REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, January 29, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – January 29, 2024

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held January 29, 2024.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 15, 2024

That Council adopt the Minutes of the Regular Council meeting held January 15, 2024.

C. DELEGATIONS

1. Bill Mercer
Langley Township Pickleball Group
File 0550-07

Request by Bill Mercer, Langley Township Pickleball Group, to appear before Council to discuss the need for more pickleball courts.

2. Matt Annan
Langley Township Pickleball Group
File 0550-07

Request by Matt Annan, Langley Township Pickleball Group, to appear before Council to discuss the community benefit if more pickleball courts were provided.

C. DELEGATIONS

3. Brian Harder
File 0550-07

Request by Brian Harder, to appear before Council to discuss illegal semi-truck parking and depots on ALR land.

4. Dr. Christine Bishop
File 0550-07

Request by Dr. Christine Bishop, on behalf of the Langley Campbell Watershed Society, to appear before Council to discuss the environmental impact of illegal truck parking on ALR land.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Development Permit Application No. 101366 (1353992 BC Ltd. / KCC Architecture and Design Ltd. / 20040 and 20056 – 40A Avenue) Report 24-11
File CD 07-35-0157

That Council authorize issuance of Development Permit No. 101366 to 1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue subject to the following conditions:

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 and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
c. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
d. 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).
e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.

E. REPORTS TO COUNCIL

g. All refuse areas to be located within buildings and / or in enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
d. As proposed by the applicant, provision of a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

2. Request to Host 2025 Provincial Curling Championships
Report 24-16
File RAC 7710-01

That Council consider pre-approving the provision of funds to support the hosting of the 2025 BC Curling Championships at George Preston Recreation Centre taking place in January 2025.

3. Capital Request - 2024 Transit Improvement Grant Applications
Report 24-18
File ENG 1855-60

That Council authorize a grant application to Coast Mountain Bus Company for $37,500 towards various transit improvements, and if successful, authorize $37,500 from existing Township carry forward funding.

That Council authorize a grant application to Coast Mountain Bus Company for $37,500 towards completion of the 40 Avenue Multi-Use Path project between 200 Street and 204 Street, and if successful, authorize $377,500 from existing Township carry forward funding and 2024 Bus Shelter Revenue, for a total project funding envelope of $415,000.

E. REPORTS TO COUNCIL

That Council authorize a grant application to BC Alliance for Healthy Living for $50,000 of cost sharing towards completing the 40 Avenue Multi-Use Path project.

4. Capital Request - Firefighting Equipment
Report 24-19
File PS 1705-01

That Council authorize the transfer of $84,734 from the 2023 Fire Hall Feasibility Studies to FD Suppression Firefighting Equipment for Personal Protective Equipment (PPE) replacement.

5. Bill 44 In-Stream Development Applications
Single Family Development Forms
Report 24-20
File CD 6700-01

That Council refer development application(s) listed in Table 1 of this report back to staff to work with applicants with respect to Bill 44 density considerations.

Clerk's Note: Item E.5 is under separate cover due to size.

6. Booth, Fernridge and Rinn Neighbourhood Plans
Report 24-17
File BLSI LRP00014

That Council consider the following options and direct staff to:

1. repeal the Booth, Fernridge and Rinn Neighbourhood Plans, by bylaw;

2. update the Booth, Fernridge and Rinn Neighbourhood Plans by revising or altering any plan components or policies that do not align with the small-scale multi-unit housing provincial legislation;

   OR

3. monitor the industry and regional trends for small-scale multi-unit housing in areas designated for single-family and duplexes, and report back to Council with options, including repealing the Booth, Fernridge and Rinn Neighbourhood Plans no later than December 2025.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100273 (1180863 BC Ltd. / Flat Architecture Inc. / 20370 and 20392 – 73A Avenue)
Bylaw No. 5971
Bylaw No. 5972
Report 24-13
File CD 08-23-0185

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw No. 5972 rezoning 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Provision of road dedications, widenings and necessary traffic improvements for the south half of 73A Avenue, the west half of 204 Street and the north half of 72B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
5. Compliance with Age-Friendly Amenity Area requirements.
6. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. restricting development until a Development Permit is issued
    c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Consolidation of Lot 83 and 84 Section 23 Township 8 New Westminster District Plan 54928.

F. BYLAWS FOR FIRST AND SECOND READING

8. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. 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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020 No. 5622.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5971 and 5972.

Explanation – Bylaw No. 5971

Bylaw No. 5971 amends the Central Gordon Estate Neighbourhood Plan by redesignating properties at 20370 and 20392 – 73A Avenue to Low Density Apartment (1.4 FSR), increasing the permitted density to 1.85 FSR and increasing the permitted height to five storeys to facilitate development of two apartment buildings.

Explanation – Bylaw No. 5972

Bylaw No. 5972 rezones approximately 0.89 ha (2.2 ac) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Revenue Anticipation Borrowing Bylaw
Bylaw No. 5986
Report 24-14
File FIN 3900-25

That Council give first, second, and third reading to the 2024 Revenue Anticipation Borrowing Bylaw No. 5986.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 5986

The purpose of Bylaw No. 5986 is to provide authorization to borrow funds between January 1, 2024 and December 31, 2024. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

2. Rural Plan Amendment – Salmon River Uplands
Bylaw No. 5983
Report 24-12
File BLSI 6480-28-001

That Council give first, second and third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983.

Explanation – Bylaw No. 5983

Bylaw No. 5983 amends the Rural Plan by replacing Section 5.7.1 with a planning policy framework for development in Salmon River Uplands.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Temporary Borrowing Bylaws (Strategic Land Loan) and Municipal Security Issuing Resolution
Bylaw No. 5981
Report 24-05
File FIN 1760-30

That Council give final reading to "Temporary Borrowing (Strategic Land) Bylaw No. 5981".

Explanation – Bylaw No. 5981

Bylaw No. 5981 provides for temporary borrowing pending the issuance of debenture securities to complete strategic land acquisitions, in the amount of $38.38 million pursuant to Strategic Land Loan Authorization Bylaw No. 5893.

I. BYLAWS FOR FINAL ADOPTION

2. Official Community Plan Amendment and Rezoning Application No. 100274 (Essence Properties Inc. / 7883 – 199 Street) Bylaw No. 5941 Bylaw No. 5942 Report 23-261
File CD 08-22-0116

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw No. 5942".

Explanation – Bylaw No. 5941

Bylaw No. 5941 amends the Jericho Sub-Neighbourhood Plan to increase the permitted floor space in the Low Density Apartment designation up to 1.56 FSR for property located at 7883 – 199 Street to facilitate a multi-family development.

Explanation – Bylaw No. 5942

Bylaw No. 5942 rezones 0.96 ha (2.37 ac) of land located at 7883 – 199 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-196 to accommodate an apartment development with ground floor commercial and/or institutional uses.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of December 4, 2023 attached to the Bylaw have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied. The Public Hearing for the Bylaws was held on December 18, 2023, with third reading given on December 18, 2023.

3. Official Community Plan Amendment and Rezoning Application No. 100229 (Township of Langley / 20230 – 72B Avenue) Bylaw No. 5861 Bylaw No. 5862 Report 23-199
File CD 08-23-0213

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861", and

I. BYLAWS FOR FINAL ADOPTION

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5862".

Explanation – Bylaw No. 5861

To facilitate the development of a multi-family development, Bylaw No. 5861 amends the Willoughby Community Plan to include the subject site in Development Permit Area 'B"; the Central Gordon Neighbourhood Plan by introducing a new 'Medium Density Apartment (1.5 – 2.5 FSR)' designation; and the Central Gordon Neighbourhood Plan by designating the subject property (20230 - 72B Avenue) 'Medium Density Apartment (1.5 – 2.5 FSR)'.

Explanation – Bylaw No. 5862

Bylaw No. 5862 rezones 0.36 ha (0.91 ac) of land located at 20230 – 72B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-193 to accommodate a future multi-family residential development.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of September 25, 2023, attached to the Bylaws, have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied. The Public Hearing for the Bylaws was held on October 23, 2023, with third reading given on November 6, 2023.

4. Official Community Plan Amendment and Rezoning Application No. 100271 (Township of Langley / 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street)
Bylaw No. 5927
Bylaw No. 5928
Report 23-252
File CD 13-20-0158

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928".

Explanation – Bylaw No. 5927

Bylaw No. 5927 amends the Aldergrove Community Plan to redesignate properties located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street to High Density Mixed Use (3.0 FSR).

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5928

Bylaw No. 5918 rezones approximately 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street from Community Commercial Zone C-2 to Comprehensive Development Zone CD-192.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 20, 2023, attached to the Bylaws, have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied. The Public Hearing for the Bylaws was held on December 18, 2023, with third reading given on December 18, 2023.

5. 2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

That Council give final reading to the Langley Development Cost Charges Bylaw No. 5897.

Explanation – Bylaw No. 5897

Bylaw No. 5897 repeals the Langley Development Cost Charges Bylaw No. 5555 and amendments thereto and establishes a new Development Cost Charges Bylaw.

6. Rezoning Application No. 100748 and
Development Permit No. 101419
(Manorlane Properties (Willowbrook) / 6350 – 197 Street)
Bylaw No. 5948
Bylaw No. 5949
Report 23-238
File CD 08-10-0042

That Council give final reading to "Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949".

Explanation – Bylaw No. 5948

Bylaw No. 5948 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5949

Bylaw No. 5949 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 m^2 of commercial area.

Development Permit No. 101419

That Council authorize issuance of Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street) in accordance with Attachment A subject to the following conditions:

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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
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:

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

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 6, 2023, attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on November 20, 2023, with third reading given on November 20, 2023.

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the December 18, 2023 Regular meeting:

1. Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963
Report 23-239
File LS 3900-25

That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That consideration of final adoption of Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963 be deferred until the January 29, 2024 Regular Council Meeting.
CARRIED

Councillor Richter opposed

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the January 15, 2024 Closed agenda for public information:

1. Metro Vancouver Regional District
Board of Directors – First Alternate

Be it resolved that Council update the Township representative to the Metro Vancouver Regional District Board of Directors, First Alternate position to be Councillor Baillie; and

That this appointment remain in effect until revised by Council resolution or the conclusion of the 2022-2026 Council term.

AMENDMENT
That the following Township representatives also be updated:

That the Fraser Valley Regional Library Board Council representatives be updated to Mayor Woodward, Alternate Councillor Kunst.

That the Tourism Langley Board of Directors Council representatives be updated to Mayor Woodward, Alternate Councillor Kunst.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

That the Salvation Army Gateway of Hope Community Council representatives be updated to Councillor Baillie, Alternate Councillor vanPopta.

That the Langley Supportive Housing Project Community Advisory Committee Council representatives be updated to Councillor Baillie, Alternate Councillor Ferguson.
CARRIED

AMENDMENT
That Councillor Baillie be appointed as the E-Comm Board Member designate from the Township of Langley, effective immediately; and

That Councillor Baillie's name be forwarded to the Cities of Langley, Surrey, and White Rock for their endorsement as the nominee for the Township of Langley for the remainder of the current four (4) year term that began in 2023, if and only if necessary.
CARRIED

AMENDMENT
That Councillor Martens be appointed as an additional Alternate to the First Director on the Metro Vancouver Board of Directors.

That this appointment remain in effect until revised by Council resolution or the conclusion of the 2022-2026 Council term.
CARRIED

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

Section 90(1) (a) Personnel

N. FOR INFORMATION

1. **Township of Langley Community Wildfire Resiliency Plan**
   Memorandum – Protective Services Division - Fire
   File 1855-35

2. **Agricultural Land Commission Decisions Fourth Quarter 2023 (October – December)**
   Memorandum – Community Development Division
   File 6635-01

3. **Transportation and Mobility Strategy Project Update**
   Memorandum – Engineering Division
   File 8330-20-003

N. FOR INFORMATION

4. Seniors Advisory Committee
Minutes – December 20, 2023
File 0540-20

5. Heritage Advisory Committee
Minutes – January 3, 2024
File 0540-20

6. Recreation, Culture, and Parks Advisory Committee
Minutes – January 10, 2024
File 0540-20

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

7. National Oral Health Month
File 0630-01

Correspondence from Brittney Sander, Marketing & Communications Coordinator, requesting the Aldergrove Community Centre be lit up in purple to support National Oral health Month in April.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. Council amended the Proclamation Policy to include the lighting of infrastructure requests, as they are a form of proclamation, at the April 26, 2021 Regular Council meeting.

8. PMD Awareness Month
File 0630-01

Correspondence from Brett Buchert, Communications, International Association for Premenstrual Disorders, requesting the Willoughby Greenway Bridge be lit up in teal to support PMD Awareness Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. Council amended the Proclamation Policy to include the lighting of infrastructure requests, as they are a form of proclamation, at the April 26, 2021 Regular Council meeting.

O. MOTIONS ARISING FROM INFORMATION

1. Heritage Advisory Committee
Recommended Motion
File 0540-20

That Council approve the Heritage Advisory Committee 2024 Work Plan, presented as Attachment A.

P. OTHER BUSINESS

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

1. Tree Protection Bylaw Permit Fees

Whereas:

1. Council has recently received multiple Delegations to Council requesting that it (re)consider the high cost of current permit fees and cash-in-lieu charges, especially on relatively small residential construction projects, such as additions, improvements or accessory buildings; and

2. In some cases, the current Fees and Charges required for a relatively small construction project could be considered an unintended consequence that Council should (re)consider, as requested by Delegates to Council, and others within the community;

Therefore be it resolved that Council hereby directs staff to bring forward draft bylaw amendments to the Tree Protection Bylaw 2019 No 5478 and Fees and Charges Bylaw 2022 No 5841 that:

1. simplifies the cash-in-lieu provision of 2-1 for trees greater than 30cm dbh within Section 9.1 to instead reside within fees and charges with improved clarity, equity and consistency, as it may be appropriate for Council to consider;
2. simplifies the currently duplicated per-tree permit fees replacing them with a single pro-rated permit fee set at 5% of the total Cash-In-Lieu Fee for Removed Trees (Per Tree), or a minimum of $100, whichever is greater;
3. increases the current fee for Trees Removed Without a Permit to $2,500 per tree; and
4. presents other options that may improve permit processing timelines, tree protection, and equability as it may be appropriate for Council to consider.

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

2. Emergency Shelter and Warming Centres

Whereas extreme weather events exacerbate the challenges for people experiencing homelessness;

Whereas in the past the Township of Langley has partnered with local churches and non-profit organizations to support those in need of shelter during extreme weather events but currently have no such partnerships;

Whereas the Township of Langley continues to provide funding to the Gateway of Hope to support their ongoing operations, emergency shelter and warming centre;

P. OTHER BUSINESS

Whereas the Township of Langley is seeing more people experiencing homelessness and according to the Township of Langley's Housing Action Plan 2020 homelessness has more than doubled in the past decade;

Whereas there is a growing need for emergency shelters in the Township of Langley especially in the outlying areas like Walnut Grove and Aldergrove; and

Whereas there are costs related to potential damages, cleaning, staffing and security associated with the operation of an emergency warming shelter;

Therefore be it resolved that staff explore potential options to partner with or support local non-profit and or faith based organizations in operating an emergency shelter in the Township of Langley with Aldergrove as a potential first priority; and further

Be it resolved that staff explore potential options, provincial grants and or corporate funding to support initiatives related to emergency and warming centres.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

That Council now resolve into a 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) (a) Personnel
Item E.2 - Section 90(1) (a) Personnel, (g) Legal
Item F.1 - Section 90(1) (k) Negotiations,
Section 90(2) (b) Intergovernmental Relations
Item F.2 - Section 90(1) (f) Law Enforcement
Item G.1 - Section 90(1) (f) Law Enforcement
Item G.2 - Section 90(1) (k) Negotiations
Item G.3 - Section 90(1) (a) Personnel
Item G.4 - Section 90(1) (a) Personnel
Item H.1 - Section 90(1) (a) Personnel
Item H.2 - Section 90(1) (a) Personnel
Item I.1 - Section 90(1) (e) Property, (k) Negotiations

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, January 15, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt, and M. vanPopta

M. Bakken, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – January 15, 2024

Moved by Councillor Ferguson,
Seconded by Councillor vanPopta,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held January 15, 2024.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – December 18, 2023

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held December 18, 2023.
CARRIED

2. Public Hearing Meeting – December 18, 2023

Moved by Councillor Rindt,
Seconded by Councillor Pratt,

B. ADOPTION OF MINUTES

That Council adopt the Minutes of the Public Hearing meeting held December 18, 2023.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100407 (Conway / Conway Farms / 236 – 264 Street)
Report 24-01
File CD 13-06-0033

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council advise the Agricultural Land Commission that the subdivision application submitted by the owners of the property located at 236 – 264 Street within the Agricultural Land Reserve complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.
CARRIED

2. Capital Request - 2024 Traffic Calming Program Update
Report 24-07
File ENG 5460-04

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council authorize $180,000 in funding from the Capital Projects Reserve to implement the 2024 Traffic Calming Program.

That Council authorize a grant application to the BC Vision Zero Road Safety Grant Program of $20,000 to implement traffic calming at Donna Gabriel Robins Elementary School.

AMENDMENT
Moved by vanPopta,
Seconded by Councillor Pratt,
That Council authorize $200,000 in additional funding from the Capital Projects Reserve for further Traffic Calming Measures at the 10 identified

E. REPORTS TO COUNCIL

locations and for additional locations for Council to consider.
CARRIED

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council direct staff to include on the list of preliminary traffic calming areas an additional raised sidewalk in front of Donna Gabriel Robins Elementary School.
CARRIED

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council direct staff to include on the list of preliminary traffic calming areas an additional raised sidewalk at the dog off-leash park on 213 Street.
CARRIED

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

3. Capital Request – 214B Street Sewer Lift Station Upgrades
Report 24-04
File PW 5330-24-80

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an additional $400,000 from the Sewer Capital Works Reserve to upgrade the 214B Street Sewer Lift Station.
CARRIED

4. Capital Request - Metro Vancouver Jericho Resevoir Phase One
Report 24-10
File ENG 5330-27-061

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize an additional $4,433,953 from the Water Capital Works Reserve for payment to Metro Vancouver for the construction of phase one of the Jericho Reservoir.
CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100261 and Development Permit No. 101250 (1030643 BC Ltd. / Township of Langley / 20290 – 72 Avenue; 7160 and 7185 – 202B Street)
Bylaw No. 5969
Bylaw No. 5970
Report 24-02
File CD 08-14-0231

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC Ltd.) Bylaw No. 5969 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1030643 BC Ltd.) Bylaw No. 5970 rezoning approximately 0.97 ha (2.4 ac) of land located at 20290 – 72 Avenue, 7160 and 7185 – 202B Street to Comprehensive Development Zone CD-199 to facilitate the development of 260 apartment units, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Provision of road dedications, widenings and necessary traffic improvements including dedications and securing the provision and construction of 71B Avenue from the subject site to 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Completion of a road closure bylaw for former 202B Street connection.
8. Consolidation of the three existing lots and the former 202B Street dedication into one lot.
9. Dedication and construction of:

F. BYLAWS FOR FIRST AND SECOND READING

a. 4.5 m wide street greenway along 72 Avenue
b. 4.5 m wide street greenway along 202B Street
c. amenity feature consistent with Figure 4.1 of the Central Gordon Estate Neighbourhood Plan.

10. Registration of statutory rights-of-way for the purposes of securing green link pedestrian connections as depicted in the Central Gordon Estate Neighbourhood Plan Land Use Concept Map.
11. Finalization of landscape and architectural plans.
12. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable and the requirements of the Willoughby Greenway Amenity Policy.
13. 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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1030643 BC Ltd.) Bylaw No. 5969 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. 5970 authorize issuance of Development Permit No. 101250 subject to the following conditions:

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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
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:

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.

F. BYLAWS FOR FIRST AND SECOND READING

c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5969 and 5970 in conjunction with the hearing for the proposed Development Permit No. 101250.
CARRIED

2. Official Community Plan Amendment and Rezoning Application No. 100237 and Development Permit No. 101350 (ML Emporio Project Management Ltd. / 20117 – 84 Avenue)
Bylaw No. 5974
Bylaw No. 5975
Report 24-03
File CD 08-26-0227

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw No. 4995 Amendment (ML Emporio) Bylaw No. 5974 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ML Emporio) Bylaw No. 5975 rezoning 0.95 ha (2.3 ac) of land located at 20117 – 84 Avenue to Comprehensive Development Zone CD-200, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Provision of road dedications, widenings and necessary traffic improvements including dedications in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in

F. BYLAWS FOR FIRST AND SECOND READING

compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

6. Registration of a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Registration of statutory rights-of-way for the purposes of securing pedestrian connections as depicted in the Carvolth Neighbourhood Plan Land Use Concept Map.
8. Dedication and construction of a 4.5 m wide street greenway on the north side of 84 Avenue to the acceptance of the Township including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
10. Finalization of landscape and architectural plans.
11. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable and the requirements of the Willoughby Greenway Amenity Policy.
12. 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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Carvolth Neighourhood Plan) Bylaw 2012 No. 4994 Amendment (ML Emporio) Bylaw No. 5974 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. 5975 authorize issuance of Development Permit No. 101350 subject to the following conditions:

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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located in an enclosure and screened.

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5974 and 5975 in conjunction with the hearing for the proposed Development Permit No. 101350.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Temporary Borrowing Bylaws (Strategic Land Loan) and Municipal Security Issuing Resolution
Bylaw No. 5981
Report 24-05
File FIN 1760-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to Temporary Borrowing (Strategic Land Loan) Bylaw 2024 No. 5981 for the purchase of strategic lands.

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of their Fall 2024 long-term debt issue, $38.38 million as authorized through Strategic Land Loan Authorization Bylaw No. 5893.

