO encourages Volunteer Organisations Active in Disaster (VOADs) and local city and regional district emergency managers to participate with them in their practice exercises. AEROs can request mutual aid from other AEROs, from AERO members and friends, AERO counterparts internationally, and from pilots around the province and country.

In an AERO, volunteer pilots do what they already know how to do – fly from one airport to another and give people or matériel a ride. A variety of other AERO volunteers guided by an AERO Incident Commander assemble the team, take in flight requests, weigh the cargo, assign matériel and passengers to be transported in specific aeroplanes or helicopters, maintain safety, help pilots load, and so on. Typical air transport operations could include:

- Mass food importation to prevent hunger or starvation;
- Evacuation of people such as homeowners, apartment dwellers, and nursing home residents whose housing is no longer usable;
- Evacuation of people who want to be housed at shelters, but the local shelters are overflowing;
- Evacuation of ambulatory but fragile citizens who are unable to live in an environment without good supplies of water, electricity, and/or medical supplies. Examples
    - dialysis patients,
    - people requiring portable oxygen tanks, daily medicines or

life-sustaining services which are unavailable inside the disaster zone;

- Evacuation of access and functional needs people who are unable to obtain an adequate living environment within the disaster zone, with or without a companion/escort/caregiver as appropriate to the needs of the person being transported;
- Evacuation of pets with families;
- Reuniting families and pets separated at the onset of the disaster. For instance, the parents were at work a long way from home, or the kids were on a field trip from school, or kids were at a very distant school, or similar problem;
- Importation of high-value light supplies such as water filters, medicines, blood products, pharmaceuticals, first-aid supplies, and field hospital supplies;
- Emergency commute assistance for emergency responders unable to drive to their place of work;
- Importation of medical, police, fire, EOC (Emergency Operations Centre) and other staff to assist local responders;
- Setting up an air bridge to connect an isolated location with the nearest location that has access to shipping, trucking, and other logistical elements of the outside world;
- Setting up multiple air bridges to provide higher airlift capacity; and
- Last-resort medical transport for seriously injured people unable to be cared for in the disaster zone.

BC AERO also aims to recruit professionals with diverse backgrounds and skills to enhance emergency response capabilities. This may include:

- A roster of licensed medical professionals who can be deployed by AERO at a community's request (ex. RNs, MDs, LPNs, DOs, etc.);
- Professional Emergency Response units (i.e. mobile Emergency Operations Centre) trained and available to deploy to remote communities;
- Trained volunteers and licensed professionals forming units to respond to livestock and wildlife emergencies (ex. DVM, trained volunteer)
- Skilled member tradespeople on retainers (ex. plumbers, electricians, engineers, etc)

Volunteer general aviation has consistently contributed to disaster response efforts in British Columbia over the years. For a wonderful 7-minute summary of how general aviation fits into the total disaster response after the BC Flood Disaster of 2021, watch this 7-minute video documentary. Some of AERO's original developers participated in this airlift:

https://www.youtube.com/watch?v=eKC23HwttUg

Who We Help, or Scope of AERO: J.1

We will notify these people and organisations of the availability of our services and provide our aviation resources during emergencies in support of:

- Members of impacted communities
- Community organisations active in disaster such as CERT (Community Emergency Response Teams), the Canadian Red Cross, local food banks, local charitable organisations such as CART (Regional district Animal Response Teams), BCVMA (British Columbia Veterinary Medical Association), etc.
- Volunteer Organisations Active in Disaster in our regional district, province or nation-wide
- City, town and village emergency managers and their supporting Logistics Transportation staff
- Other AERO Operators and supporters around the province or in neighbouring provinces and territories who request assistance for distant disasters
- Other communities around the national who request our assistance during distant disasters
- Provincial and federal agencies who request our assistance

We expect to obtain the greatest level of participation from our volunteer ground staff, pilots and general members for emergencies which impact our own communities. Yet we also recognise that AEROs around the province or in neighbouring jurisdictions may need our assistance, because if they are in the middle of a disaster zone, many of their people may be personally impacted by the disaster and unable to respond. Furthermore, the larger the disaster, the greater is the need for AERO resources far and wide to come to the aid of the stricken area. So, we will attempt to provide some level of support for any other AERO Operator or community that requests our assistance.

We expect to support those in greatest need in our community first. We will work to prioritise the most important operations and carry them out ahead of less important operations.