That Metro Vancouver Regional District be requested to consent to our borrowing of $38.38 million as authorized through Strategic Land Loan Authorization Bylaw No. 5893 over a twenty (20) year term and include the borrowing in their security issuing bylaw.
CARRIED

Councillors Kunst and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100734
(Flowerchild Research Inc. / 204, 26730 – 56 Avenue)
Bylaw No. 5944
Report 23-212
File CD 14-06-0136

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1241845 BC Ltd.) Bylaw No. 5944".
DEFEATED

Mayor Woodward and Councillors Ferguson, Martens, Richter, Rindt, and vanPopta opposed

I. BYLAWS FOR FINAL ADOPTION

1. Langley 2024 – 2028 Five-Year Financial Plan Bylaw and
Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 5976
Bylaw No. 5977
Report 23-268
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Langley 2024 - 2028 Five-Year Financial Plan Bylaw No. 5976", and

"Development Cost Charge Reserve Fund Expenditure Bylaw No. 5977".

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the effective start date for two additional RCMP officers be changed to October 1, 2024.
CARRIED

Councillors Kunst, Martens, and Richter opposed

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,

I. BYLAWS FOR FINAL ADOPTION

That the Capital Projects Reserve additional annual contribution be reduced by an additional $100,000.
CARRIED

Councillor Richter opposed

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

Councillor Richter opposed

MOTION
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That an environmental scan be completed in June 2024, and that if $114,000 surplus is found that the start date of the two RCMP officers be moved back to July 1, 2024.
CARRIED

2. User Pay Utility Rate Bylaws for 2024
Bylaw No. 5978
Bylaw No. 5979
Bylaw No. 5980
Report 23-270
File FIN 1700-80

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw No. 5978",

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 5979", and

"Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 5980".
CARRIED

J. MAYOR AND COUNCIL REPORT

Councillor Baillie commented on BC Fire Fighters' Occupational Diseases related to the profession of Fire Fighting.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council reconsider the following motion:

Revisions to the Proposed Williams Neighbourhood Plan Update
Bylaw No. 5799
Report 23-249
File BLSI LRP00012
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council grant third and final reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799"; and

That Council adopt the Willoughby Greenway Amenity Policy No. 07-234, as amended.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Williams Neighbourhood Plan be referred back to staff for further review and consideration of:

1. Existing areas and possible updated guidelines for the Single Family Mixed Residential land use designation to ensure consistency with the *Housing Statutes Residential Development Amendment Act, 2023,* ("Bill 44"), and/or otherwise revised or removed;
2. Options to streamline and improve the flexibility and responsiveness of the neighbourhood planning process for the Williams Neighbourhood Plan;
3. Potential revisions to the proposed Mixed-use + Residential District and adjacent School and Park site(s), including potential improvements to the circulation concept plan;
4. Additional passive park spaces, perhaps adjacent to the Williams Neighbourhood Plan and/or within close proximity to;
5. The location for a Civic Institutional Use within the regionally-designated Employment Lands and Business Park area;
6. The current equitability of Community Amenity Contributions within the Williams Neighbourhood Plan and Council Policy 07-166, as amended; and

L. ITEMS FROM PRIOR MEETINGS

7. Consistency between the proposed land uses, Development Permit Areas and map attached to proposed Bylaw 5799 as Schedule B ("Development Permit Areas").

DEFERRAL
Moved by Councillor Kunst,
Seconded by Councillor Richter,
That the Referral be deferred to the next Regular Council Meeting to allow time to obtain legal advice.
DEFEATED

Mayor Woodward and Ferguson, Martens, Pratt, Rindt, and vanPopta opposed

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Martens,
That an additional item eight be added that states that legal advice will be obtained concurrent with items one through seven.
CARRIED

Councillors Kunst and Richter opposed

REFERRAL, AS AMENDED
The question was called on the Referral, as amended, and it was
CARRIED

MEETING RECESSED
The meeting recessed at 2:43pm.

MEETING RECONVENED
The meeting reconvened at 2:51pm.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following information has been brought forward from the December 18, 2023 Closed Council meeting for public information:

1. 2024 Council Appointments of Community Members to the Recreation, Culture, and Parks Advisory Committee
Report C23-90
File LS 0540-01

MOTION
That Council appoint Ana Bayona to the Recreation, Culture, and Parks Advisory Committee for a two-year term beginning January 1, 2024.
CARRIED

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

Section 90(1) (a) Personnel

2. Smith Athletic Park – Youth Soccer Campus Lands
Memorandum – Municipal Administration Division
File 0890-01

MOTION
That Council direct staff to expand the planning, design, and cost estimating for the Youth Soccer Campus to include Phase 1 and Phase 2 options for Council's consideration; and

That the motion be released at the next open meeting for public information.
CARRIED

Section 90(1) (e) Property, (k) Negotiations

N. FOR INFORMATION

1. Draft Financial Plan 2024-2028 - Results of Public Consultation
Report 24-08 – Finance Division
File 1700-80

2. Smith Athletic Park - Youth Soccer Campus
Report 24-09 – Corporate Projects Division
File 0810-30

3. Request for Water Service Security Deposit Return and Restrictive Covenant Release for 5342 – 236 Street
Memorandum – Municipal Administration Division
File 11-04-0073

4. 200 Street 2040 Update
Memorandum – Bylaws, Legal and Strategic Implementation Division
File LSP00020

5. Smith Neighbourhood Plan Update Open House
Memorandum – Bylaws, Legal and Strategic Implementation Division
File LRP00010

6. Recreation, Culture, and Parks Advisory Committee
Minutes – December 13, 2023
File 0540-20

7. Agricultural Advisory and Economic Enhancement Committee
Minutes – December 20, 2023
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. Request for Water Service Security Deposit Return and Restrictive Covenant Release for 5342 – 236 Street
Memorandum – Municipal Administration Division
File 11-04-0073

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council direct staff to release the remaining $7,500 security deposit and discharge the associated Restrictive Covenant CA3524203.
CARRIED

P. OTHER BUSINESS

1. Mayor Contingency Fund

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Whereas the proposed 2024 Township of Langley Budget proposes a brand new $100,000 “Mayor Contingency Fund”;

Whereas the Township of Langley Budget has never before in its 150 years had a “Mayor Contingency Fund”;

Whereas the current Council has not been provided details about what this new “Mayor Contingency Fund” will be used for nor how it will be regulated or supervised; and

Whereas the entire Township of Langley Council is collectively and publicly responsible for how monies collected in the Township are expended each year;

Therefore be it resolved that should the Township of Langley Council by majority vote decide to allow this new $100,000 “Mayor Contingency Fund” to be incorporated into the Township of Langley 2024 Budget, the Township of Langley Council also requires that the following conditions apply to this new “Mayor Contingency Fund”:

1. The Mayor will bring a motion to an open Council Meeting for Council approval for each proposed expenditure before any monies are spent from this fund;

2. The continued existence of this fund will be discussed in all further open Township of Langley Budget discussions including documented receipts of how the monies in this fund were spent in the past year, and where they are anticipated to be spent in the next year; and

3. That the “Mayor Contingency Fund” be capped at a maximum of $100,000 in all future budgets.

P. OTHER BUSINESS

MOTION RULED OUT OF ORDER
Mayor Woodward ruled the motion out of order.

CHALLENGE TO THE CHAIR
Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was
CARRIED

Councillors Kunst and Richter opposed

2. Advisory Committee on Policing Priorities

Moved by Councillor Richter,
Seconded by Councillor Pratt,
Whereas the Mayor recently announced his abrupt decision to dissolve the "Standing Committee on Policing Priorities" without consulting all of the Langley Township Council;

Whereas the "Standing Committee on Policing Priorities" made excellent progress on community policing priorities, initiatives, and reporting throughout 2023; and

Whereas Township of Langley residents and businesses continue to have significant and ongoing concerns about policing priorities such as the deintegration of the local RCMP and increasing local crime including gang violence and extortion;

Therefore be it resolved that the Township of Langley Council appoint a new Advisory or Select Committee on Policing Priorities reporting directly to Council, and ask staff to draw up the appropriate Terms of Reference for it; and further

Be it resolved that Councillor Martens be appointed Chair of this new Council Advisory or Select Committee on Policing Priorities.
DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Kunst, Martens, Pratt, Rindt, and vanPopta opposed

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item C.1 - Section 90(1) (e) Property, (k) Negotiations
Item F.1 - Section 90(1) (a) Personnel,
Section 90(2) (b) Intergovernmental Relations
Item G.1 - Section 90(1) (b) Personal
Item I.1 - Section 90(1) (a) Personnel
Item I.2 - Section 90(1) (c) Labour Relations

CARRIED

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor vanPopta,
That the meeting terminate at 3:34pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Bill Mercer
Date: Monday, January 08, 2024 4:22:24 PM

Please note the following response to Delegation Requests has been submitted at Monday January 8th 2024 4:17 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  1/29/2024
- **Name of delegate or organization wishing to appear**
  Langley Township Pickleball Group
- **Topic**
  Need for more pickleball playing facilities
- **Purpose of presentation**
  Other
- **for other, describe here:**
  To explain the sport of pickleball, its popularity, and the need for more pickleball courts.
- **Desired resolution**
  To meet the need of pickleball courts in Langley and to grow the sport of pickleball in Langley.
- **Full name**
  Bill Mercer
- **Email address**
  FOIPPA s.22(1)
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)

Suzanne Little

From: do_not_reply@notifications.tol.ca
Sent: Monday, January 08, 2024 4:32 PM
To: legservicesinfo
Subject: Delegation Requests by Matt Annan

Please note the following response to Delegation Requests has been submitted at Monday January 8th 2024 4:31 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  1/29/2024
- **Name of delegate or organization wishing to appear**
  Langley township pickleball group
- **Topic**
  How more pickleball courts would benefit the community
- **Purpose of presentation**
  Other
- **for other, describe here:**
  To explain to council how more pickleball courts will benefit the community
- **Desired resolution**
  To provide adequate number of pickleball Cory's for the growing demand
- **Full name**
  Matt Annan
- **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: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Brian T harder
Date: Tuesday, January 23, 2024 1:47:24 PM

Please note the following response to Delegation Requests has been submitted at Tuesday January 23rd 2024 1:42 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  1/29/2024

- **Name of delegate or organization wishing to appear**
  Brian Harder

- **Topic**
  Semi Truck Parking and Depots on ALR Land Example is the Truck Depot at 16 the Ave and 248th Ave

- **Purpose of presentation**
  Information only

- **Desired resolution**
  instruct Bylaws to focus on illegal truck Depots
  Asl the ALR commission to issue stop work orders on
  Reliance Trucking 1665 248th ST
  and Reliance Logistics 24733 16th Ave
  Not authorize any fill permits on these sites or other illegal truck parking sites

- **Full name**
  Brian T harder

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

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

- **Primary Phone**
  FOIPPA s.22(1)

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by CHRISTINE BISHOP
Date: Tuesday, January 23, 2024 3:57:32 PM

Please note the following response to Delegation Requests has been submitted at Tuesday January 23rd 2024 3:55 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  1/29/2024

- **Name of delegate or organization wishing to appear**
  DR. CHRISTINE BISHOP

- **Topic**
  Little Campbell Watershed Society is concerned regarding the environmental impact of illegal truck parking on ALR.

- **Purpose of presentation**
  Information only

- **Desired resolution**
  Township take action in the form of colloboration with other muncipalities. Do not designate public land for commercial truck parking. Keep truck parking in any form set back from wetlands and watercourses.

- **Full name**
  CHRISTINE BISHOP

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

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

- **Primary Phone**
  FOIPPA s.22(1)

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 – REGULAR MEETING	**REPORT:**	24-11
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	07-35-0157
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101366 (1353992 BC LTD. / KCC ARCHITECTURE AND DESIGN LTD. / 20040 AND 20056 - 40A AVENUE)		

PROPOSAL:

Development Permit application (include a height variance) for a 3-storey mixed use building consisting of 16 apartment units and 1,008.4 m^2 (10,854 ft^2) of commercial space.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101366 subject to seven (7) conditions.

RATIONALE:

The proposal complies with the Brookswood-Fernridge Community Plan and the site's Community Commercial C-2 zoning with the exception of height.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101366 to 1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue subject to the following conditions:

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 and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
c. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
d. 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).
e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
g. All refuse areas to be located within buildings and / or in enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.

b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
d. As proposed by the applicant, provision of a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

1353992 BC Ltd. has applied for a development (including a height variance from 12 m to 12.8 m) for a 3-storey mixed use building. A total of 16 apartment units and 1,008.4 m^2 (10,854 ft^2) of commercial space is proposed. Staff are supportive of the development proposal as it is consistent with the intent of the Development Permit Area guidelines of the Brookswood - Fernridge Neighbourhood Plan and complies with the site's Community Commercial C-2 zoning with the exception of the proposed height variance. Issuance of Development Permit No. 101366 is recommended subject to seven (7) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101366.

REFERENCE:

Owner:	1353992 BC Ltd. 16496 – 62A Avenue Surrey, BC V3S 9L5
Legal Description:	Lot 58 & 59 Section 35 Township 7 New Westminster District Plan 38490
Location:	20040 and 20056 - 40A Avenue
Area:	0.25 ha (0.60 ac)
Existing Zoning:	Community Commercial Zone C-2
Brookswood – Fernridge Community Plan:	Commercial Village; Development Permit Area B Commercial and Mixed Use Development Permit Area D Neighbourhood Forest Fire Hazard Reduction

BACKGROUND/HISTORY:

- The subject site is designated Commercial Village and Development Permit Area B Commercial and Mixed Use in the Brookswood – Fernridge Community Plan.
- The site's existing Community Commercial C-2 zoning allows for ground floor commercial uses and 2-storeys of residential uses above.

DISCUSSION/ANALYSIS:

- 1353992 BC Ltd. has applied for a development permit including a height variance from 12 m (39.3 ft) to 12.8 m (42 ft) to facilitate construction of a 3-storey mixed use building that includes 1,008.4 m^2 (10,854 ft^2) of commercial space on the ground floor and 16 apartment units on the upper two floors.
- The proposed commercial and residential uses are consistent with the site's existing Commercial Village designation and Community Commercial C-2 zoning.

Adjacent Uses:

	Existing Use	Brookswood – Fernridge Community Plan Designation	Existing Zoning
North:	40A Avenue, beyond which are two commercial properties, each with existing single storey commercial buildings and one residential property	Commercial Village and Single Family 2 (Minimum 10,000 ft^2)	Community Commercial Zone C-2
South:	An existing medical clinic	Commercial Village	Community Commercial Zone C-2
East:	200B Street, beyond which is an existing vacant property	Commercial Village	Community Commercial Zone C-2

West:	An existing multi-tenant commercial development	Commercial	Community Commercial Zone C-2

Development Permit:

- The site is designated Development Permit Area B Commercial and Mixed Use in the Brookswood – Fernridge Community Plan.
- Proposed Development Permit No. 101366 is attached to this report (Attachment B) and includes renderings, site plans, building elevations and tree and landscaping plans.
- The applicant has proposed a 3-storey mixed use building that includes 16 apartment units on the upper two floors and 1,008.4 m^2 (10,854 ft^2) of commercial space on the ground floor facing 40A Avenue.
- Vehicle access is proposed from 200B Street.
- Pedestrian access to the commercial units will be available from 40A Avenue and a pedestrian connection through the building from the rear commercial parking area to 40A Avenue.
- The proposed development is consistent with and satisfies the requirements of DP Area D – Neighbourhood Forest Fire Hazard Reduction.

Development Variance Permit:

Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 specifies:

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

The applicant proposes to vary this section of the Zoning Bylaw to permit a building height of 12.8 m (42 ft), exceeding the maximum permitted height by 0.8 m (2.6 ft) or 6.25%. In support of the proposed variance request, the applicant has submitted a rationale provided as Attachment C.

Tree Protection / Replacement:

- The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
9	0	17	17	7	24

The landscape plans propose plantings of trees, shrubs and groundcovers around the perimeter of the site. Finalization of landscaping details has been included as a condition of the development permit.

Policy Considerations:

The proposed Development Permit (including a height variance) accommodates development of 16 apartment units and 1,008.4 m^2 (10,854 ft^2) of commercial space. The proposed development complies with the Commercial Village designation of the Brookswood – Fernridge

Community Plan and Development Permit Area B Commercial guidelines. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permit No. 101366 be issued as attached.

Respectfully submitted,

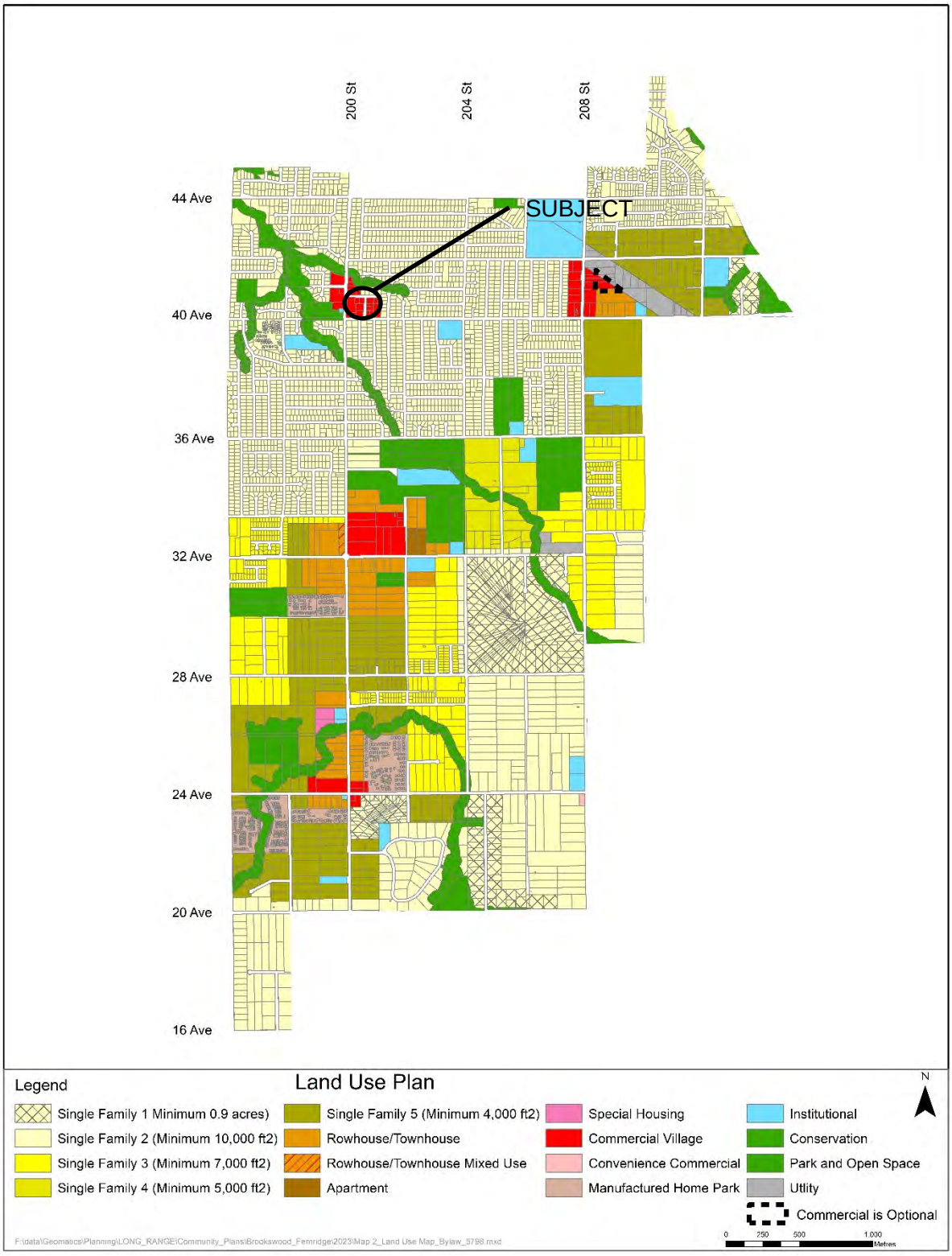
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No.101366
ATTACHMENT C	Developer Rationale