Scale of AERO:

An AERO can be one or two people, or hundreds or more. The key is that where people can operate safely and contribute to the community good through activating an AERO, they should, whether they are one or thousands. They should organise their operations according to how many people they have. This DARP provides guidance on how to operate with staffing in this full range.

Agency	Year	Assets	Revenue	Expenses	Percentage of Assets to Expenses	Percentage of Expenses to Revenue
Red Cross	2018	FOIPPA s.	FOIPPA s. 0	FOIPPA s.	FOI	FOI
Red Cross	2019	FOIPPA s.	FOIPPA s.	FOIPPA s.	FOI	FOI
Hope Air	2018	FOIPPA s. 21	FOIPPA s. 21	FOIPPA s. 21	FOI	FOI
Hope Air	2019	FOIPPA s. 21	FOIPPA s. 21	FOIPPA s. 21	FOI PPA	FOI PPA
Global Medic	2020	FOIPPA s. 21	FOIPPA s. 21	FOIPPA s. 21	FOI PPA	FOI PPA
Global Medic	2021	FOIPPA s. 21	FOIPPA s. 21	FOIPPA s. 21	FOI PPA	FOI PPA

Recommendation

Organization	Year	Assets	Revenue	Expenses	Percentage of Assets to Expenses	Percentage of Expenses to Revenue
AERO	2022				FO PPA s. 21	
AERO	2023					
AERO	2024					
AERO	2025					
AERO	2026					
AERO	2027					
AERO	2028					
AERO	2029					
AERO	2030					
AERO	2031					
AERO	2032					
AERO	2033					
AERO	2034					
AERO	2035					
AERO	2036					
AERO	2037					

Projection

Organization	Year	Assets 3% growth GIC	Money put towards Assets	Revenue	Expenses	Percentage of Expenses to Revenue
AERO	2022	FO PPA s. 21				
AERO	2023					
AERO	2024					
AERO	2025					
AERO	2026					
AERO	2027					
AERO	2028					
AERO	2029					
AERO	2030					
AERO	2031					
AERO	2032					
AERO	2033					
AERO	2034					
AERO	2035					
AERO	2036					
AERO	2037					

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 27, 2022
FROM:	LEGISLATIVE SERVICES	**FILE NO:**	0550-07
SUBJECT:	DELEGATION REQUEST APPEAL – TIM BAILLIE		

Tim Baillie submitted a Delegation Request to the Township Clerk on Tuesday, June 7, 2022. A specific Council meeting date was not included in the Delegation request. The topic of the Delegation listed on the request form was “Fire Apparatus”.

At the time the Delegation Request was received staff were aware that Mr. Baillie had announced that he would be seeking a Township of Langley Council seat in the upcoming October 15, 2022 General Local Election.

Section 13.02 (e) of the *Council Procedure Bylaw 2016 No. 5199* (the Bylaw) directs that delegations will not be scheduled or heard that promote a political party or candidate for elected office. As Mr. Baillie has advised others that he is a candidate for the upcoming election, that the topic of this Delegation Request is not part of a current public process, and which may provide an opportunity, or be interpreted as providing an opportunity for someone seeking political office, it was determined that he not be scheduled at this time. In a previous Delegation Request (received May 26, 2022) on the topic of “TOL Fire Service”, Mr. Baillie was also advised that his delegation was denied due Section 13.02 (e) of the Bylaw, but that he may be scheduled for November 14, 2022 following the election.

Mr. Baillie has requested that the decision to not schedule this Delegation on the Council agenda be reconsidered. He has acknowledged he has posted on a social media site that he will be seeking a Council seat, but has not been declared a candidate, as candidates are not officially declared until the end of the Nomination Period, 4:00pm, September 9, 2022.

Staff are concerned that allowing the scheduling a Delegation to Council of an individual known to have advised others that they will be seeking a Council seat and speaking on a topic that is not part of a current public process, may result in the necessity of accepting other candidates as Delegations to Council. The Township and the Council process must remain impartial in the election process and provide equal benefits to all candidates. To ensure an election as fair as possible, staff are reviewing all delegation requests and topics carefully and not scheduling those that may promote a party or individual for elected office.

The process for a delegate to appeal a decision and be scheduled as a Delegation is to provide the request in writing. The attached email correspondence includes Tim Baillie's written request. Mr. Bailley was asked if he wished to submit formal correspondence, and he indicated the email information would suffice. This request has been placed on the Council agenda for Council's consideration. As per the Bylaw, the scheduling of the Delegation requires an affirmative vote of two-thirds (2/3).