ATTACHMENT A



AERIAL PHOTO

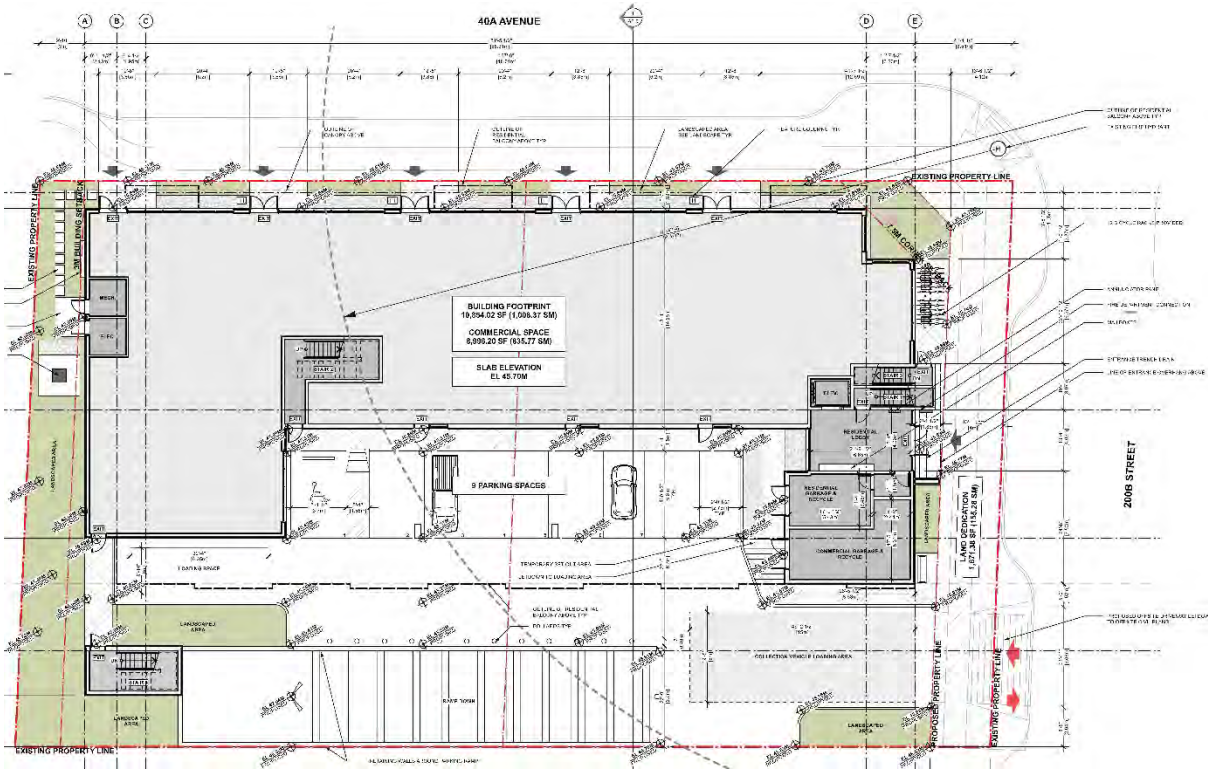

200 St
204 St
208 St
44 Ave
40 Ave
36 Ave
32 Ave
28 Ave
24 Ave
20 Ave
16 Ave
SUBJECT
Land Use Plan
Legend
Single Family 1 Minimum 0.9 acres)
Single Family 2 (Minimum 10,000 ft2)
Single Family 3 (Minimum 7,000 ft2)
Single Family 4 (Minimum 5,000 ft2)
Single Family 5 (Minimum 4,000 ft2)
Rowhouse/Townhouse
Rowhouse/Townhouse Mixed Use
Apartment
Special Housing
Commercial Village
Convenience Commercial
Manufactured Home Park
Institutional
Conservation
Park and Open Space
Utlity
Commercial is Optional
N
0 250 500 1,000
Metres
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Brookswood_Fernridge\2023\Map 2_Land Use Map_Bylaw_5798.mxd



ZONING BYLAW NO. 2500



RENDERINGS – SUBMITTED BY APPLICANT



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101366

This Permit is issued this _____ day of _____, 2024 to:

1. NAME: 1353992 BC Ltd.

   ADDRESS: 16496 – 62A Avenue
   Surrey, BC V3S 9L5

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

   LEGAL DESCRIPTION: Lots 58 and 59 Section 35 Township 7 New Westminster District Plan 38490

   CIVIC ADDRESS: 20040 and 20056 – 40A Avenue

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

   a. Building plans being in substantial compliance with Schedule “A”.
   b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
   c. All signage being in substantial compliance with Schedule “A” and with the Township’s Sign Bylaw.
   d. 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).
   e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
   f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
   g. All refuse areas to be located within buildings and / or in enclosures 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. Landscaping and boulevard treatment being secured by letter of credit at the at the building permit stage.
   b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
   c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
   d. As proposed by the applicant, provision of a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
   e. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
   f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

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 _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscaping Drawings

KCC
ARCHITECTURE
KCC Architecture & Design Ltd.
Unit 300 15303 Croydon Drive Surrey V3Z 0Z5
kccarchitecture.com
Tel 604 283 0972
New Development for 20040 20056 40A Avenue
Township of Langley BC Project # 07-35-0157



CONTEXT PLAN

SITE DATA

CIVIC ADDRESS

20040/20056 40A AVE

LEGAL DESCRIPTION

LOT 58 AND LOT 59 SECTION 35 TOWNSHIP 7 NWD PLAN 38490
PID 001-656 813 (LOT 59)
PID 003-452-336 (LOT 58)

ZONING

COMMUNITY COMMERCIAL ZONE C-2

SITE AREA

NET SITE AREA	24,637.93 SF (2,288.94 SM)

BUILDING FOOTPRINT

BUILDING FOOTPRINT	10,854.02 SF (1,008.37 SM)

GROSS FLOOR AREA

LEVEL 1		
COMMERCIAL		10,854.02 SF (1,008.37 SM)
	SUBTOTAL	**10,854.02 SF (1,008.37 SM)**
LEVEL 2		
RESIDENTIAL		11,779.01 SF (1,094.31 SM)
	SUBTOTAL	**11,779.01 SF (1,094.31 SM)**
LEVEL 3		
RESIDENTIAL		9,926.14 SF (922.17 SM)
	SUBTOTAL	**9,926.14 SF (922.17 SM)**
*16 UNITS TOTAL		
TOTAL GROSS FLOOR AREA		**32,559.17 SF (3,024.84 SM)**
AMENITY		1,023.00 SF (95.04 SM)
UNDERGROUND PARKING		20,331.04 SF (1,888.81 SM)

DENSITY

PERMITTED	N/A
PROPOSED	**1.32**

SITE COVERAGE

PERMITTED	60%
PROPOSED	44%

SETBACKS

FRONT YARD (200B STREET)	0.0 M	PERMITTED
	1.8 M	**PROVIDED**
REAR YARD (WEST)	3.0 M	PERMITTED
	3.0 M	**PROVIDED**
SIDE YARD (40A AVE)	0.0 M	PERMITTED
	1.8 M	**PROVIDED**
SIDE YARD (SOUTH)	0.0 M	PERMITTED
	13.9 M	**PROVIDED**

BUILDING HEIGHT

ALLOWED	12.0 M	(39.37')
PROPOSED	12.8 M	(42.00')

PARKING

REQUIRED FOR:

COMMERCIAL	
1 space per 35 m² of G.F.A * Circulation area excluded	835.77 / 35 = 23.88
RESIDENTIAL	
1.5 spaces per dwelling unit	16 * 1.5 = 24
Visitors 10%	24* 0.1 = 2.4
TOTAL REQUIRED	**50 (50.28)**
STANDARD PROVIDED	42
SMALL ALLOWED (A maximum of 20% of required parking spaces)	50.28 * 0.2 = 10 (10.06)
SMALL PROVIDED (Provided in addition to the required parking count)	11
ACCESSIBLE PARKING REQUIRED (1 every 50 stalls)	2
ACCESSIBLE PARKING PROVIDED	2
TOTAL PROVIDED	**55**

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

REQUIRED	1 space per dwelling unit. Shall feature an energized outlet capable of providing Level 2 Charging or higher, installed adjacent to the parking space, intended solely to be used by Electric Vehicle Supply Equipment (EVSE) and labelled accordingly.
	1 * 18 = 18
PROVIDED	**18**

BICYCLE PARKING

REQUIRED	12
PROVIDED	**12**

FOR THE GARBAGE ENCLOSURE THE FOLLOWING CIRCULATION AREAS HAVE BEEN DEDUCTED:

LEVEL 1		
SERVICE AND CIRCULATION	1,857.82 SF	(172.60 SM)

ARCHITECTURAL DRAWING LIST

A 0.0	**COVER SHEET**
A 1.0	**PROJECT DATA**
A 2.0	**SITE PLAN**
A 2.1	FIRE TRUCK ACCESS
A 2.2	PROPERTY OUTLINE
A 2.3	TRUCK MANEUVERING
A 3.0	**UNDERGROUND PARKING**
A 3.1	LEVEL 2 FLOOR PLAN
A 3.2	LEVEL 3 FLOOR PLAN
A 3.3	ROOF PLAN
A 4.0	**NORTH ELEVATION**
A 4.1	SOUTH ELEVATION
A 4.2	EAST ELEVATION
A 4.3	WEST ELEVATION
A 5.0	**NS SECTION**
A 5.1	EW SECTION
A 5.2	STREET SECTION
A 5.3	STREET SECTION
A 6.0	**ISO VIEW**
A 6.1	ISO VIEW
A 6.2	ISO VIEW
A 6.3	ISO VIEW

CLIENT

JAS OBEROI GROUP
DEVELOPER

Office: 778 994 7450
Email: jo@jasoberoi.ca

ARCHITECT

KARLA CASTELLANOS Architect AIBC
KCC ARCHITECTURE AND DESIGN LTD

Office: 604 909 1267
Email: kcastellanos@kccarchitecture.com

CIVIL

TOMMY BUCHMANN P.ENG
CENTRAS

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Email: tommy@centras.ca

LANDSCAPE

PATRICIA CAMPBELL MBCSLA
PMG LANDSCAPE ARCHITECTS

Office: 604 294 0011
Email: pat@pmglandscape.com

GEOTECHNICAL

ARBORIST

MIKE FADUM
MIKE FADUM AND ASSOCIATES

Office: 778 593 0300
Email: mfadum@fadum.ca

SURVEYOR

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

Office: 604 597 8567
Email: Office@GrewalSurveys.com

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NO.	DATE	ISSUANCE
1	2022 06 13	ISSUED FOR REVIEW
2	2022 08 16	ISSUED FOR DP
3	2023 03 24	ISSUED FOR DP RESUBMISSION
4	2023 07 12	ISSUED FOR DP RESUBMISSION
5	2023 11 30	ISSUED FOR REVIEW
6	2023 12 28	ISSUED FOR DP RESUBMISSION

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

PROJECT DATA

A 1.0

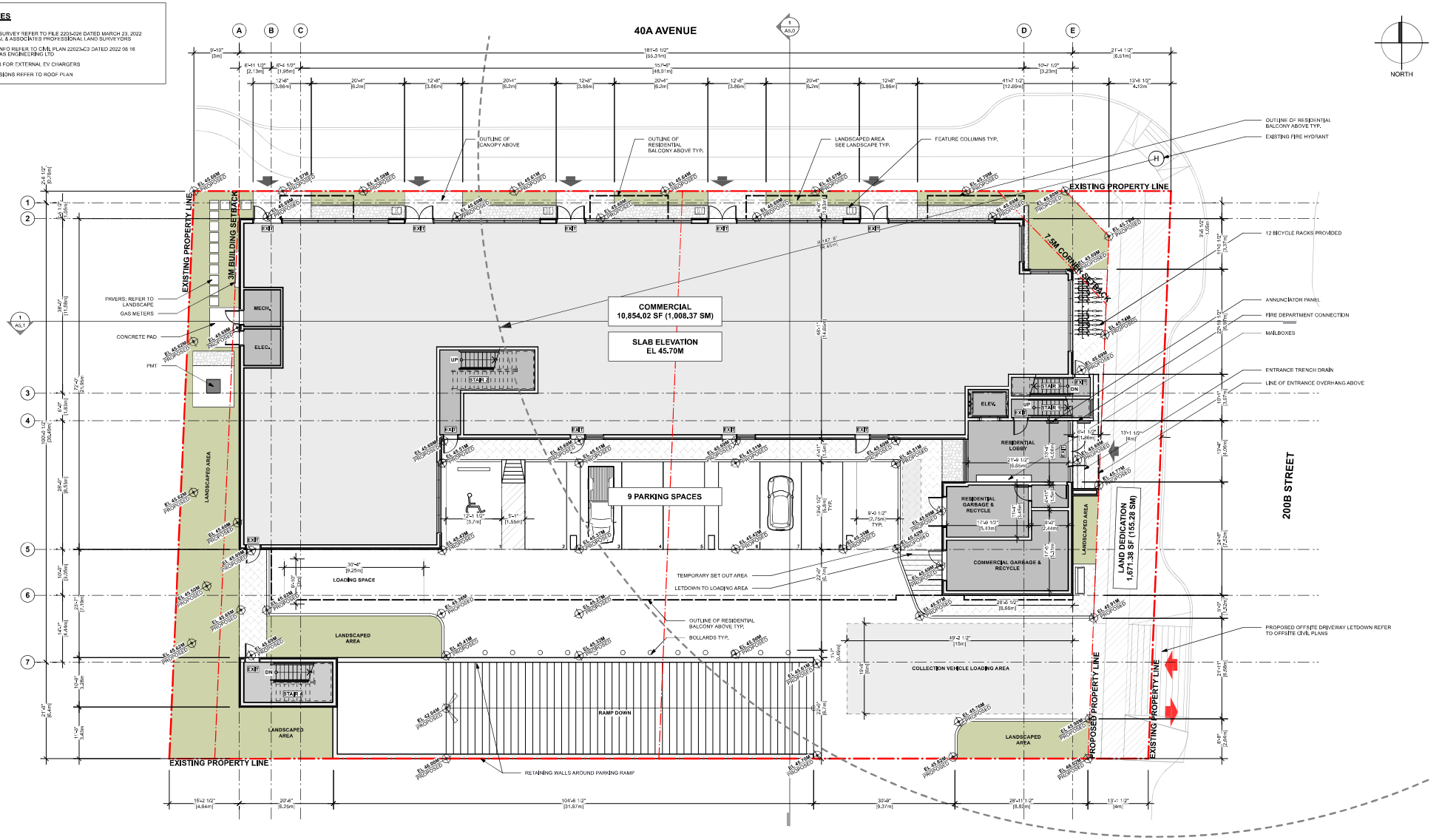
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FILE: 2208

KCC ARCHITECTURE E.1

KCC Architecture & Design Ltd.
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5
kccarchitecture.com
Tel 604 283 0912

GENERAL NOTES

- FOR TOPOGRAPHIC SURVEY REFER TO FILE 2203-026 DATED MARCH 23, 2022 PREPARED BY GREWAL & ASSOCIATES PROFESSIONAL LAND SURVEYORS
- FOR SITE GRADING INFO REFER TO CIVIL PLAN 22023-C3 DATED 2022 08 16 PREPARED BY CENTRAS ENGINEERING LTD
- PROVIDE ROUGH-INS FOR EXTERNAL EV CHARGERS
- FOR CANOPY DIMENSIONS REFER TO ROOF PLAN



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NO.	DATE	ISSUANCE
3	2022 07 22	ISSUED FOR REVIEW
4	2022 07 28	ISSUED FOR COORDINATION
5	2022 08 15	ISSUED FOR COORDINATION
6	2022 08 16	ISSUED FOR DP
7	2022 08 19	ISSUED FOR COORDINATION
8	2023 03 06	ISSUED FOR COORDINATION
9	2023 03 16	ISSUED FOR COORDINATION
10	2023 03 24	ISSUED FOR DP RESUBMISSION
11	2023 07 12	ISSUED FOR DP RESUBMISSION
12	2023 12 28	ISSUED FOR DP RESUBMISSION

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

SITE PLAN

A 2.0

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

KCC ARCHITECTURE
KCC Architecture & Design Ltd.
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5
kccarchitecture.com
Tel 604 283 0912

E.1



1 NORTH ELEVATION
1" = 20' 0"

MATERIAL LEGEND

A	CLADDED WALL	F	PERGOLA AND CANOPY RAFTER
B	BALCONY	G	FEATURE WOOD COLUMN
C	STOREFRONT WINDOW AND WINDOW WALL	H	FEATURE WOOD COLUMN BASE
D	STEEL FRAME HOLLOW METAL DOOR	K	CONCRETE COLUMN
E	CANOPY AND GUARDRAIL		

COLOUR LEGEND

1	WHITE STUCCO	6	BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT	11	BENJAMIN MOORE WHITE PAINT
2	BENJAMIN MOORE LIGHT GREY PAINT	7	BENJAMIN MOORE DARK GREY PAINT		
3	LIGHT GREY BRICK	8	TEMPERED GLASS		
4	DARK GREY BRICK	9	WOOD		
5	WOOD PANEL CLADDING	10	CONCRETE		

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4	2023 12 28	ISSUED FOR DP RESUBMISSION

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

NORTH ELEVATION

A 4.0

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

KCC ARCHITECTURE
KCC Architecture & Design Ltd.
Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5
kccarchitecture.com
Tel 604 283 0912

E.1



1 SOUTH ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 7 BENJAMIN MOORE DARK GREY PAINT
- 8 TEMPERED GLASS
- 9 WOOD
- 10 CONCRETE
- 11 BENJAMIN MOORE WHITE PAINT

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

SOUTH ELEVATION

A 4.1

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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KCC Architecture & Design Ltd.
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kccarchitecture.com
Tel 604 283 0912

E.1



1 EAST ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 7 BENJAMIN MOORE DARK GREY PAINT
- 8 TEMPERED GLASS
- 9 WOOD
- 10 CONCRETE
- 11 BENJAMIN MOORE WHITE PAINT

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NO.	DATE	ISSUANCE
1	2022 08 16	ISSUED FOR DP
2	2023 03 24	ISSUED FOR DP RESUBMISSION
3	2023 07 12	ISSUED FOR DP RESUBMISSION
4	2023 12 28	ISSUED FOR DP RESUBMISSION

OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

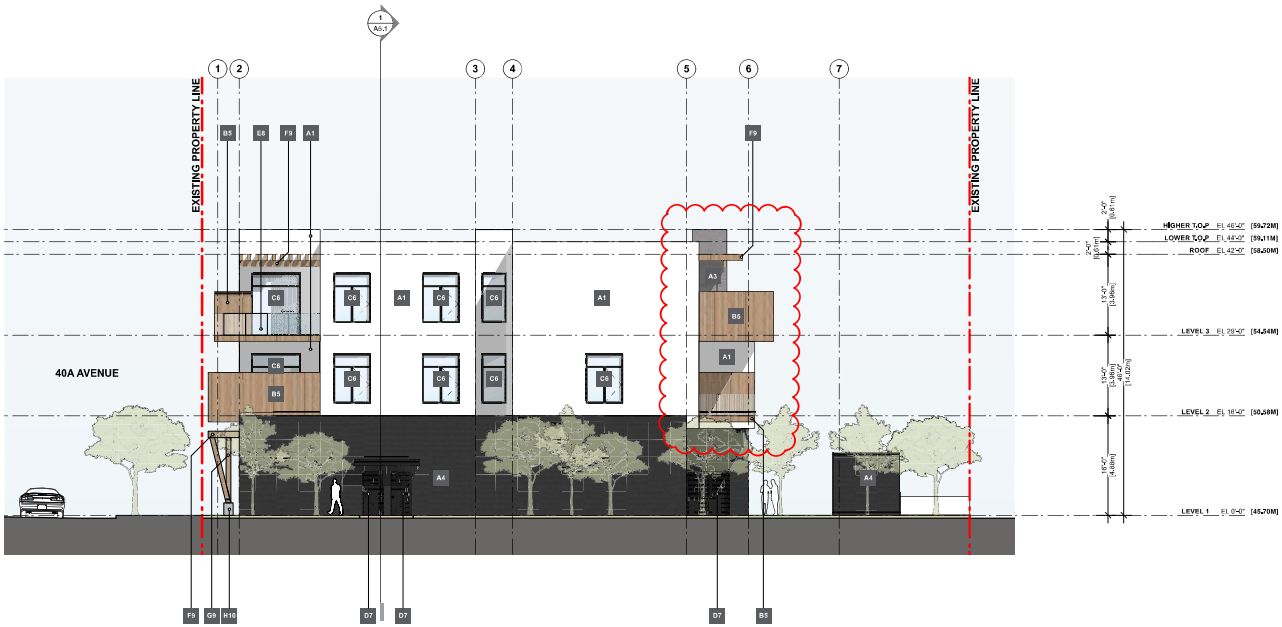
EAST ELEVATION

A 4.2

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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Unit 300 15300 Croydon Drive Surrey BC V3Z 0Z5
kccarchitecture.com
Tel 604 283 0912

E.1



1 WEST ELEVATION
1" = 20' 0"

MATERIAL LEGEND

- A CLADDED WALL
- B BALCONY
- C STOREFRONT WINDOW AND WINDOW WALL
- D STEEL FRAME HOLLOW METAL DOOR
- E CANOPY AND GUARDRAIL
- F PERGOLA AND CANOPY RAFTER
- G FEATURE WOOD COLUMN
- H FEATURE WOOD COLUMN BASE
- K CONCRETE COLUMN

COLOUR LEGEND

- 1 WHITE STUCCO
- 2 BENJAMIN MOORE LIGHT GREY PAINT
- 3 LIGHT GREY BRICK
- 4 DARK GREY BRICK
- 5 WOOD PANEL CLADDING
- 6 BLACK ALUMINUM FRAME & TRANSPARENT DOUBLE GLASS UNIT
- 7 BENJAMIN MOORE DARK GREY PAINT
- 8 TEMPERED GLASS
- 9 WOOD
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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

WEST ELEVATION

A 4.3

DRAWN: ES
CHECKED: KC
SCALE: 1" = 20' 0"
FILE: 2208

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

A 6.0

DRAWN: ES
CHECKED: KC
SCALE: NTS
FILE: 2208

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

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OBERIZON HOMES

PROPOSED NEW DEVELOPMENT

20040 and 20056 40A AVE
Township of Langley BC

ISO

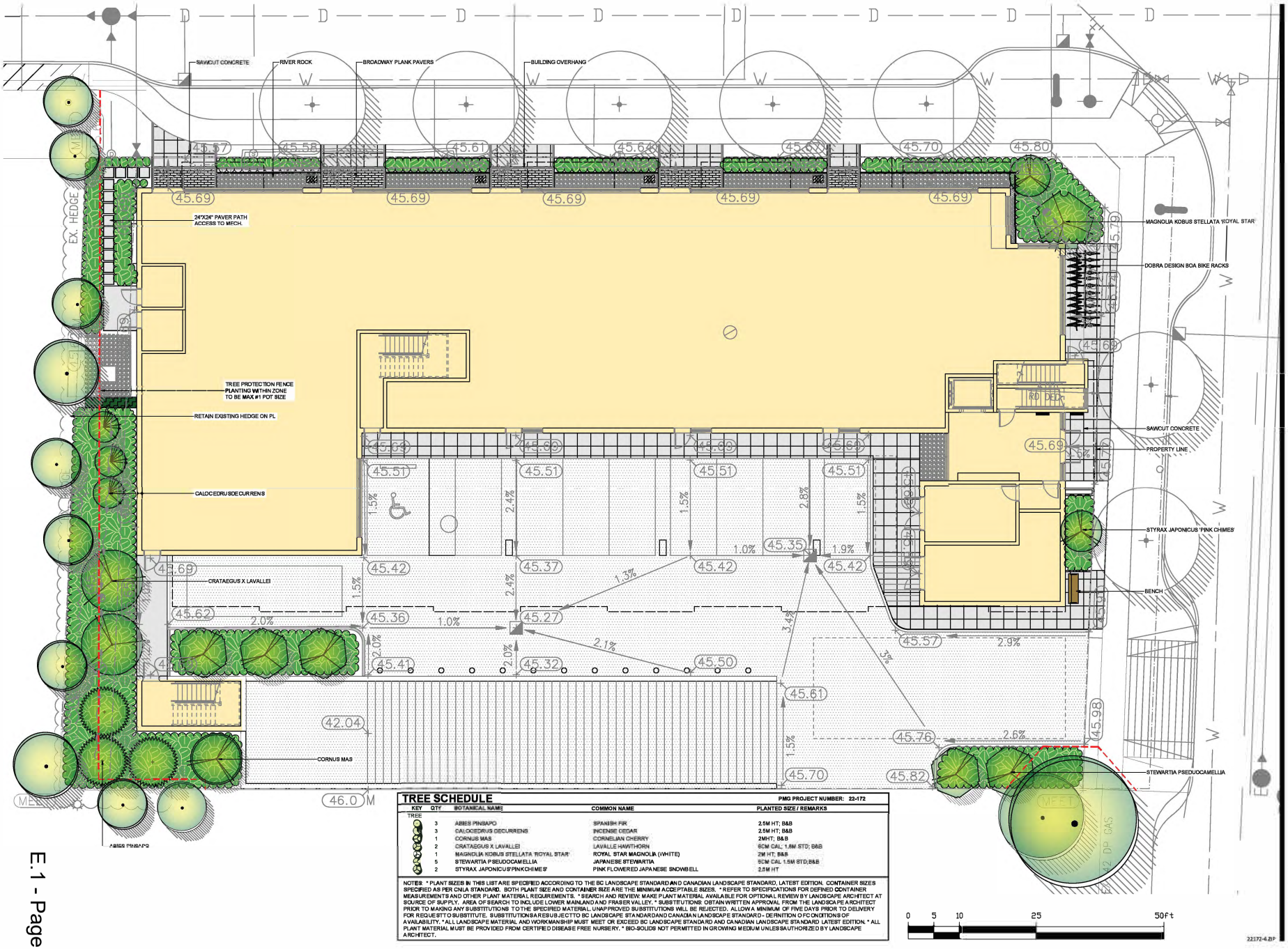
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DRAWN: ES
CHECKED: KC
SCALE: NTS
FILE: 2208

KCC ARCHITECTURE

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kccarchitecture.com
Tel 604 283 0912



TREE SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ABIES PINSAPO	SPANISH FIR	2.5M HT; B&B
	3	CALOCEDRUS DECURRENS	INCENSE CEDAR	2.5M HT; B&B
	1	CORNUS MAS	CORNELIAN CHERRY	2MHT; B&B
	2	CRATAEGUS X LAVALLEI	LAVALLE HAWTHORN	6CM CAL; 1.8M STD; B&B
	1	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	2M HT; B&B
	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B
	2	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	2.0M HT

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	22.AUG.19	REVISE AMENITY PER TOL COMMENTS	SA
2	22.MAR.21	REVISE PER ARCH COMMENTS	SA
1	19.MAY.19	NEW ARCH PLAN TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

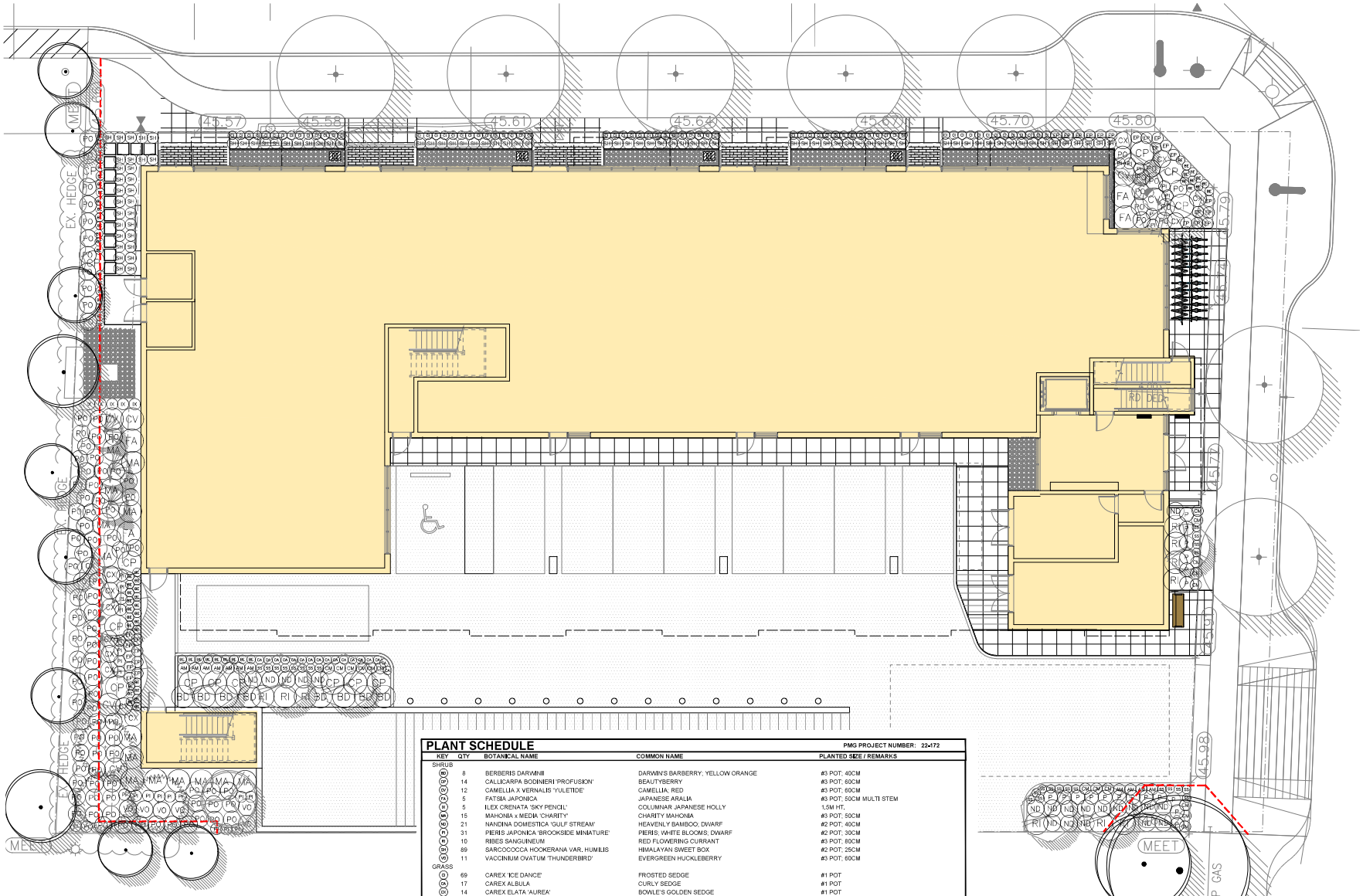
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SCALE:	1/8" = 1'-0"
DRAWN:	SA
DESIGN:	SA
CHKD:	RK
PMG PROJECT NUMBER:	22-172

DRAWING NUMBER: E.1 L1

OF 4

22172-4.ZIP

SCHEDULE B



PLANT SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
BD	8	BERBERIS DARWINII	DARWIN'S BARBERRY; YELLOW ORANGE	#3 POT; 40CM
CP	14	CALLICARPA BODINIERI 'PROFUSION'	BEAUTYBERRY	#3 POT; 60CM
CR	12	CAMELLIA X VERNALIS 'YULETIDE'	CAMELLIA; RED	#3 POT; 60CM
FA	5	FATSIA JAPONICA	JAPANESE ARALIA	#3 POT; 50CM MULTI STEM
IX	5	ILEX CRENATA 'SKY PENCIL'	COLUMNAR JAPANESE HOLLY	1.5M HT.
MA	15	MAHONIA x MEDIA 'CHARITY'	CHARITY MAHONIA	#3 POT; 50CM
ND	21	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT; 40CM
PJ	31	PIERIS JAPONICA 'BROOKSIDE MINIATURE'	PIERIS; WHITE BLOOMS; DWARF	#2 POT; 30CM
RI	10	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
SH	89	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
VO	11	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
D	69	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
OA	17	CAREX ALBULA	CURLY SEDGE	#1 POT
OT	14	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
P	19	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS	#1 POT
PERENNIAL				
AM	11	ASTRANTIA MAJOR 'ROMA'	ROMA MASTERWORT	15CM POT
BE	62	BERGENIA 'BEETHOVEN'	BERGENIA; ROSE PINK	15CM POT
OA	18	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
SS	25	SALVIA X SYLVESTRIS 'MAINACHT'	WOOD SAGE	15CM POT
GC				
EP	27	EPIMEDIUM 'PINK CHAMPAGNE'	PINK EPIMEDIUM	#1 POT; 25CM
PS	83	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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0 5 10 25 50ft

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2	23.MAR.21	REVISE PER ARCH COMMENTS	SA
1	23.MAR.13	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SHRUB PLAN

DATE: 22.AUG.19
SCALE: 1/8" = 1'-0"
DRAWN: SA
DESIGN: SA
CHK'D: RK

DRAWING NUMBER: E.1 L2
OF 4

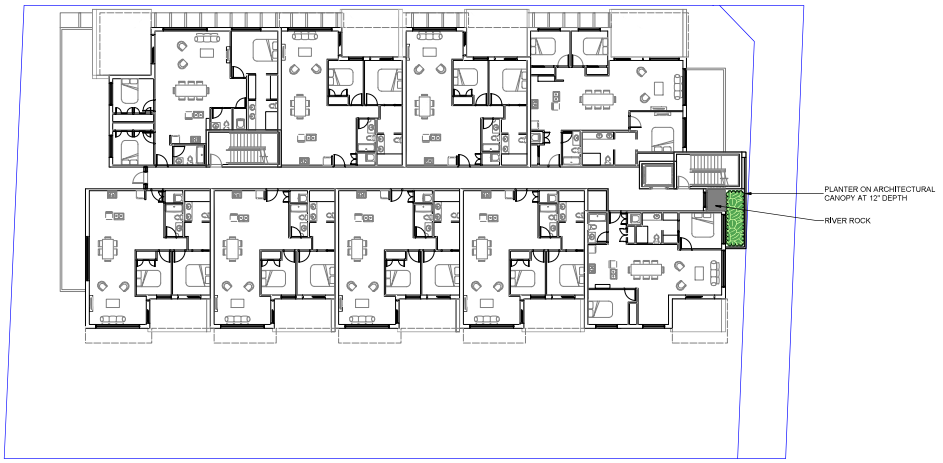
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PMG PROJECT NUMBER: 22-172

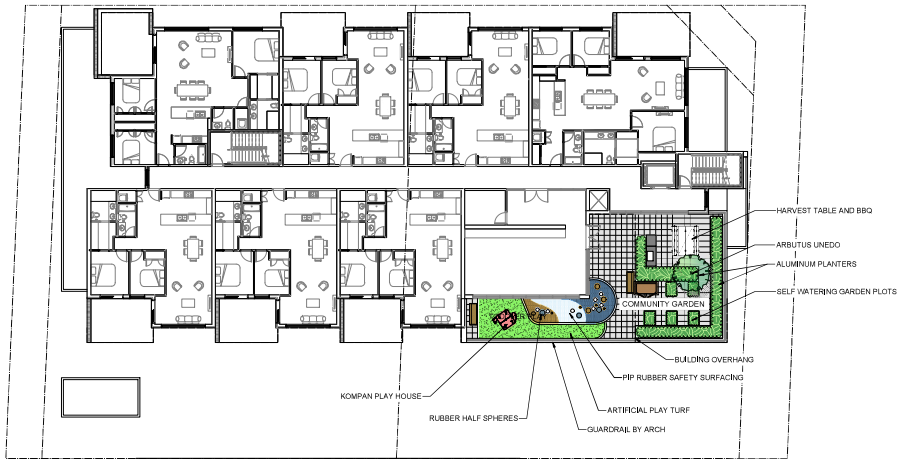
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SEAL:



SECOND FLOOR PLAN



THIRD FLOOR PLAN


RUBBER HALF SPHERES


KOMPAN PLAY HOUSE


ALUMINUM PLANTERS

0 10 20 50 100ft

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.14	REVISE AMENITY PER TOL COMMENTS	SA
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1	23.MAR.15	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SECOND/THIRD FLOOR LANDSCAPE

DATE: 22.AUG.19
SCALE: 1/16" = 1'-0"
DRAWN: SA
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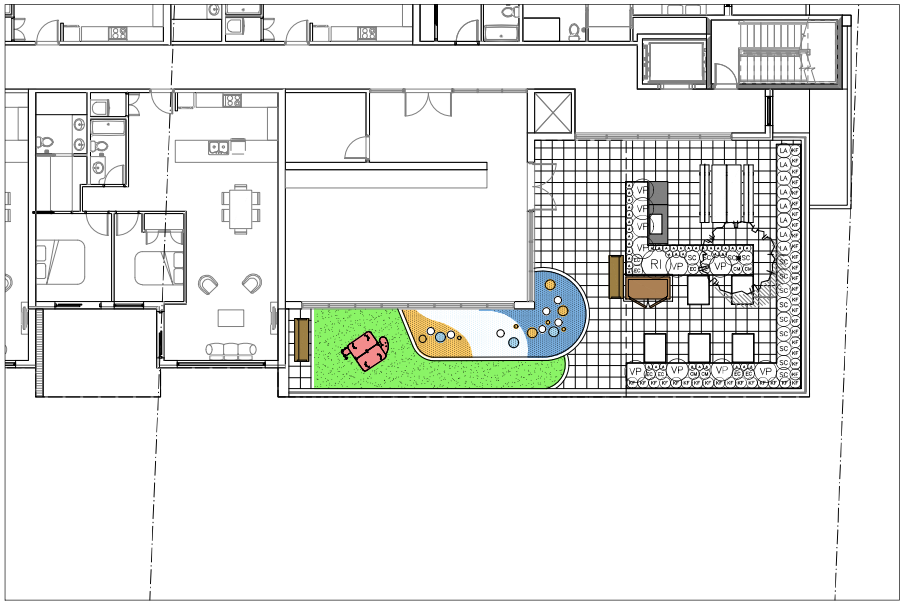
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OF 4

22172-4.ZIP

PMG PROJECT NUMBER: 22-172



SECOND FLOOR PLANTING PLAN



THIRD FLOOR PLANTING PLAN

0 5 10 25 50ft

2ND/3RD FLOOR PLANT SCHEDULE

PMG PROJECT NUMBER: 22-172

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	1	ARBUTUS UNEDO	STRAWBERRY TREE	#7 POT 1.25M
RS	1	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
VP	10	VACCINIUM X PERPETUA	BLUEBERRY	#2 POT; 50CM
GRASS				
PP	48	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
PC	6	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS	#1 POT
PERENNIAL				
AA	41	ARMERIA MARITIMA	SEA THRIFT	15CM POT
CB	11	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
EP	14	ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	15CM POT
HN	17	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	SUN ROSE	15CM POT
LI	8	LAVENDULA X INTERMEDIA 'PHENOMENAL'	FRENCH LAVENDER	#1 POT
SC	13	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	15CM POT

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

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.JUL.14	REVISE AMENITY PER TOL COMMENTS	SA
2	23.MAR.21	REVISE PER ARCH COMMENTS	SA
1	23.MAR.15	NEW ARCH PER TOL COMMENTS	SA

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

20040 AND 20056 40A AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

SECOND/THIRD FLOOR PLANTING

DATE: 22.AUG.19
SCALE: 1/8" = 1'-0"
DRAWN: SA
DESIGN: SA
CHK'D: RK

DRAWING NUMBER: E.1 L4

OF 4

22172-4.ZIP

PMG PROJECT NUMBER: 22-172

ATTACHMENT C

January 4, 2024

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

Attention: **Colin Moore**
Senior Planner

RE: **Proposed New Development for 20040 / 20056 40A Avenue Project No. 07-35-0157**

Dear Mr. Moore,

I hope this letter finds you well. I am writing to provide you with an overview of the design decisions made in relation to the proposed new development at 20040 / 20056 40A Avenue.

We are kindly requesting variance for the following item:

Building Height

The proposed building height for the project stands at 12.8 M. However, the Township's Zoning Bylaw stipulates a maximum height of 12.0 M for the subject property. As such, the project surpasses this requirement by 0.8 M, prompting the intention to seek a variance for this aspect.

To ensure a comfortable living environment within the residential units, the project advocates for a 13'-0" floor-to-floor height. It's important to note that the clear height in the living areas could potentially reach around 10'-0" after accommodating all the necessary structural elements and services for the building. This variance is sought to enhance the overall quality of the living experience.

Furthermore, upon a thorough assessment of the neighbourhood, it is evident that the vicinity is vibrant and bustling, with numerous shops and schools in close proximity. With the Township experiencing an upsurge in population and a growing influx of residents, the project is designed to cater to this expanding demographic and contribute to the area's future growth.

Thank you for taking the time to review this information. If you have any questions or require additional details, please do not hesitate to contact me.

Sincerely,

Emily Shin
Intern Architect AIBC

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-16
FROM:	RECREATION, ARTS AND CULTURE DIVISION	**FILE:**	7710-01
SUBJECT:	REQUEST TO HOST 2025 PROVINCIAL CURLING CHAMPIONSHIPS		

RECOMMENDATION:

That Council consider pre-approving the provision of funds to support the hosting of the 2025 BC Curling Championships at George Preston Recreation Centre taking place in January 2025.

EXECUTIVE SUMMARY:

The Langley Curling Club in partnership with Curling BC are requesting to host the 2025 BC Curling Championships at George Preston Recreation Centre from January 20-26, 2025. To host the event, and allow for adequate setup and takedown time, the main rink and curling rinks will not be available for regular user groups for 2 weeks total. It is estimated that the Township expense and loss of revenue combined would generate a total of $60,500 cost that would need to be pre-approved and accounted for in budgets. Organizations hosting provincial championships within the Township of Langley commonly seek financial support through our Sport Hosting Incentive Program, which offers a grant of $2,000. The Langley Curling Club is requesting that the Township waive the ice rental fees necessary to host the tournament totalling approximately $26,500. It is anticipated that the positive benefits to the community and local tourism will offset this and contribute to making the event a successful one for the Township of Langley.

PURPOSE: To obtain pre-approved funding and authorization for staff to work with the Langley Curling Club and Curling BC organizers in hosting the 2025 BC Provincial Curling Championships at George Preston Recreation Centre.

BACKGROUND/HISTORY:

In early 2020 the Langley Curling Club, in partnership with the Township of Langley and Curling Canada, successfully hosted the Canadian Junior National Curling Championships at George Preston Recreation Centre. This was a TSN aired event and one that was supported by both Curling Canada and the local Langley Curling Club. The Langley Curling Club also has a long history of successfully hosting various annual Bon Spiel events for their club.

The Langley Curling Club has requested to book the main hockey arena and curling facilities at George Preston Recreation Centre to host the BC Provincial Curling Championships tournament January 20-26, 2025, for adults aged 22+. It is estimated that approximately 100 curling players from around the province would participate in Langley during this time.

DISCUSSION/ANALYSIS:

Community Implications:

Because curling ice must be built on top of the main hockey arena ice for the event, the setup and take down will extend the timelines beyond the actual event. Including all required dates, the event booking would be January 16-29, 2025. The facility will not be available for regular ice area user groups such as minor hockey, ringette, figure skating and Junior Hockey Teams. Additionally, Township of Langley programs of Learn to Skate, Stick and Puck and Public Skate will not be able to operate during this two-week period.

Cost and Resource Allocations:

Through hosting the national tournament in 2020, Township of Langley staff and the local club learned what is required to properly setup and takedown the main hockey arena for a major curling event, and the amount of staff time and equipment needed to host a quality event.

Costs associated with the setup and take down, as well as additional staff to operate the event are projected based on previously having done a similar event in 2020. Staff have gathered details of what this new event request would entail.

Staff time and equipment costs above and beyond regular costs are estimated at approximately $21,500. This is to account for ice to be built on top of the existing hockey arena; removal of board glass, judges' area, and for returning the space back to its original conditions including bringing the ice arena ice surface back to Junior Hockey standards.

Additionally, as a part of the agreement with the Junior teams, there would be costs associated with displacing them during this time. Associated costs for displacement during this time are estimated at approximately $12,000.

Financial Implications:

In addition to resource allocation costs, the historical ice rentals revenue for regular user groups at George Preston Recreation Centre would be eliminated during this time due to the cancellation of Township programs and ice arena rentals. This totals approximately $16,000 for the hockey arena, and $11,000 for the curling arena which when combined is approximately $27,000 grand total.

Lastly, the Tournament would normally be billed for the curling ice rentals (per sheet) for both the curling and hockey ice for use during the event which would result in revenue between $19,500-$33,000 (~$26,500 average). This total varies based on the number of curling sheets used. The Langley Curling Club is asking the Township to waive those fees and since these are not budgeted, they are considered as an opportunity cost should that be agreed to.

Cost and Revenue loss totals combined are approximately $60,500. With the opportunity cost total added this represents a potential financial impact of $87,000 to the Township.

The only other financial consideration is that organizations hosting provincial championships within the Township of Langley commonly seek financial support through our Sport Hosting Incentive Program, which offers a grant of $2,000. This would be up to the Langley Curling Club to apply.