ATTACHMENT A – Delegation Request Correspondence Package

From: Tim FOIPPA s.22(1)
Sent: Friday, June 17, 2022 10:27 AM
To: Wendy Bauer <wbauer@tol.ca>
Subject: Re: [EXTERNAL] Fwd: Delegation Requests by Tim Baillie

ATTACHMENT A

This email chain would be the best I believe, thank you.

Tim

On Jun 17, 2022, at 9:50 AM, Wendy Bauer <wbauer@tol.ca> wrote:

Hi Tim,

I will put your Request for Reconsideration forward to Council at the next Council meeting.

Did you wish to provide formal correspondence, or would you like me to provide this email chain for your request?

Respectfully,

Wendy Bauer | Township Clerk
Legislative Services | Corporate Administration Division
20338 - 65 Avenue, Langley BC V2Y 3J1
Direct: 604.533.6101 <image004.jpg>
Web | Facebook | Twitter | YouTube

From: Tim FOIPPA s.22(1)
Sent: Friday, June 17, 2022 9:45 AM
To: Wendy Bauer <wbauer@tol.ca>
Subject: [EXTERNAL] Fwd: Delegation Requests by Tim Baillie

Wendy, I have been looking at your bylaw and it defines a candidate as

means a person who is a candidate for election pursuant to the “Local Government Act”

The Act defines a candidate as

“means a person who is **Declared to be a candidate”**

I have not filed papers with any official body declaring to be a candidate to date so this means by the bylaw and the Local Government Act, I am not a candidate. Publishing on Facebook is in no way official so I am renewing my request with these facts in mind to delegate to the next Council meeting as per the request I previously filed with the Township.

As you may gather from this research and renewed request I see significant importance in following rules as they are spelled out and that I be reconsidered with this matter.

Tim

From: Wendy Bauer
Sent: Friday, June 10, 2022 1:37 PM
To: Tim FOIPPA s.22(1)
Subject: RE: [EXTERNAL] Re: Delegation Requests by Tim Baillie

No problem Tim.

Enjoy your weekend,

Wendy Bauer | Township Clerk
Legislative Services | Corporate Administration Division
20338 - 65 Avenue, Langley BC V2Y 3J1
Direct: 604.533.6101
Web | Facebook | Twitter | YouTube

expect excellence

From: Tim FOIPPA s.22(1) >
Sent: Friday, June 10, 2022 1:36 PM
To: Wendy Bauer <wbauer@tol.ca>
Subject: [EXTERNAL] Re: Delegation Requests by Tim Baillie

Wendy, thank you for the prompt reply and the explanation. I am sorry I submitted this against the rules and for waisting your time.

Take care

Tim Baillie

On Jun 10, 2022, at 12:55 PM, Wendy Bauer <wbauer@tol.ca> wrote:

From: Wendy Bauer
Sent: Friday, June 10, 2022 12:51 PM
To: FOIPPA s.22(1)
Subject: RE: Delegation Requests by Tim Baillie

Hello Tim,

Sorry I missed your call. I will call you back shortly. From your message I understand you did not receive my email. I am trying to re-email it to you. It was originally emailed last Friday and I did not receive a “bounce back” from it, so I assumed you received it.

Thank you,

Wendy Bauer | Township Clerk
Legislative Services | Corporate Administration Division
20338 - 65 Avenue, Langley BC V2Y 3J1
Direct: 604.533.6101 <image002.jpg>
Web | Facebook | Twitter | YouTube

From: do_not_reply@notifications.tol.ca <do_not_reply@notifications.tol.ca>
Sent: Tuesday, June 07, 2022 9:21 AM
To: legservicesinfo <legservicesinfo@tol.ca>
Subject: Delegation Requests by Tim Baillie

Please note the following response to Delegation Requests has been submitted at Tuesday June 7th 2022 9:16 AM.

- **Name of delegate or organization wishing to appear**
  Tim Baillie
- **Topic**
  Fire Apparatus
- **Purpose of presentation**
  Information only
- **Desired resolution**
  To inform council
- **Full name**
  Tim Baillie
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

[This is an automated email notification -- please do not respond]

From: Wendy Bauer
Sent: Friday, May 27, 2022 11:21 AM
To: FOIPPA s.22(1)
Cc: Suzanne Little (slittle@tol.ca) <slittle@tol.ca>
Subject: Delegation Requests by Tim Baillie

Hello Tim,

Thank you for submitting a delegation request for the September 19, 2022, Township of Langley Regular Council meeting.