Recommendations and Alternatives:

Though there are associated costs with holding the 2025 event, the curling championships will provide an opportunity for the community to come together and celebrate the sport of curling. It will also help promote Langley as a destination for sporting events and attract visitors to the area. It is anticipated that that hosting the curling championships will have a positive impact on the community and help to further promote Langley as a destination for sporting events.

Staff ask that Council consider providing pre-approved adjustments to funding to the Facilities Maintenance and Recreation Divisions totaling $60,500 to cover the known costs and lost revenue to host this event. This would be a reduction in budgeted revenues of $27,000, and an increase in expenses of $33,500. Additionally, Council is asked to consider waiving the ice rental fees for the Langley Curling Club to host the tournament totaling approximately $26,500.

Respectfully submitted,

Rob Stare
DIRECTOR, RECREATION
for
RECREATION, ARTS AND CULTURE DIVISION

ATTACHMENT A Council Policy 06-104 Facility Allocation Policy
ATTACHMENT B Sport Hosting Incentive Program

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

ATTACHMENT A

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: Facility Allocation

Policy No:	**06-104**
Previous Policy No's:	**06-010**
	06-013
	06-101
Approved by Council:	**1998-10-26**
Revised by Council:	**2001-07-14**
Revised by Council:	**2008-07-14**
Revised by Council:	**2016-05-30**
Revised by Council:	**2021-03-08**

1. Purpose

1.1 To govern priority of use and allocation of Township managed facilities in a consistent, fair and equitable manner with the intent to maximize use of all publicly sponsored facilities.

1.2 To consolidate existing priority of use and allocation policies for all Township of Langley managed parks, culture, and recreation facilities including, but not limited to, pools, arenas, outdoor playing surfaces, community centres, recreation centres, meeting rooms, park amenities, covered sport boxes, field houses, and the Grandstand.

2. Background

On October 26, 1998, Council endorsed the Parks and Recreation Division to administer a facility allocation system that governs the use of community centres, arenas and pools under Policy 06-013 Facility Allocations.

On October 26, 1998 Council approved a policy with its purpose being to administer sports field allocation in an equitable and consistent manner under Policy 06-010 Parks Field Allocation.

On July 5, 1999, Council endorsed the User Groups Allocation Guidelines for pools. These guidelines provided a framework for staff to make fair and equitable allocation decisions for Township pool facilities. The allocation guidelines defined the booking priorities, how allocation decisions were made, general provisions and regulations and definitions to guide this process under Policy 06-101 Pool Allocation Policy.

New recreation, culture, and parks facilities continue to be developed which add to the inventory of facilities available for allocation to individuals, groups, organizations, and businesses in the Township. Generally, priority of use and the allocation process have been consistent regardless of the facility type being managed. This policy consolidates all previous existing facility allocation policies and will be consistently applied to govern the use of all Township managed recreation, culture, and parks facilities.

3. Related Policies / Bylaws

3.1 Fees and Charges Bylaw 2007 No. 4616 and amendments

4. Definitions

The following definitions will be used for the purposes of implementing this policy:

User Groups: Individuals, persons or groups that utilize Township facilities for organized activities.

Youth Groups: User groups with the majority of its members being 18 years and under.

Adult Groups: User groups with the majority of its members being 19 years and older.

Resident Groups: User groups with 60% or more of its participants residing in the Township of Langley or accepted rationalization by the Director, Parks and Recreation, or their designate. With exception user groups that have a valid Township of Langley license agreement that excluding resident ratios.

Township Commercial Groups: Commercial entity located in the Township of Langley and in possession of a current Township of Langley business license.

Facilities: Arenas, Playing Fields and Surfaces, Pools, Community Centres, Recreation Centres, Covered Sport Boxes, field houses and the Grandstand or other Township managed Parks and Recreation facilities or amenities.

Tournament: Competitive bracketed game play that requires allocation of facilities separate from daily, weekly or seasonal allocations.

League Play: Regularly scheduled competitions that occur within an organization and involving teams/participants that are involved in that organization or association for the purpose of regular sport competition.

Code of Conduct: Township of Langley Code of Conduct for all user groups to understand and abide by.

- Treat others with respect, courtesy, fairness, and equality regardless of diversity or ability
- All participants feel safe in an accessible and welcoming environment
- Be free from harassment, discrimination, and physical or verbal abuse, and toxicity in relationships

5. Policy

5.1 Category Classifications:

For the purposes of allocation, the following category classifications are defined:

a) **Township Program:** Programs that the Township of Langley develops and offers to the public whether independently or in conjunction with a partner organization. Examples include public swimming sessions, library programs and instructional programs.

b) **Tourism:** An event or regional, provincial or national tournament or championship with competitors / visitors from outside of the Langley region.

c) **Non-Profit User Group:** Registered non-profit society groups whose primary purpose is to organize sport or recreational or cultural activities. Examples would include all minor sport user groups. This category also includes groups such boy scouts and girl guides.

d) **School Group:** School District #35 (SD#35) and private schools that are located in the Township of Langley (Kindergarten to Grade 12).

School group bookings on instructional days from 8:00am - 5:00pm located on their own joint park and school sites are exempt from booking fees; this excludes TOL owned, licensed, leased or operated facilities, amenities and centres that are otherwise committed. When SD#35 books school wide events such as track and field at McLeod Athletic Park, the booking fees will be waived however they are responsible for all applicable fees as determined by the Township.

e) **Private Group:** An individual or organization which does not meet the registered non-profit society requirement of a “Non-Profit User Group” or have a similar for- profit intent of a “Commercial Group”. Examples include a private wedding reception or company picnic.

f) **Commercial Groups:** Groups or individuals whose primary purpose is to generate personal or corporate benefit and/or profit. Examples include for-profit recreation service providers such as sports camps or boot camps, filming, and professional sport use of facilities.

5.2 Allocation Priority

All facilities will be allocated in accordance with the following prioritization of Category Classifications:

1. Township of Langley sponsored programs, services and events (including Tourism based activity where supported by the Township), and Council endorsed activities
2. School Groups (On instructional days from 8:00am - 5:00pm)
3. Non-Profit, Resident Youth User Groups – In Season

4. Non-Profit, Resident Adult User Groups – In Season
5. Non-Profit, Resident Youth User Groups – Out of Season
6. Non-Profit, Resident Adult User Groups – Out of Season
7. Resident Private Groups
8. Township Commercial Groups
9. Non-Profit, Non-Resident Youth User Groups
10. Non-Profit, Non-Resident Adult User Groups
11. Non-Resident Private Groups
12. Other Commercial Groups
13. Late applicants*

*All applicants must meet the allocation application deadlines as outlined in section 5.7 of this document. Should an applicant miss the deadline, they will forfeit all priority and only be considered on a first-come, first-served basis once all other applications have been addressed.

5.3 Allocation Considerations

Applications will also take in to consideration the function of the booking request and the following functional priorities will be utilized:

1st Priority:	Township of Langley events, programs, services and Council endorsed activities including Tourism activities
2nd Priority:	National tournaments/special events
3rd Priority:	Regional and provincial tournaments/special events
4th Priority:	League Play
5th Priority:	Local tournaments/special events
6th Priority:	Practices

Although this policy provides a framework for allocation, Township staff will conduct all facility allocation with the goal of ensuring that a balance of quality activities and opportunities are available to all Township residents.

Where there are overlapping user group requests for allocation, additional factors that will be considered include:

- Activity is consistent with Township goals and objectives
- Bookings must adhere to TOL Code of Conduct as outlined in section 4
- Number of Township residents served by the request
- Programs offered by the applicant that are a duplication of, or in conflict with, another user group's offerings or Township programs and initiatives
- Consistent use of previous allocations
- Historical use and allocation
- Good financial standing with the Township of Langley
- Past conduct within the facility and adherence to contract requirements
- A formula based on the number of participants and the percentage of Township residents served
- Other formal agreements with Council approval that exist outside the allocation process

5.4 Tourism / Sport Tourism

Facility allocation applications for championships and special events of a tourism / sport tourism nature will be evaluated individually and will take in to consideration the following:

- Duration and frequency of disruption to current facility users/bookings
- Level of competition (ie: regional, provincial, national)
- Economic gain to the community

Given the nature of the bid process for special events and sport events, those events falling into this category are exempt from the application process dates as outlined in item 5.7. Applications will be accepted on a rolling basis.

5.5 Allocation Seasons for Sport

For the purpose of determining allocation priority for sport, the following chart outlines the season(s) that will be considered “in-season” for each sport. When a sport is ‘in-season”, those user groups will be granted priority for facility space over a user group whose sport is considered “out of season”. The Township of Langley will allocate primarily based on the organizations start date.

Fall	September - December
Winter	January - March
Spring	April - June
Summer	July - August

Ball Hockey	Spring/Summer
Baseball	Spring/Summer
Beach Volleyball	Spring/Summer
Box Lacrosse	Spring/Summer
Cricket	Spring/Summer
Curling	Fall/Winter
Diving	Year Round
Football	Spring/Summer/Fall
Field Lacrosse	Fall/Winter
Figure Skating	Fall/Winter
Ice Hockey	Fall/Winter
Ringette	Fall/Winter
Rugby	Fall//Winter
School Rugby	Spring

Soccer	Fall/Winter
Slow-Pitch	Spring/Summer
Softball	Spring/Summer
Speed Skating	Fall/Winter
Swimming	Year Round
Synchronized Swimming	Year Round
Track and Field	Spring/Summer
Water Polo	Year Round

5.6 User Group Consultation

While staff will make all final allocation decisions, each allocation process (annual and semi-annual) will include a user group consultation meeting where reasonably possible.

5.7 Process

Groups and/or individuals requesting a facility may contact any of the Parks or Recreation administration offices for a Facility Request form. Users will submit completed forms by the application deadlines referenced in the Facility Allocation Important Dates Schedule attached to the Facility Request form. Following a user group consultation meeting as outlined in item 5.6, contracts are issued for all approved bookings and should be returned with the appropriate officers' signature(s) prior to the first booking.

5.8 Appeal Procedure

A group or individual wishing to appeal an allocation decision should do so within two weeks of notification and address their appeal in writing to:

Director, Parks and Recreation Division
Township of Langley
20338 – 65 Avenue
Langley, BC
V2Y 3J1

All appeals will be reviewed by the Director and/or his/her designate and following investigation, a response will be generated within two weeks of receipt of the appeal.

Sport Hosting Incentive Program
Application guidelines for sport events

ATTACHMENT B

Purpose
To encourage Langley's not-for-profit sport organizations, through limited financial assistance, to host regional, provincial, western Canadian, national, and international amateur sport events within the Township of Langley.

Who can apply?
Applicants must be the organization hosting the event. The applicant organization must be a registered, not-for-profit organization that has been recognized as such for at least one year prior to applying for financial assistance.

General principles
- The grant applied for shall not be used for capital purchases.
- The event will generate a measurable economic benefit.
- The applicant shall demonstrate fiscal responsibility and shall show initiative and success in generating other sources of revenue.
- Additional non-monetary support is available from Tourism Langley to assist host organizations in welcoming visitors to Langley. All grant recipients must establish contact with Tourism Langley to seek additional monetary and non-monetary support.

Event Eligibility
Eligible amateur sport events **must**:

- be endorsed or sanctioned by your organization's provincial, western Canadian, national, or international body
- determine a "champion" for that respective level of competition or activity (provincial, western Canadian, national, or world champion)
- be open to the public

Generally, no more than one award per qualifying organization will be granted each calendar year.

Eligibility timeframes:

- Applications must be submitted prior to the commencement of the event, and will be accepted on a rolling basis, up to 12 months before hosting the event.

Note: Events staged using Township of Langley facilities may be qualified to receive a Township of Langley Major Events Assistance Grant. Associations are NOT eligible to receive assistance from both of these initiatives. Associations are advised to determine which program offers the greater benefit prior to making application under the Sport Hosting Incentive Program.

Level of support
Sport Hosting Incentive Program awards will be granted based on the level of the event and amounts will vary up to a maximum of $5,000. The level of funding awarded will be based on the program priorities (as listed below) up to a maximum of:

Regional	$1,000	Western Canadian / Cascadia	$2,500	International	$5,000
Provincial	$2,000	National	$3,000		

Assistance will be considered in support of direct operating costs that may include:

- awards
- ceremonies
- facility and/or equipment rentals
- in-Township participant transportation
- officiating costs
- printing
- promotion

SEE NEXT

Funding priorities

Applications will be evaluated by the Sport Hosting Incentive Program Evaluation Committee, based on the general eligibility criteria and guidelines contained herein.

The following program priorities will be considered:

- number of local, regional, national, and international participants attending the event
- applicant's affiliation with recognized municipal, provincial, or federal governing bodies
- extent to which the event encourages the participation of Langley residents and the evidence of volunteer support relative to the scope of the event
- extent to which the event brings provincial, national, or international recognition to the Township of Langley
- type and extent of the anticipated economic impact that can be realized by the Township of Langley taxpayers
- demonstration of financial need
- extent to which the event results in the award of a provincial, western Canadian, national or international "championship"

Pending the availability of funds, applications best meeting the above program funding priorities will be recommended for funding by the evaluation committee. The total funding available under the program is dependent on the budget allocated to Sport Langley through Township of Langley Council each year.

Application procedures

Application forms are available on the Township's website: **www.tol.ca/grants**

Completed application packages should include:

- completed application form
- applicant's proof of non-profit status and date of incorporation
- complete event budget detailing operating costs and expected revenues
- letter, on letterhead, from the governing sport body confirming the event as a bona fide championship, whenever applicable
- copy of the event bid that was submitted for consideration to the governing sport body (where available)
- confirmation from Tourism Langley that event organizers have been in contact to request hosting information

Applications must be submitted prior to the commencement of the event. Applications will be accepted on a rolling basis, up to 12 months before hosting the event. Submit to:

Township of Langley
Arts, Culture and Community Initiatives Division
20338 – 65 Avenue
Langley, BC V2Y 3J1
communitygrants@tol.ca

Applicants will be notified of grant approval/denial within 60 days of receipt of the application.

Payment information

A final report is a requirement of receiving funding and must be submitted to the Township of Langley within 90 days of the event's completion. The final report must include:

- financial statement indicating all income and expenses related to the event or bid; this statement is to be signed by the association president (or event chairperson) and the event treasurer
- copy of the event program (if applicable) and a schedule of activities, games, events, etc.
- copy of the results of the competition
- economic benefit
- completion of Post Event Questionnaire

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-18
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60
SUBJECT:	CAPITAL REQUEST - 2024 TRANSIT IMPROVEMENT GRANT APPLICATIONS		

RECOMMENDATIONS:

That Council authorize a grant application to Coast Mountain Bus Company for $37,500 towards various transit improvements, and if successful, authorize $37,500 from existing Township carry forward funding.

That Council authorize a grant application to Coast Mountain Bus Company for $37,500 towards completion of the 40 Avenue Multi-Use Path project between 200 Street and 204 Street, and if successful, authorize $377,500 from existing Township carry forward funding and 2024 Bus Shelter Revenue, for a total project funding envelope of $415,000.

That Council authorize a grant application to BC Alliance for Healthy Living for $50,000 of cost sharing towards completing the 40 Avenue Multi-Use Path project.

ANALYSIS:

Annually, TransLink through Coast Mountain Bus Company (CMBC) offers the Transit Related Road Infrastructure Program (TRRIP) to Metro Vancouver municipalities. This program provides cost sharing of 50% to assist in increasing the accessibility of the transit system. Applications to the program are due by March 1, 2024. Annually, the Township also receives a portion of advertising revenue that is earned from bus shelters. Consistent with past years, staff are proposing this funding be reinvested into transit improvements.

Transit Improvements:

A primary focus of TRRIP is improving the wheelchair accessibility of transit stops, with a goal of making 100% of bus stops wheelchair accessible. Throughout the region, approximately 83% of bus stops are wheelchair accessible 89% of Township bus stops being wheelchair accessible.

For 2024, the following bus stops are proposed for accessibility improvements:

Proposed Transit Stop Locations	Scope of Work
Southbound 213 Street Far-side 93B Avenue	Concrete infill for wheelchair accessibility (2 pads)
Southbound 213 Street Far-side 92B Avenue	Concrete infill for wheelchair accessibility (2 pads)
Northbound 213 Street Far-side 93B Avenue	Concrete infill for wheelchair accessibility (2 pads)
Westbound 46 Avenue Nearside 217B Street	Concrete infill for wheelchair accessibility (2 pads)
Westbound 46 Avenue Nearside 216 Street	Concrete infill for wheelchair accessibility (2 pads)
Eastbound 46 Avenue Nearside 220 Street	Concrete infill for wheelchair accessibility (2 pads)
Eastbound 68 Avenue Far-side 203 Street	Concrete infill for wheelchair accessibility (2 pads)
Eastbound 36 Avenue Far-side 198 Street	Raised asphalt pad for wheelchair accessibility
Westbound 36 Avenue Far-side 198 Street	Raised asphalt pad for wheelchair accessibility

This work is estimated to cost $75,000 with 50% ($37,500) being provided by TRRIP with $37,500 being funded from carry-forward funding available in RDS1127 “Transit Improvements – Various Locations”.

40 Avenue Multi-Use Path:

Currently, the south side of 40 Avenue between 200 Street and 204 Street features only a paved shoulder for pedestrians and cyclists. In response to requests from the public, staff are proposing the installation of a Multi-Use-Path (MUP) with extruded asphalt curb and delineator posts on the south side to improve the safety of active transportation users, many of whom are travelling to Belmont Elementary.

The estimated cost for completing 390 metres of Multi-Use Path on the south side is $415,000. As this work also increases overall accessibility to the Transit system, staff are proposing that a portion of this work be funded through TRRIP ($37,500) with $377,500 being funded through a combination of surplus funding available in RDS1127 and anticipated 2024 Bus Shelter Revenue.

BC Alliance for Healthy Living:

Through funding provided by the Province of BC, the BC Alliance for Healthy Living offers the Active Communities Grant Program to local governments, with the goal of supporting physical activity. A variety of project types are supported, including changes to the built environment that encourage physical activity. Up to $50,000 of cost sharing is available with applications being due by February 5, 2024.

Staff are proposing that an application be made to the program for a $50,000 contribution towards completing the 40 Avenue MUP. The MUP will enhance access to multiple bus stops along 40 Avenue. The Township will work with TransLink, the School District, School Administration, and the PAC to undertake public education at Belmont Elementary School to encourage and increase the use of Active Transportation, a grant program requirement.

Financial Implications:

All work is proposed to be completed through a combination of 2023 carry forward funding, external funding consisting of $75,000 of TRRIP funding, and $70,000 of 2024 Bus Shelter Advertising Revenue. Annually, the Township receives a portion of advertising revenue that is earned from bus shelters. Consistent with past years, staff are proposing this funding be reinvested into transit improvements.

Additionally, should the Township be successful in receiving $50,000 under the Active Communities Grant, this would decrease the amount of Township funding required for the 40 Avenue MUP project accordingly. This $50,000 could be used for future Transit Improvements.

Township of Langley Capital Project Description						
Project Title:	Transit Improvements: Various Locations					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount	$41,518	$37,500				
Budget Remaining						
Total Projected Cost	$41,518	$37,500				

Project Description *(Phased Project)	This capital project seeks funding on an ongoing, annual basis for the construction of transit improvements such as sidewalks leading to bus stops, bus pull-out bays, wheelchair accessible bus stops, and improved bus stop facilities for pedestrians at various locations in the Township. This is a cost sharing project in partnership with CMBC (50/50 cost share).			
Project Justification and Consequences of Not Proceeding *(Phased Project)	The construction of transit improvements facilitates pedestrian/transit user safety, convenience for transit users, and encourages additional traditional ridership which is consistent with the Township's sustainability goals.			
Project Priority Ranking	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation
Length of Project (years):	Ongoing	Initial Year of Approval:		

Township of Langley Capital Project Description						
Project Title:	Transit Improvements: Various Locations					
Work Breakdown	RDS1127-01					
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve Funding	$41,518					
Debt						
Translink		$37,500				
ICBC						
Other:						
Total Currently Funded	**$41,518**	**$37,500**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Multi-Use Path: 40 Avenue 200 Street to 204 Street					
	CFWD 2023	2024	2025	2026	2027	2028
Requested Amount	$307,500	$107,500				
Budget Remaining						
Total Projected Cost	$307,500	$107,500				

Project Description *(Phased Project)	Construction of a multi-use path with extruded asphalt curb, delineator posts, and accessible bus stops on the south side of 40 Avenue to provide improved connectivity from 200 Street to 204 Street, adjacent to Belmont Elementary School.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The construction of the multi-use path facilitates pedestrian, cyclist, and transit user safety along a major arterial road to encourage all forms of active transportation, which is consistent with the Township's sustainability goals.

Project Priority Ranking	**Critical**	**High**	**Medium**	**Low**
	• risk to health and safety • legislative obligation • imminent loss of an asset	• deterioration or obsolescence • leverage external funding • emergent conditions	• extend the life of an asset • desirable new infrastructure • social, cultural and aesthetic value • cost effective to replace or repair now	• action recommended in studies / reports • promotes inter-municipal cooperation

Length of Project (years):	1	Initial Year of Approval:	

Township of Langley Capital Project Description						
Project Title:	Multi-Use Path: 40 Avenue 200 Street to 204 Street					
Work Breakdown						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2023	2024	2025	2026	2027	2028
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve Funding (Transfer from RDS1127)	$269,175					
Debt						
Translink		$37,500				
ICBC						
Other: Bus Shelter Revenue	$38,325	$70,000				
Total Currently Funded	**$307,500**	**$107,500**				

Total Currently Unfunded						

Respectfully submitted,

Ryan Chapman
MANAGER ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-19
FROM:	PROTECTIVE SERVICES DIVISION	**FILE:**	1705-01
SUBJECT:	CAPITAL REQUEST – FIREFIGHTING EQUIPMENT		

RECOMMENDATION:

That Council authorize the transfer of $84,734 from the 2023 Fire Hall Feasibility Studies to FD Suppression Firefighting Equipment for Personal Protective Equipment (PPE) replacement.

ANALYSIS:

Each year, the Fire Department requires funds to purchase/replace necessary equipment to ensure that the Fire Department equipment meets WorkSafeBC, National Fire Protection Association (NFPA), and Industry standards/requirements. The total expenditure required in 2023 was higher than expected due to additional staff and the large number of PPE requiring replacement. The Fire Hall Feasibility Studies project has adequate funding remaining which is not required and is available to transfer to this project.

FINANCIAL IMPLICATIONS:

Additional budget authority of $84,734 is required to facilitate payment of Personal Protective Equipment (PPE), those funds are available and not required in the Fire Hall Feasibility Studies Project.

Respectfully submitted,

Jason de Roy
FIRE CHIEF
for
PROTECTIVE SERVICES DIVISION

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-17
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	LRP00014
SUBJECT:	BOOTH, FERNRIDGE AND RINN NEIGHBOURHOOD PLANS		

RECOMMENDATION:

That Council consider the following options and direct staff to:

1. repeal the Booth, Fernridge and Rinn Neighbourhood Plans, by bylaw;

2. update the Booth, Fernridge and Rinn Neighbourhood Plans by revising or altering any plan components or policies that do not align with the small-scale multi-unit housing provincial legislation;

   OR

3. monitor the industry and regional trends for small-scale multi-unit housing in areas designated for single-family and duplexes, and report back to Council with options, including repealing the Booth, Fernridge and Rinn Neighbourhood Plans no later than December 2025.

EXECUTIVE SUMMARY:

At the December 4, 2023 Regular Meeting, Council directed staff to initiate the repeal of Booth, Fernridge and Rinn Neighbourhood Plans (three NPs), if the Township of Langley was not given an exemption from the implementation of Housing Statutes (Residential Development) Amendment Act, 2023 (Bill 44).

On December 21, 2023, the BC Minister of Housing confirmed that the Ministry was not exempting new subdivisions (see Attachment B, last paragraph on Page 1).

Three options are available for Council consideration, as follows:

1. The first option is to repeal the three NPs by bylaw. This option would involve outright repeal of the three NPs and would include a public hearing requirement for the repeal bylaw.

2. The second option is to repeal in substance the three NPs through a comprehensive update. This option would involve future amendments to the three NPs regarding plan components that would require modification for SSMUH policy provisions, considering different land uses and densities to provide for the changes without compromising future development, and updating the recently completed Engineering Servicing Plan for the Brookswood-Fernridge community.

3. The third option is to consider a potential future repeal after monitoring trends in the popularity or uptake of small-scale, multi-unit housing in areas designated for single-family.

PURPOSE:

This report is in response to Council's direction on December 4, 2023 to initiate the repeal of Booth, Fernridge and Rinn Neighbourhood Plans.

BACKGROUND/HISTORY:

On April 3, 2023, the Provincial Government released The Homes for People plan. In late 2023, the Provincial Government introduced and passed a suite of legislative changes to implement the Homes for People plan including:

- Bill 44 - Housing Statutes (Residential Development) Amendment Act
- Bill 46 - Housing Statutes (Development Financing) Amendment Act
- Bill 47 - Housing Statutes (Transit-Oriented Areas) Amendment Act

This report focuses on Bill 44 and its potential impacts on residential development, with specific reference to the Brookswood-Fernridge area.

On November 1, 2023, Bill 44 was introduced or given first reading. It proposed to change the local government land use planning framework to allow more SSMUH in land use zones that are otherwise restricted to single-family dwellings or duplexes.

At the November 6, 2023 Regular Meeting, Council requested a staff presentation on the proposed Housing Statutes (Residential Development) Amendment Act (2023). Subsequently, a staff presentation occurred on November 20, 2023. Staff noted that potential implications for the Township include (a) infrastructure burden, (b) competing priorities, (c) obsolete public input and community planning and (d) future development challenged. Potential processes for moving forward could include the suspension and/ore repeal of Neighbourhood Plans in greenfield areas, reconsidering new single family subdivisions development applications and other recommendations.

On November 10, 2023, Mayor Woodward sent a letter (Attachment A) to Housing Minister Ravi Kahlon regarding some of the implications of the proposed legislative changes on planning and development in the Township and requested an exemption from Bill 44.

Bill 44 received Royal Assent on November 30, 2023. Regulations for the Bill were approved by Orders of the Lieutenant Governor in Council (Orders-in-Council, OIC) on December 7, 2023 via OIC 673-2023 and OIC 675-2023. Also on December 7, 2023, the Ministry of Housing issued a Policy Manual and Site Standards (Housing Policy Manual) to support local governments with legislative requirements for SSMUH. (Other policy manuals covering the other topics were also released).

At the December 4, 2023 Regular Meeting, Council directed staff to initiate the repeal of Booth, Fernridge and Rinn Neighbourhood Plans as soon as it is confirmed that the Township was not given an exemption from Bill 44.

At the December 4, 2023 Regular Meeting, Council also passed a resolution to extend an invitation to the Minister of Housing to meet with Council about Bill 44 and the impacts on communities within the Township no later than Q1 or 2024. An invitation has been extended to the Minister's Office.

On December 21, 2023, the Housing Minister confirmed by letter that the Ministry was not exempting new subdivisions (Attachment B, last paragraph on Page 1).

DISCUSSION/ANALYSIS:

The discussion represents a preliminary analysis of the new legislation (Bill 44 in particular) and a high-level summary of the Housing Policy Manual, with specific reference to the Brookswood-Fernridge area. More in-depth analysis and discussions with provincial staff will be warranted, subject to further direction from Council.

Bill 44

Under Bill 44 and through its amendments to the Local Government Act, municipalities are required to:

- Update zoning bylaws to permit one secondary suite or one accessory dwelling unit: This requirement applies to all municipalities and includes areas outside an urban containment boundary of a regional growth strategy. Municipalities will have until June 30, 2024 to complete the zoning bylaw updates.
- Update zoning bylaws to permit SSMUH on single-family lots and duplex lots: This requirement applies to municipalities with more than 5,000 residents and within an urban containment boundary. The deadline to comply with this requirement is also June 30, 2024.
- Update Housing Needs Reports: The province will introduce a standard methodology for updating these reports in January 2024. The updated reports must be completed by January 1, 2025.
- Update Official Community Plans: This requirement is expected to be done by December 31, 2025, based on the updated Housing Needs Report and a 20-year planning horizon.

What is SSMUH?

The Housing Policy Manual provides the following definition of SSMUH:

> *"Small-Scale Multi-Unit Housing (SSMUH) refers to a range of buildings and dwelling unit configurations that can provide more affordable and attainable housing for middle-income families. Examples of SSMUH include, but are not limited to:*
>
> - *secondary suites in single-family dwellings;*
> - *detached accessory dwelling units (ADUs), like garden suites or laneway homes;*
> - *duplexes (side-by-side or up/down);*
> - *triplexes and house-plexes; and*
> - *townhomes.*
>
> *SSMUH offers housing options that are ground-oriented and compatible in scale and form with established single-family and duplex neighbourhoods. … These housing forms typically offer more family-oriented units than larger-scale multi-family housing like condominium towers, and more affordable options than single-family homes. …"*

Requirements for SSMUH

Municipalities are required to update their zoning bylaws to permit the prescribed minimum SSMUH densities on single-family and duplex lots as follows:

- three units on single-family or duplex lots less than 280 square metres (3,014 square feet),
- four units permitted on single-family or duplex lots greater than 280 square metres, and
- six units on single-family or duplex lots greater than 280 square metres near bus stops with the following service frequencies:
    - Monday to Friday: a bus at least every 15 minutes, on average, between the hours of 7am and 7pm, and
    - Saturday and Sunday: a bus at least every 15 minutes, on average, between the hours of 10am and 6pm.

The Housing Policy Manual also recommends zoning bylaw parameters such as setbacks, maximum number of storeys and building height, maximum lot coverage and off-street parking requirements for each of the prescribed minimum SSMUH density.

Exemptions
The Housing Policy Manual identifies circumstances under which a local government are exempt from the SSMUH requirements to permit a minimum of three to six units on a lot. Circumstances that are applicable to the Brookswood-Fernridge area include:

- land that is not connected to a water or sewer system (**parcels** must be connected to both)
- a parcel of land that is larger than 4,050 square metres (1 acre)

The Township could seek exemptions under these provisions, but only for pre-development of the three NPs. Post development ("new subdivisions") would not be exempt, according to the correspondence from the Housing Minster on December 21, 2023. Therefore a new subdivision could be approved by Council for single family homes but there is no mechanism for ensuring that single family homes will actually be built on the subdivision lots instead of house-plexes, for example.

Planning in Brookswood-Fernridge
The Township has invested a significant amount of time and resources in the planning of Brookswood-Fernridge in the last ten years. The planning process included two attempts to update the Brookswood-Fernridge Community Plan, once in 2014 and another in 2016, with the second attempt resulting in a new plan that replaced one that was in place since 1987. Based on the Brookswood-Fernridge Community Plan, the Booth, Fernridge and Rinn Neighbourhood Plans (NPs) were adopted by Council on July 24, 2023 after a planning process that was extended during the COVID-19 pandemic that took place between 2019 and 2022.

Significant public engagement was conducted as part of the process that involved hundreds of stakeholders in planning team meetings, ask-a-planner sessions, workshops, open houses and public hearings. The result was a "common ground" that balanced the interest of those who would like to preserve the existing "towering cedar" character of the community and the interest of those who wanted growth and development. The plans for the growth and development of the community have been present since the first Township Official Community Plan (1979). The area is within the Urban Containment Boundary in the Metro Vancouver Regional Growth Strategy and is supported by infrastructure investment plans of the Greater Vancouver Sewerage and Drainage District (GVS&DD).

The Brookswood-Fernridge Community Plan (2016) provides a new policy framework to guide growth and development over the next 25 to 30 years. The estimated buildout population for the community has been increased from approximately 11,000 in the 1979 plan to over 60,000 in the 2016 plan, as amended by the three NPs. The 1979 plan envisioned single-family as the primary form of residential development, whereas the 2016 plan, as amended, accommodates a wide range of housing options including some SSMUH units such as secondary suites, ADUs and townhomes as well as single family homes.

The Booth, Fernridge and Rinn NPs provide the following single-family land use designations which would require minor updates to comply with the new legislative housing requirements:

Single Family 1:

- The SF 1 designation has a minimum lot size of 3,642 square metres (39,204 square feet or 0.9 acre). It can be found in two general locations: (1) at the southeast corner of 24 Avenue and 200 Street (in Fernridge) and (2) on 213A Street (in Rinn). It accounts for approximately 2% of the total land area in the three NPs.
- Minimum SSMUH density: 4 units per lot

Single Family 2:

- The SF 2 designation is generally located along the Agricultural Land Reserve boundary with 929 square metres (10,000 square feet) minimum lot size. It accounts for approximately 11% of the total land area in the three NPs.
- Minimum SSMUH density: 4 units per lot

Single Family 3:

- The SF 3 designation provides for a minimum lot size of 650 square metres (7,000 square feet). It accounts for approximately 15% of the total land area in the three NPs.
- Minimum SSMUH density: 4 units per lot

Single Family 4:

- The SF 4 designation provides for a minimum lot size of 465 square metres (5,000 square feet). It accounts for approximately 2% of the total area in the three NPs.
- Minimum SSMUH density: 4 units per lot

Single Family 5:

- The SF 5 designation provides for a minimum lot size of 372 square metres (4,000 square feet) and permits 2-plexes, 3-plexes, 4-plexes, small home courtyard uses and small lot rowhouses, building typologies that are defined under SSMUH. It accounts for approximately 24% of the total land area in the three NPs, the largest percentage of land amongst all single-family land use designations.
- Minimum SSMUH density: 4 units per lot, which would require modifications to comply with the new legislative requirements.

In addition to the single-family designations, the following residential land use designations in the three NPs are not subject to the new regulation:

- Rowhouse/Townhouse
- Rowhouse/Townhouse Mixed Use
- Apartment
- Manufactured Home Park

Based on the existing level of transit service in the Brookswood-Fernridge area the Township will not be required to update the three NPs to permit 6-plexes.

Potential Options

Three options are available for Council consideration, as follows:

1. The first option is to repeal the three NPs. This option would involve outright repeal of the three NPs. The process for repealing the NPs would include a repeal bylaw and a public hearing on the repeal bylaw. If the three NPs were repealed, development applications would be received and processed based on the general policy provisions in the Brookswood-Fernridge Community Plan.

2. The second option is to repeal in substance the three NPs through a comprehensive update. This option would involve future amendments to the three NPs and could be part of the new legislative requirements to update the Official Community Plan by December 31, 2025. Work would involve identifying plan components that would require modification for SSMUH policy provisions, considering different land uses and densities to provide for the

changes without compromising future development, and updating the recently completed Engineering Servicing Plan for the Brookswood-Fernridge community.

3. The third option is to consider a potential repeal of the three plans, after monitoring trends in the popularity or uptake of small-scale multi-unit housing in areas designated for single-family. A summary of trends and recommendations would be advanced to Council before December 31, 2024.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

ATTACHMENT A Township of Langley correspondence to the Ministry of Housing
ATTACHMENT B Ministry of Housing correspondence to the Township of Langley

OFFICE OF
THE MAYOR
ERIC WOODWARD

TOWNSHIP OF LANGLEY
EST. 1873



ATTACHMENT A

November 10th, 2023

BY EMAIL

Ministry of Housing
PO Box 9844 Stn Prov Govt
Victoria, BC V8W 9T2

RE: PROPOSED HOUSING LEGISLATION IMPACTS WITHIN THE TOWNSHIP OF LANGLEY

Dear Minster Kahlon,

As the details of proposed legislative amendments within Bill 44 Housing Statutes (Residential Development) Amendment Act, Bill 46 Housing Statutes (Development Financing) Amendment Act and Bill 47 Housing Statutes (Transit-Oriented Areas) Amendment Act are now public, I have had a chance to consider its implications within the Township of Langley, as proposed.

Upon review, the negative urban planning and financial implications of the proposed Housing Statutes amendments for the Township of Langley, especially for our unique “greenfield” developing areas, are significant.

First off, as you already know, I support the intention to provide more attainable “missing middle” housing options for British Columbians. Always have. I understand there are some issues to address, clearly evidenced by the single-family housing that remains around the SkyTrain stations in Vancouver or New Westminster, for example, constructed 30+ years ago.

The Township of Langley is the fastest growing municipality in Metro Vancouver, expected to roughly double its population by 2050, likely more, once our review of 200 Street and Willowbrook are completed for more transit-oriented development. I understand the urgency with which the region needs more housing of multiple types.

The Township of Langley still has 2,000 acres of undeveloped urban land within the Metro Vancouver Urban Containment Boundary. These areas are designated for at least 50,000 additional dwelling units of a wide range of housing types including new “missing middle.” Almost all of it has completed Neighbourhood Plans, with three new ones completed and adopted by Council earlier this year.

Despite some mistaken perceptions, our future development is and will be, in fact, compact urban development mostly concentrated within proximity to future Bus Rapid Transit on 200 Street in Willoughby and near or connected to the future Willowbrook SkyTrain station. Concentrated as it is, our urban land is not urban sprawl, as 75% of our land base remains within the Agricultural Land Reserve with compatibility and interfaces guidelines that must be considered.

Our 2020 Housing Needs Report outlines a need to provide for 6,260 additional units over the 2020-2025 5-year timeframe. The Township of Langley has approved this number within the last year alone. The Township of Langley currently has 3,775 units under construction with 8,000 more approved ready to proceed at any time development proponents wish to begin construction. Building permit timelines for Part IX construction and secondary suites down to a week or so and Part III building permits down to a matter of a few months in most cases. The Township of Langley has created and is creating new housing well in excess of our Housing Needs Report.

Our new Council has quickly implemented development process reforms to reduce cost and timelines, reduced building permit timelines to a matter of weeks, and addressed other bottlenecks such that approval for multi-family development can now be obtained within months. For example, one project of 1,500 townhomes and condominium units was approved by Council within 8 weeks of its application date. Council is also advancing new, updated community plans with additional densities and an updated variety of housing forms.

I have sincere concerns that this legislation, as proposed, will slow-down or cease the production of housing types here that the Township of Langley is set to supply. Many obvious issues will be created by this legislation for infrastructure, schools, parking, schools, park sites, land assemblies and varying municipal contexts. The draft legislation, in aggregate, is simply not necessary within The Township of Langley to achieve our shared objective of more attainable Homes for People and will cause untold unintended consequence for greenfield development processes, from school and park sites to road dedications.

Based on the imposed requirement for 3, 4, or 6 dwelling units on any existing or future subdivisions or duplex lots “by right”, to “pre-zone” (not just designate) for the use and density of 20 years of future housing needs, and the imposition of significant density changes without an urban planning or bonus process to secure needed community interests, such as school capacity and road dedications, Township of Langley Council will now have to consider the following consequences:

1. **The loss of years of urban and community planning, public engagement, and engineering assessments for undeveloped areas.**

   For example, the Booth, Rinn, and Fernridge Neighbourhood Plans in our southern, more rural areas adjacent to the Agricultural Land Reserve in many areas are suitable and appropriate for a range of different kinds of lots of missing middle and gentle density housing for up to 50,000 people. Property owners in the area have been waiting for years for completed plans. Council completed them earlier this year.

The planned capacity for the Brookswood-Fernridge area's school sites, recreation needs and park and nature spaces capacity did not anticipate an additional 75,000 residents this legislation could cause within the area within entirely new subdivisions Council would no longer control.

I will have to recommend to Council that these Neighbourhood Plans be repealed to provide certainty to residents and the development industry that have to be redone. This could delay more new housing in the area for potentially 4-5 more years entirely because of this proposed legislation itself, and partly due to the additional, significant urban planning work plan items this legislation imposes within nearly impossible timeframes.

2. **The oversubscription of engineering services plan(s) combined with the fulfilling the infrastructure needs within established and undeveloped areas.**

This could result in Council needing to suspend all or large parts of 5 neighbourhood plans within Willoughby, our fastest-growing greenfield area. The area is designated for a balanced mixture of housing forms, including additional townhouses and row-homes mixed within and around compact housing subdivisions. This potential suspension represents up to 500 acres and up to 15,000 dwelling units, potentially much more as Council is reviewing some areas for potential updates that may have to restarted, with significant quantities of the very housing forms the legislation is intended to create.

Council may now also have to evaluate the priority of developing greenfield areas like Willoughby and Fernridge over the next 20+ year timeline combined with the potential need to upgrade and replace sewer infrastructure for additional density within Walnut Grove, Aldergrove, Brookswood and Murrayville, our established neighbourhoods. As I see it, the Township of Langley is simply unable to front the costs of developing areas along with the uncertainty this proposed legislation creates.

Sewer and other recreational and park infrastructure expansion costs are currently not contemplated for these established areas given other pressing priorities in new and developing areas, such as the ongoing review of the 200 Street corridor for more transit-oriented development and the Willowbrook Community Plan, potentially increasing significantly due to Bus Rapid Transit and the Surrey-Langley SkyTrain. As I see it, there is simply no way for the Township of Langley to afford developing new areas and established areas simultaneously, unique in this regard, with so much growth, yet will with limited taxation and budget capacity available to us.

3. **The inability to secure school and park sites, detention infrastructure along with road, greenway, sidewalk and active transportation land dedications which are dependent upon a rezoning process. With the requirement to pre-zone for SSMUs and future supply within developing areas, there will be no mechanism to secure land dedications.**

The Township of Langley cannot financially afford and provide for the necessary road and active transportation dedications within Willoughby or other developing areas without a rezoning process.

Around current and future transit locations, such as the Carvolth Exchange, there are still significant amounts of greenfield areas awaiting rezoning processes with requirements unknown until the application is made. Arbitrary changes to designated densities will cause a complete subversion of the greenfield development process. This is why, examples of forced rezoning for medium density residential standards, like in 2022 in Auckland, New Zealand, exempt greenfield development from sweeping legislation.

Further, the Township of Langley will be unable to secure school and park sites that will be needed with increased densities. Designations to higher densities will only serve to increase land costs for school and park sites, likely ensuring that the Township of Langley may not be able to continue to provide these to the Ministry of Education.

In completed neighbourhoods, such as Walnut Grove, Murrayville, Brookswood and Aldergrove, additional school and park sites may be needed for a potential doubling of density without a rezoning process available to us to secure them.

In addition, the construction of even a few new, small-scale multi-unit buildings on single-family lots adjacent to major roads will undermine the Township of Langley's ability to expand transportation options in these areas without the costly expropriation of relatively new homes created within this mandatory scheme later on.

4. **Small lots less than 1 acre within Willoughby awaiting higher-density development on 208 Street or 200 Street with new, arbitrary rights to SSMUs could prevent more housing and more desirable development forms within developing areas.**

The Township of Langley as a number of land parcels throughout Willoughby on 200th Street and 208th Street designated for higher density development. The proposed requirement to permit SSMUs "by right" could very much compromise some of our future development areas, increase land assembly costs, hinder latecomer agreement thresholds for detention pond infrastructure, all necessary for more appropriate, higher-quality development patterns on these corridors.

The proposed legislation actually has the potential to substantially delay the additional supply of many thousands of additional units, and compromise the Township of Langley's ability to secure long-term transportation infrastructure within the current development processes. This could impose significant additional costs upon the Township of Langley of an unforeseeable scope and scale.

5. **A transition of Community Amenity Contributions to Amenity Cost Charges to facilitate the removal of rezoning processes will delay community projects.**

The Township of Langley already has a clear, up-front Community Amenity Contribution Council Policy ("CACs") that includes voluntary fixed-rate, per unit rates with set per foot bonus density provisions. The Township of Langley does not conduct custom negotiations per application to

decrease processing times and provide certainty. Rates are based on a set of endorsed projects with custom assist factors. Rates are not based on extracting profit from development.