Unfortunately, I am unable to schedule your delegation. The 2022 Local General Elections are to be held October 15, 2022, with the nomination period scheduled for August 30 to September 9, 2022. Section 13.02 (e) directs that delegations shall not be scheduled that address the promotion of a political party or of a candidate for elected office. As many topics touch on, or impact, issues in the election, and some may provide support for or against a candidate or platform, we are not scheduling some delegation topics to ensure a fair election process for everyone.

Written information continues to be circulated to Council. You may forward your written comments and/or presentation material to Council at mayorcouncil@tol.ca at any time.

Should you wish a review of this decision, you may appeal to Council via a written request. Your request can be forwarded to myself prior to noon on Wednesday, June 8, 2022, and I will place it on the Council meeting agenda for Council's consideration on Monday, June 13, 2022.

Alternatively, if you wish to change the date of your delegation request to November 14, 2022, when topics will no longer impact the upcoming election, I can place your delegation on that agenda.

Respectfully,

Wendy Bauer | Township Clerk
Legislative Services | Corporate Administration Division
20338 - 65 Avenue, Langley BC V2Y 3J1
Direct: 604.533.6101
Web | Facebook | Twitter | YouTube

expect excellence

From: do_not_reply@notifications.tol.ca <do_not_reply@notifications.tol.ca>
Sent: Thursday, May 26, 2022 8:56 AM
To: legservicesinfo <legservicesinfo@tol.ca>
Subject: New Response Completed for Delegation Requests by Tim Baillie

Please note the following response to Delegation Requests has been submitted at Thursday May 26th 2022 8:52 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:00pm Regular Meeting)**
  9/19/2022
- **Name of delegate or organization wishing to appear**
  Tim Baillie
- **Topic**
  ToL Fire Service
- **Purpose of presentation**
  Information only
- **Full name**
  Tim Baillie
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

[This is an automated email notification -- please do not respond]

From: Marie-Pier Triganne <marie-pier.triganne@cn.ca>
Date: June 15, 2022 at 7:17:35 AM PDT
To: Mark Bakken <mbakken@tol.ca>
Subject: [EXTERNAL] Rail Safety Week 2022 | Proclamation request
Reply-To: Marie-Pier Triganne <noreply_contact@cn.ca>

cn.ca

Dear Mr. Bakken:

Every year, more than 2,100 North Americans are killed or seriously injured because of unsafe behaviour around tracks and trains. Every one of these incidents and deaths are preventable. By looking out for each other and working together, we can help keep our communities safe and prevent injuries and fatalities on or near railway property.

Safety is a core value at CN and we continue to take all necessary steps to protect our employees, communities, customers, vendors and partners with the objective of reducing rail related injuries and fatalities to zero. As we safely serve our customers and keep the economy moving, we remain committed in our efforts to educate the public on rail safety.

Rail Safety Week will be held in Canada, the United States, and Mexico from September 19-25, 2022. Once again this year, efforts to get the rail safety message out will be stronger than ever and represent a unique opportunity to work together with you, *Operation Lifesaver,* local authorities, CN Police Service officers and all CN employees to help prevent accidents and injuries at rail crossings in your community, and ensure everyone's safety on and around railroad infrastructure year-round.

Rail Safety is a shared responsibility

As leaders in your community, your council can play a key role in preventing incidents and saving lives by adopting the attached draft proclamation. Please send a copy of your proclamation by e-mail to Marie-Pier.Triganne@cn.ca and let us know about your plans to promote rail safety in your community.

If you have any questions or concerns about rail safety in your community, please contact our Public Inquiry Line at 1-888-888-5909. For additional information about Rail Safety Week 2022, please consult cn.ca/railsafety or operationlifesaver.ca.

Stephen Covey	Cyrus Reporter
Chief of Police and Chief Security Officer	Vice-President, Public, Government & Regulatory Affairs

RESOLUTION IN SUPPORT OF RAIL SAFETY WEEK

Whereas ***Rail Safety Week*** is to be held across Canada from September 19 to 25, 2022;

Whereas it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;

Whereas Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;

Whereas CN has requested City Council adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities, including our municipality;

It is proposed by Councillor _____

seconded by Councillor _____

It is hereby **RESOLVED** to support national ***Rail Safety Week*** to be held from September 19 to 25, 2022.

Township of Langley

Est 1873

Yorkson Community Park

Phasing Plan 2021 Update