CACs within the Township of Langley are largely collected prior Final Adoption which helps to ensure staff are completing applications that proponents actually intend to build. There is no need to pay CACs until the project is ready to proceed, separate from rezoning.

There is no need for the Township of Langley to be forced to transition to ACCs other than other measures requiring "pre-zoning" without any process to secure road dedications, as one dependency the Township of Langley has on the rezoning process. This item will likely create additional applications for Final Adoption that will not be built, wasting staff resources that could be directed to applications that will actually produce housing.

Transitioning from Final Adoption to Building Permit timelines will create up to a 2 or 3 year delay in collection of these amenity revenues for the Township of Langley. This will delay critically needed amenity projects that could otherwise proceed. This will likely result in additional construction cost increases due to delays caused entirely by the proposed legislation amendments.

6. **The forced rezoning of existing neighbourhoods will prevent future higher densities, beyond SSMUs.**

   The proposed legislation undermines the overall objectives of Aldergrove Core Plan, which the Township of Langley has been attempting to get underway for over 10 years with improved walkable development and higher densities to support a revived downtown Aldergrove area in need of significant investment and renewal.

   Where the Township of Langley is expecting the conversion of existing single-family into apartments, row-homes or townhouses to create a new more walkable downtown neighbourhood within Aldergrove, the creation of even a few, randomly-located, small-scale multi-unit buildings in this area on existing single family lots will frustrate the community's integrated and long-planned objectives for more housing than the proposed scheme would ever create over the long-run.

These are only some of the many negative implications for additional development and planning here - with an additional, significant financial burden - this draft, proposed legislation will have on the Township of Langley. The Township of Langley is already dealing with the significant challenges of growth without the existing population base and budgetary capacity of larger municipalities, from land assemblies to the compromising of basic urban planning and public input processes that are essential for new, developing areas.

In addition, please confirm that the Provincial Government has fully considered Section 2, Principles of Municipal Governance, under the Community Charter [SBC 2003] Chapter 26. This section outlines that the citizens of British Columbia are best served when municipalities and the Provincial Government acknowledge and respect the jurisdiction of each. Furthermore, Section 2 states that the Provincial

Government must not assign responsibilities to municipalities unless there is provision for resources required to fulfill the responsibilities and the required consultation is done on matters of mutual interest.

I know of no consultation before the proposed legislation was introduced. This legislation will impose a significant, additional financial burden upon the Township of Langley that it will very likely be unable to provide for.

Please consider an exemption for any municipality that has significant quantities undeveloped urban land within applicable Urban Containment Boundaries that can be developed to provide housing, provided that the municipality meets or exceeds targets outlined within its Housing Needs Report, as the Township of Langley is already doing. Please consider a housing targets-based approach for municipalities that are building housing as they can, or more, to achieve the “missing middle” deficit instead of specific provisions that are not applicable to all municipalities or undermine our planning processes.

In my opinion, this legislation, if applied to the Township of Langley, will actually, very much, significantly hinder the creation of many new Homes for People, potentially for many years. Thank you for your consideration of the above.

Sincerely,



Eric Woodward

Mayor
Township of Langley

cc: David Eby, Premier, Province of British Columbia
Anne Kang, Minister of Municipal Affairs
Megan Dykeman, MLA, Langley East

ATTACHMENT B

BRITISH
COLUMBIA

VIA EMAIL

Ref. 63055

December 21, 2023

His Worship Eric Woodward
Mayor of the Township of Langley
Langley BC V2Y 3J1
Email: ewoodward@tol.ca

Dear Mayor Woodward:

Thank you for your November 10, 2023 letter, regarding the legislative amendments in Bills 44, 46 and 47 and the implications for the Township of Langley (Township). Please see Attachment 1 for responses to those implications.

Thank you for also sharing your concerns at our meeting on November 21, 2023.

I understand that you are concerned that amenity cost charges (ACCs) will be collected later in the development process, and that the pro-active zoning requirements may delay the collection of funds. While this new optional tool changes how and when local governments collect for amenities, it was requested by local governments during our consultations to support the shift to a pro-active zoning model. Ultimately, timelines should be much faster with a reduction in site-by-site rezonings and will result in a more efficient use of time and resources.

I recognize your concern about the loss of negotiating outcomes through the rezoning process. As discussed at our meeting, we are exploring other legislative tools to support local governments. Your staff are welcome to develop a list of negotiated outcomes and send them to Eric Nicholls at eric.nicholls@gov.bc.ca.

We also discussed your community plans and the inclusion of small-scale multi-unit housing (SSMUH) in areas planned for single-family homes. I recognize you may need to update community plans to meet the requirements of SSMUH as we are not exempting new subdivisions. However, we expect a gradual uptake of these housing types as there is still a market for single-family homes.

.../2

Office of the Minister of Housing

Website: www.gov.bc.ca/housing

Mailing Address:
PO Box 9074 Stn Prov Govt
Victoria BC V8W 9E9
Phone: 236 478-3970

Location:
Parliament Buildings
Victoria BC V8V 1X4
Email: HOUS.Minister@gov.bc.ca

You also expressed concern about funding for schools and parks in new development areas. I understand and appreciate the challenge local governments face when planning for the infrastructure and amenities to support their growing communities. We continue to work with the federal government to support new infrastructure across BC. I encourage you to continue to partner with the province and school district to ensure adequate funding for new schools in growing communities.

At the meeting, it was suggested that Auckland excluded greenfield sites from their missing middle zoning. Our research was not able to confirm this. We note that they are limiting greenfield development to limit urban sprawl to make the best use of existing infrastructure, limit emissions and avoid high infrastructure costs of servicing greenfield sites. If you have research that suggests otherwise, I would appreciate you sending it to me.

You asked for clarification on ALR transition areas, lot sizes and density provisions. I believe your staff will be able to find more details in the SSMUH policy manuals located here: Local government housing initiatives - Province of British Columbia, and please feel free to have your staff reach out with any additional questions to PLUM@gov.bc.ca.

I recognize that the new housing legislation requires time and effort from local governments to update their planning frameworks, however, these changes are critical to getting more of the right kind of housing built in the right places to provide homes for British Columbians.

I appreciate your feedback and the opportunity to respond to your concerns.

Sincerely,

Ravi Kahlon
Minister of Housing

Attachment

pc: The Honourable Anne Kang, Minister of Municipal Affairs
Teri Collins, Deputy Minister, Ministry of Housing
Okenge Yuma Morisho, Deputy Minister, Ministry of Municipal Affairs
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing

Attachment 1: Response to November 10, 2023 Letter

The Township's demonstration of leadership on development approvals, "missing middle" housing, and transit-oriented development is commendable, and I appreciate that you have taken the time to highlight the action Council has taken on housing.

I note that you have concerns regarding the urban planning and financial implications of the proposed Housing Statutes amendments for the Township. Specifically, your letter highlighted six concerns related to the proposed legislative amendments' possible impacts within the Township. I hope that the following can addresses these concerns.

First, I understand that the Township is concerned that newly completed Neighbourhood Plans will have to be repealed and redone to incorporate the additional density being enabled by the proposed legislative amendments, and that this might delay more housing being built in some communities.

> In some cases, the Township may need to update its Neighbourhood Plans at the same time it makes other required updates to its Official Community Plan (by December 31, 2025) to comply with Bill 44's new small-scale multi-unit housing requirements. Parcels larger than 4050 m2 are not subject to these requirements, which may reduce the neighbourhoods impacted by this proposed legislation. Recognizing that additional resources will be needed to update Official Community Plans and other bylaws, the Province will be providing a fund of $51 million to support local governments in making these updates. I know that development-by-development rezonings are taking up significant public and private sector resources and expect the shift to upfront zoning will result in a more efficient use of time and resources in the long run.

Second, I understand that the Township is concerned about infrastructure capacity and the ability to fund new infrastructure to support the development of housing in both new and established areas. This would require suspending all or large parts of five neighbourhood plans within Willoughby.

> In general, infrastructure and servicing are significantly more cost-efficient at higher residential densities than lower. By encouraging new housing in the right places, this legislation will support long-term infrastructure planning by shifting away from site-by-site rezonings to more upfront planning. In established areas that are predominantly zoned for single-detached and duplex homes, I expect this legislation to bring about a gradual uptake of small-scale multi-unit housing. In areas without sewer or water, only a secondary suite or accessory dwelling unit must be allowed. There is no requirement to extend sewers or water into areas that are not already serviced.

Third, I understand that the Township has concerns about moving away from site-by-site rezonings, which it uses to secure the funds and land necessary for essential amenities to support new housing developments in new and existing neighbourhoods.

> The new Amenity Cost Charges, along with Development Cost Charges, will provide the Township with some of the tools it will need to collect funds for amenities and infrastructure. I understand that local governments may need new tools to support a variety of outcomes, and we are continuing to engage with local governments to understand and address these where possible.

Fourth, I understand that the Township is concerned that allowing small-scale multi-unit housing by right will reduce higher density developments in areas that have the potential for higher densities than what Bill 44's small-scale multi-unit housing requirements would allow for.

> Small-scale multi-unit housing will establish a new minimum baseline of allowable housing density in residential neighbourhoods and will not reduce any density within the Township. The Township can further increase densities or allowable uses in specific areas of the community where they would like to see higher density development occur.

Fifth, I understand that the Township is concerned that delaying the collection of Amenity Cost Charges to the Building Permit stage, rather than prior to Final Adoption, will result in delays in delivering needed amenities and cause potential increases in construction costs. In addition, I understand the Township believes that transitioning to Amenity Cost Charges will result in receiving more development applications that proponents do not intend to build.

> The Township is not required to use the Amenity Cost Charge tool. However, the move away from site-by-site rezoning processes might impact the Township's ability to collect for amenities. The new tool can be used to ensure that the Township can fund necessary community amenities outside of the rezoning process. Bill 46's changes will bring clarity and certainty to the development process, enhancing transparency for local governments, developers, non-profits, and the public. While using this tool means collecting fees somewhat later in the process, the overall timelines should be faster with a reduction in site-by-site rezonings.

Sixth, I understand that the Township is concerned that new small-scale multi-unit housing requirements will undermine the overall objectives of the Aldergrove Core Plan, which seeks to support a revived downtown with walkable and higher density development.

As noted above, small-scale multi-unit housing is not expected to reduce any density within the Township. Instead, small-scale multi-unit housing will establish a new baseline of allowable housing density in residential neighbourhoods, enabling forms of housing which support creating walkable and higher density communities. The Township can further increase densities or allowable uses in specific areas of the community where it would like to see higher density development.

Your letter also noted that you are unaware of any consultation that occurred before this legislation was introduced. Ministry of Housing staff consulted with several Union of BC Municipalities (UBCM) committees and groups throughout the policy and legislative development process, as well as local government staff from thirty-eight local governments representing a range of municipalities and regional districts from across BC

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-13
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-23-0185
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100273 (1180863 BC LTD. / FLAT ARCHITECTURE INC. / 20370 AND 20392 – 73A AVENUE)		

PROPOSAL:

Application to amend the Central Gordon Estate Neighbourhood Plan and rezone approximately 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments.

RECOMMENDATION SUMMARY:

That Council abandon Bylaw No. 5622, give first and second reading to Bylaws No. 5971 and 5972 subject to nine (9) development prerequisites being satisfied prior to final reading of Bylaw No. 5972 and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

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

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw No. 5972 rezoning 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments, subject to the following development prerequisites being satisfied to the acceptance of the Township 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. Provision of road dedications, widenings and necessary traffic improvements for the south half of 73A Avenue, the west half of 204 Street and the north half of 72B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).

5. Compliance with Age-Friendly Amenity Area requirements.
6. Registration of restrictive covenants acceptable to the Township:
    a. identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    b. restricting development until a Development Permit is issued
    c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
7. Consolidation of Lot 83 and 84 Section 23 Township 8 New Westminster District Plan 54928.
8. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the Willoughby Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. 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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020 No. 5622.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5971 and 5972.

EXECUTIVE SUMMARY:

Flat Architecture Inc. has applied on behalf of the owner to rezone approximately 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments in two buildings.

In July 2020, Council gave third reading to Rezoning Bylaw No. 5622 to facilitate development of 72 apartment units and 16 townhouse units on the subject site. The proponent indicates that "based on marketing input" the proposal has been revised. Accordingly, the current proposal requires the previous rezoning bylaw to be abandoned.

The subject site is currently designated Townhouse in the Central Gordon Estate Neighbourhood Plan which allows up to 40 UPA and 4-storey height if underground parking is provided. To accommodate the proposed development, the applicant has applied to amend the Central Gordon Estate Neighbourhood Plan by redesignating the subject site to Low Density Apartment (1.4 FSR), increasing the permitted density in the designation to 1.85 FSR and increasing the permitted height to 5-storeys for a portion of one of the proposed buildings fronting 72B Avenue

on a site-specific basis. Additionally, the application proposes to rezone the site to Comprehensive Development Zone CD-150.

As the proposed development generally supports objectives in the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan including locating higher densities near arterial roads and transit routes, staff recommend that Council consider the neighbourhood plan amendments and rezoning request, subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5971 and Rezoning Bylaw No. 5972.

REFERENCE:

Agent:	Flat Architecture Inc. 209, 6321 King George Boulevard Surrey BC V3X 1G1
Owner:	1180863 BC Ltd. 7695 – 211B Street Langley BC V2Y 0K7
Legal Description:	Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928
Location:	20370 and 20392 – 73A Avenue
Area:	0.89 ha (2.20 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-150
Central Gordon Estate Neighbourhood Plan (existing):	Townhouse (15 – 40 UPA);
Central Gordon Estate Neighbourhood Plan (proposed):	Low Density Apartment (1.4 FSR / four-storeys) with site-specific amendment to accommodate a 1.85 FSR and a five-storey height on a portion of a building fronting 72B Avenue

BACKGROUND/HISTORY:

- The subject site is currently zoned Suburban Residential Zone SR-2, designated Multi Family in the Willoughby Community Plan and designated Townhouse (15 – 40 UPA) in the Central Gordon Estate Neighbourhood Plan.
- In July 2020, Council gave third reading to Rezoning Bylaw No. 5622 to facilitate development of 72 apartment units and 16 townhouse units on the subject site. The proponent indicates that "based on marketing input" the proposal has been revised to include an amendment to the Central Gordon Estate Neighbourhood Plan to increase the permitted density and height to accommodate two 4-storey apartment buildings on the site, with the portion of the building fronting 72B Avenue proposed to be 5-storeys.

DISCUSSION/ANALYSIS:

- The application proposes two apartment buildings comprising 205 units and a density of 1.85 FSR.
- To facilitate the development, the applicant has applied to amend the Central Gordon Estate Neighbourhood Plan by increasing the permitted density (from 40 UPA to 1.85 FSR) and height (from 4-storeys to 5-storeys) on the subject site.
- Staff do not object to the proposed amendments as the current designation permits apartments and the increase in height is limited to one street frontage.

Adjacent Uses:

	Existing Use	Latimer / Central Gordon Estate / Smith Neighbourhood Plan Designation	Existing Zoning
North:	73A Avenue, beyond which are suburban single-family lots	Single Family (8 UPA)	Suburban Residential Zone SR-2
South:	Unopened road dedication (72B Avenue) beyond which is an apartment site currently under construction	Low Density Apartment (1.4 FSR)	Comprehensive Development Zone CD-132
East:	Metro Vancouver water reservoir	Smith View Park	Suburban Residential Zone SR-2
West:	A townhouse site	Townhouse (15 – 40 UPA)	Comprehensive Development Zone CD-124

Central Gordon Estate Neighbourhood Plan Amendments:

- The subject site is currently designated Townhouse in the Central Gordon Estate Neighbourhood Plan which allows up to 40 UPA and 4-storey height if underground parking is provided.
- The proponent has applied to amend the land use to Low Density Apartment (1.4 FSR) with a site-specific provision to permit up to 1.85 FSR (noting 1,346 m² of road dedication along the east portion of the site) and a height of 5-storeys for a portion of one of the proposed buildings fronting 72B Avenue.
- The proposed amendments to the Central Gordon Estate Neighbourhood Plan take into account the proposed form, required road dedications and provision of design flexibility for a future development permit application.

Zoning Amendment:

- Bylaw No. 5972 proposes to rezone the site to new Comprehensive Development Zone CD-150, which permits apartment uses at 1.85 FSR with a maximum height of 4- and 5-storeys.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-150 zoning in terms of siting, site coverage, height, use and density.

Development Permits:

- The subject property is located in Development Permit Area 'B' – Residential in the Willoughby Community Plan. At this time, the proponent is not electing to advance a development permit with the application.
- Should Council advance the plan amendment and rezoning application, a future form and character development permit application that will further inform the final proposed density will be processed for Council consideration for the proposal.

Community Amenity Contributions:

- Recognizing that major OCP land use amendments for residential developments may result in potential increases in land value, Council adopted amendments to the CAC policy in December 2022 and February 2023.
- Section 5.2.(g) of the Community Amenity Policy indicates that for an application that includes an increase in the residential density beyond that established in the plan, an additional $25 / ft² target contribution for apartment uses (6-storeys or less) is applicable, in addition to the base contribution. The proposed plan amendment results in an additional 25,022.33 ft² of achievable floor space, resulting in a total contribution of $2,880,558.25 as outlined in the below table.

	Count	**Rate**	**Total**
Low Rise Apartments (6 storeys or less)	205	$11,000.00	$2,255,000.00
ft² exceeding Central Gordon Estate Neighbourhood Plan	25,022.33 ft²	$25 / ft²	$625,558.25
Total			**$2,880,558.25**

Tree Protection / Replacement:

The applicant has submitted preliminary tree management plans indicating the following:

Significant Trees on Site	**Significant Trees Retained**	**Replacement Trees Required**	**Replacement Trees Provided**	**Street Trees Provided**	**Total Trees Post Development**
1	0	66	66	15	81

Detailed Tree Management and Landscape plans for onsite areas will be provided in conjunction with a future development permit application.

Policy Considerations:

The proposed Central Gordon Estate Neighbourhood Plan amendment and rezoning application facilitate the development of approximately 205 apartment units.

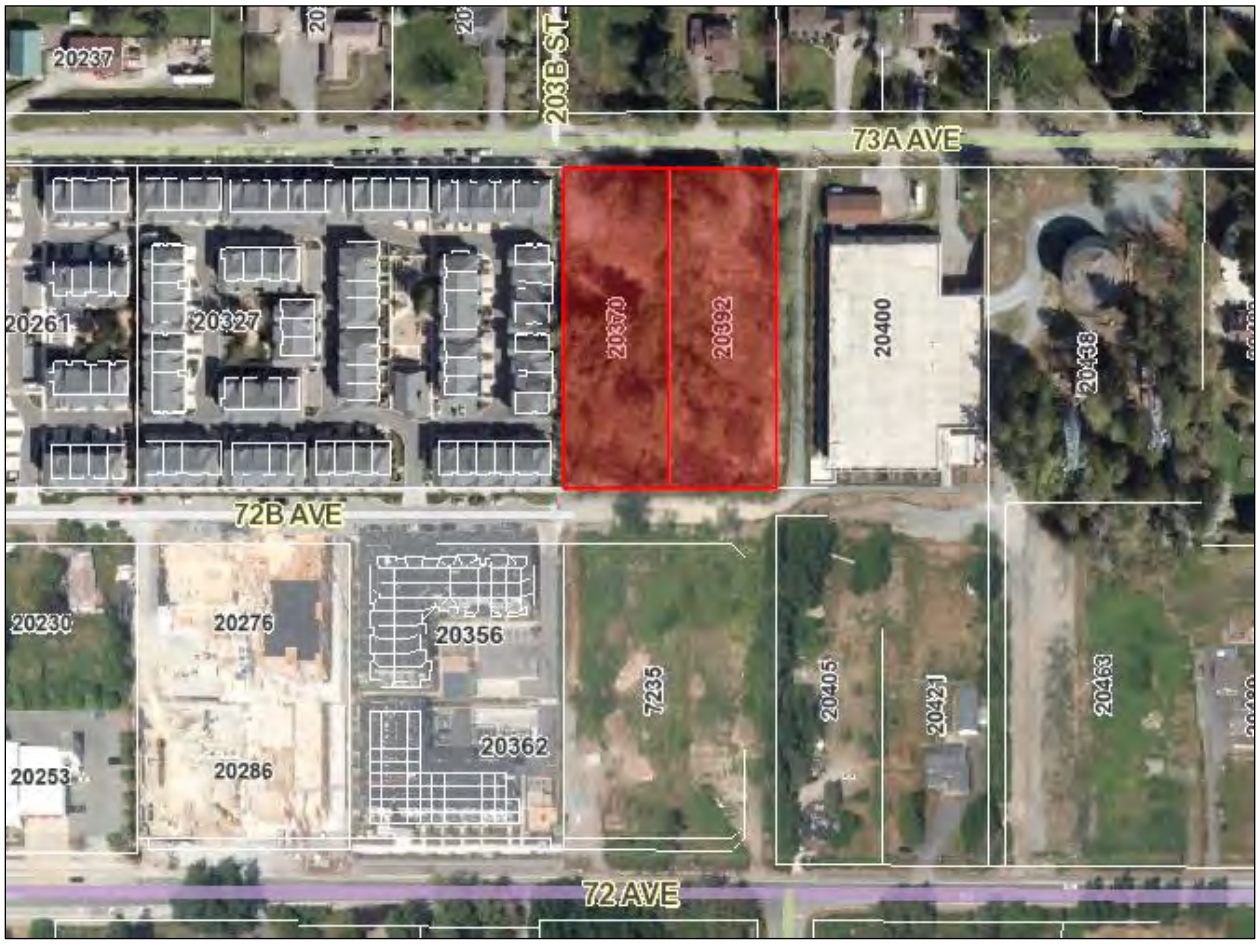
In staff's opinion, the proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Central Gordon Estate Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 5971 and 5972 (subject to nine (9) development prerequisites) and authorize staff to schedule the required Public Hearing for Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5971 and Rezoning Bylaw No. 5972.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

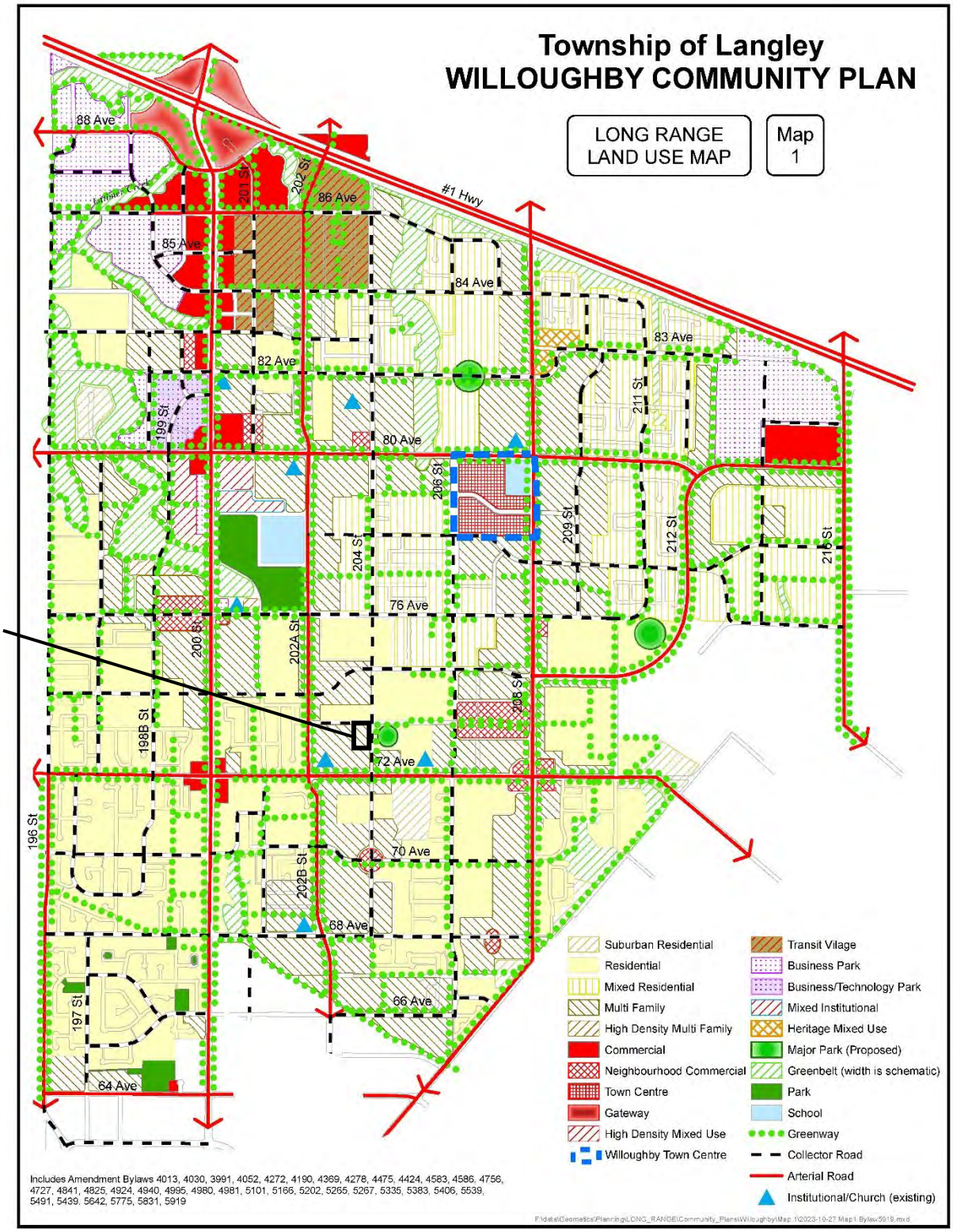
ATTACHMENT A Maps and Graphics

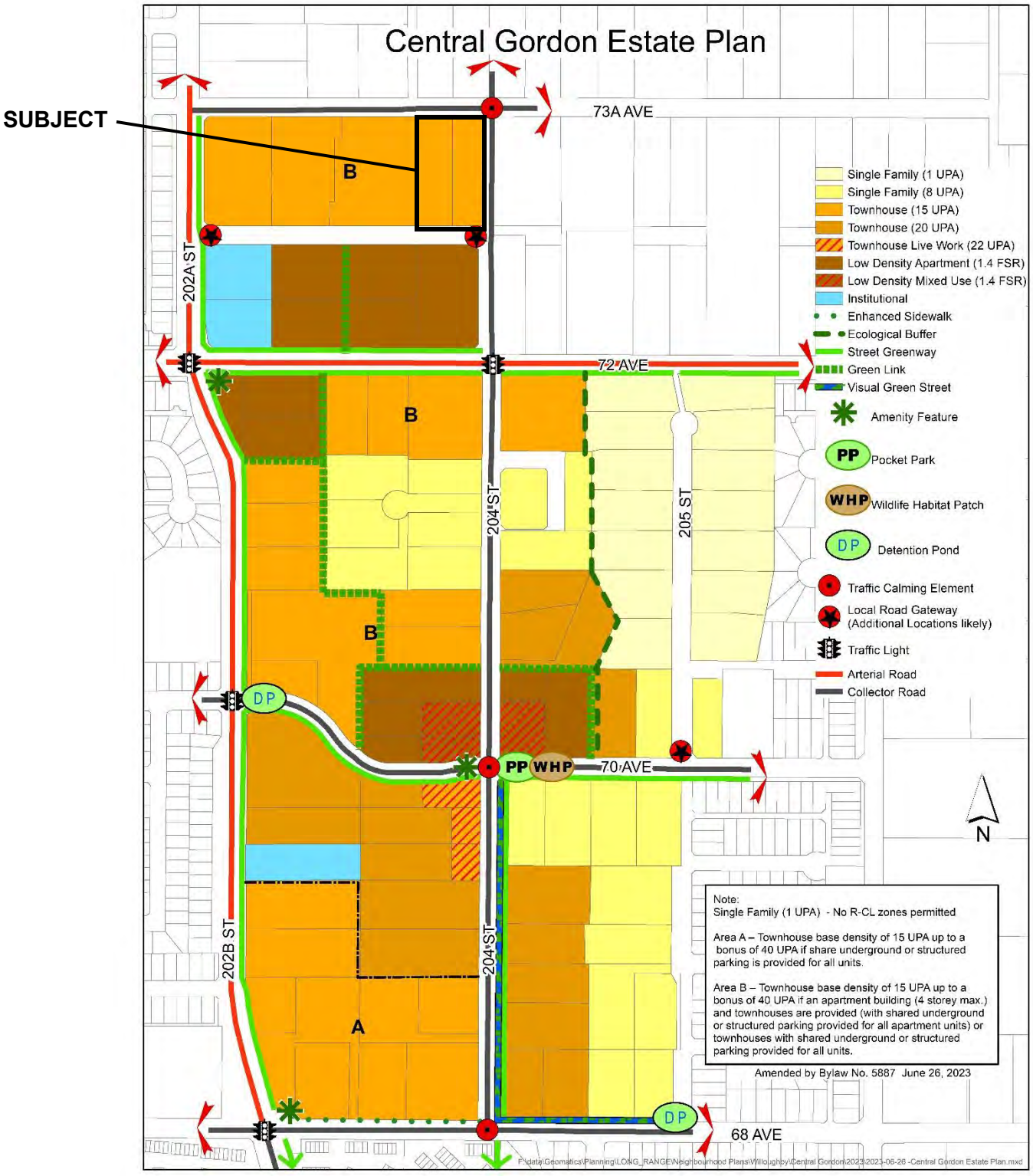
ATTACHMENT A



AERIAL PHOTO

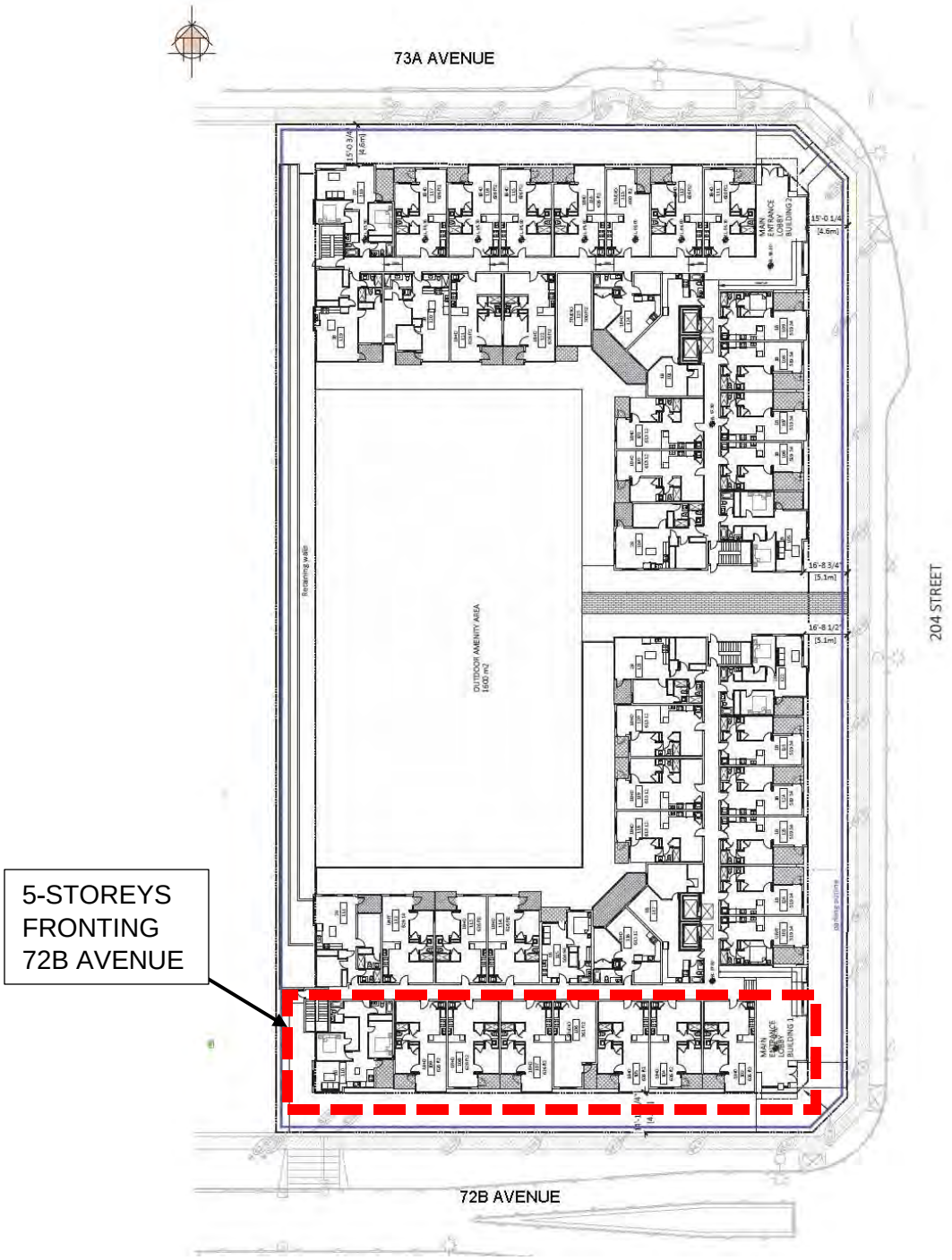
SUBJECT


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
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
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, 5775, 5831, 5919


Central Gordon Estate Plan
SUBJECT
73A AVE
72 AVE
70 AVE
68 AVE
202A ST
202B ST
204 ST
205 ST
B
A
DP
PP
WHP
N
Single Family (1 UPA)
Single Family (8 UPA)
Townhouse (15 UPA)
Townhouse (20 UPA)
Townhouse Live Work (22 UPA)
Low Density Apartment (1.4 FSR)
Low Density Mixed Use (1.4 FSR)
Institutional
Enhanced Sidewalk
Ecological Buffer
Street Greenway
Green Link
Visual Green Street
Amenity Feature
Pocket Park
Wildlife Habitat Patch
Detention Pond
Traffic Calming Element
Local Road Gateway
(Additional Locations likely)
Traffic Light
Arterial Road
Collector Road
Note:
Single Family (1 UPA) - No R-CL zones permitted
Area A – Townhouse base density of 15 UPA up to a bonus of 40 UPA if share underground or structured parking is provided for all units.
Area B – Townhouse base density of 15 UPA up to a bonus of 40 UPA if an apartment building (4 storey max.) and townhouses are provided (with shared underground or structured parking provided for all apartment units) or townhouses with shared underground or structured parking provided for all units.
Amended by Bylaw No. 5887 June 26, 2023
F:\data\Geomatics\Planning\LONG_RANGE\Neighbourhood Plans\Willoughby\Central Gordon\2023\2023-06-26 -Central Gordon Estate Plan.mxd



ZONING BYLAW NO. 2500



PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924 AMENDMENT (1180863 BC LTD.) BYLAW NO. 5971

EXPLANATORY NOTE

Bylaw No. 5971 amends the Central Gordon Estate Neighbourhood Plan by redesignating properties at 20370 and 20392 – 73A Avenue to Low Density Apartment (1.4 FSR), increasing the permitted density to 1.85 FSR and increasing the permitted height to five storeys to facilitate development of two apartment buildings.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924 AMENDMENT (1180863 BC LTD.) BYLAW NO. 5971

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924.

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924" as amended is further amended by:

   a) Adding the following bullet point after the last bullet point in Section 3.4.1.7:

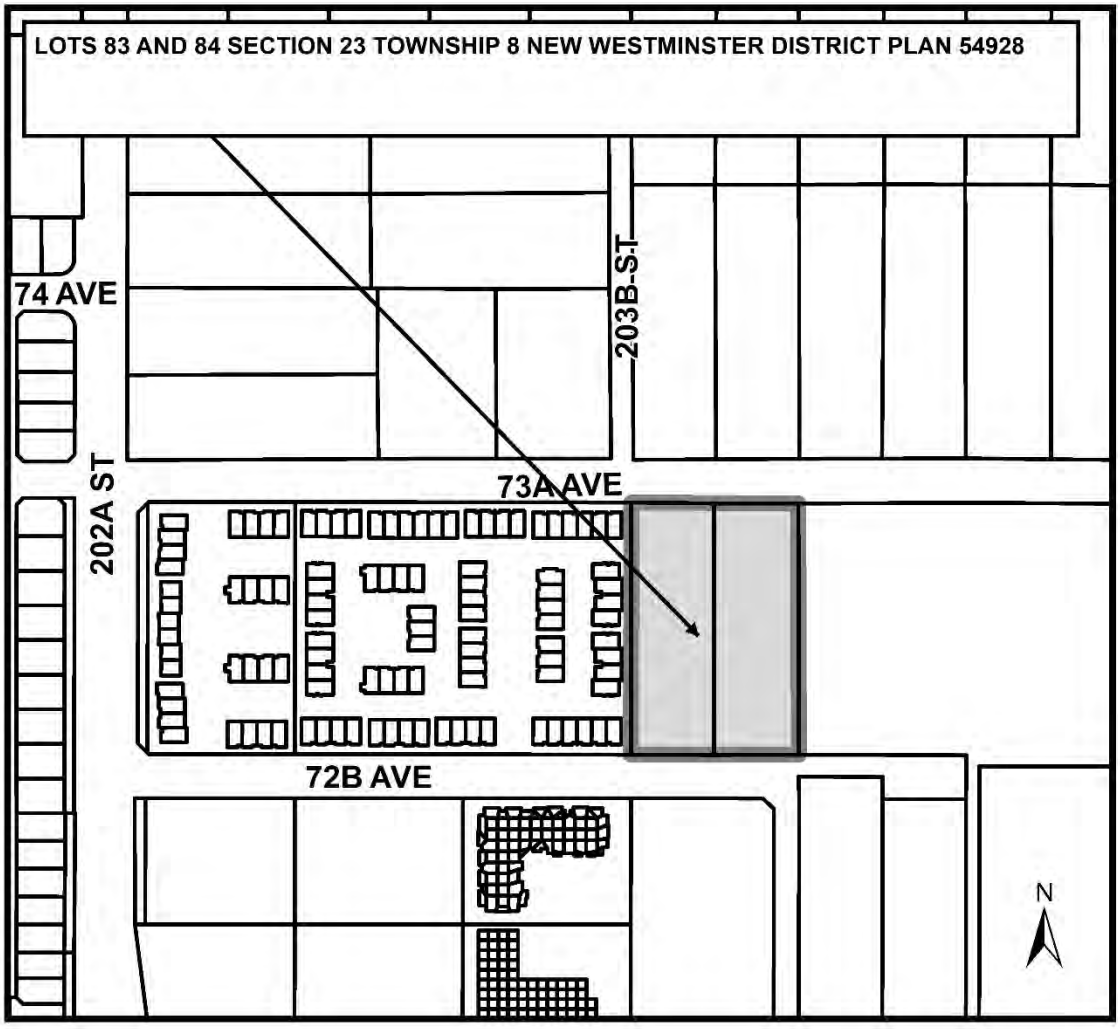
      - Notwithstanding the above, the maximum permitted residential density for lands legally described as Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928 shall be 1.85 FSR and the maximum permitted height shall be five storeys.

   b) By amending Map 1 to change the land use designation for the lands to "Low Density Apartment (1.4 FSR)" for the areas shown on Schedule "A" attached to and forming part of this Bylaw.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5971



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1180863 BC LTD.) BYLAW NO. 5972

EXPLANATORY NOTE

Bylaw No. 5972 rezones approximately 0.89 ha (2.2 ac) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1180863 BC LTD.) BYLAW NO. 5972

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 (1180863 BC Ltd.) Bylaw No. 5972".

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

   a. Adding to the Table of Contents and to Section 104.1 – Zones the words "Comprehensive Development Zone CD- 150" after the words "Comprehensive Development Zone CD-149"
   b. Adding to Section 110 after the words "CD-149" the words "CD-150 – 6000 m^2"
   c. By adding after Sections 1049 "Comprehensive Zone CD-149" the following as Section 1050 "Comprehensive Development Zone CD-150"

1050 **COMPREHENSIVE DEVELOPMENT ZONE CD-150**

Uses Permitted

1050.1 In the CD-150 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*

Density

1050.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-150 shall not exceed 1.85 FSR.

1050.3 **Lot Coverage**

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

Siting of Buildings and Structures

1050.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than 4 metres from any *lot line*.

Height of Buildings and Structures

1050.5 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed four

storeys except for the portion of the *building* fronting 72B Avenue where the maximum *height* shall be five *storeys* as shown in Section 1050.11. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1050.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1050.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111.

Parking and Loading

1050.8 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

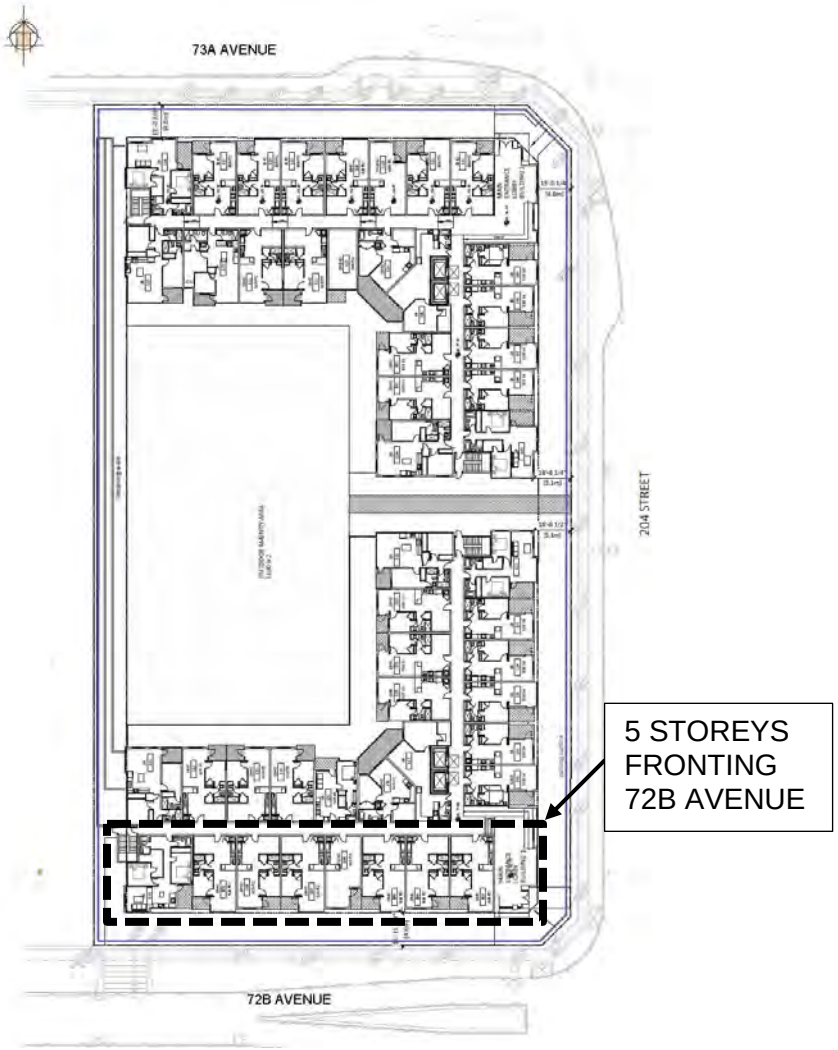
1050.9 Age-Friendly Amenity areas shall be provided in accordance with Section 111.5.

1050.10 **Development Permit Requirements**

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

1050.11 **Overall Development Plan**

Development in this zone shall conform substantially to the site plan as shown below:



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

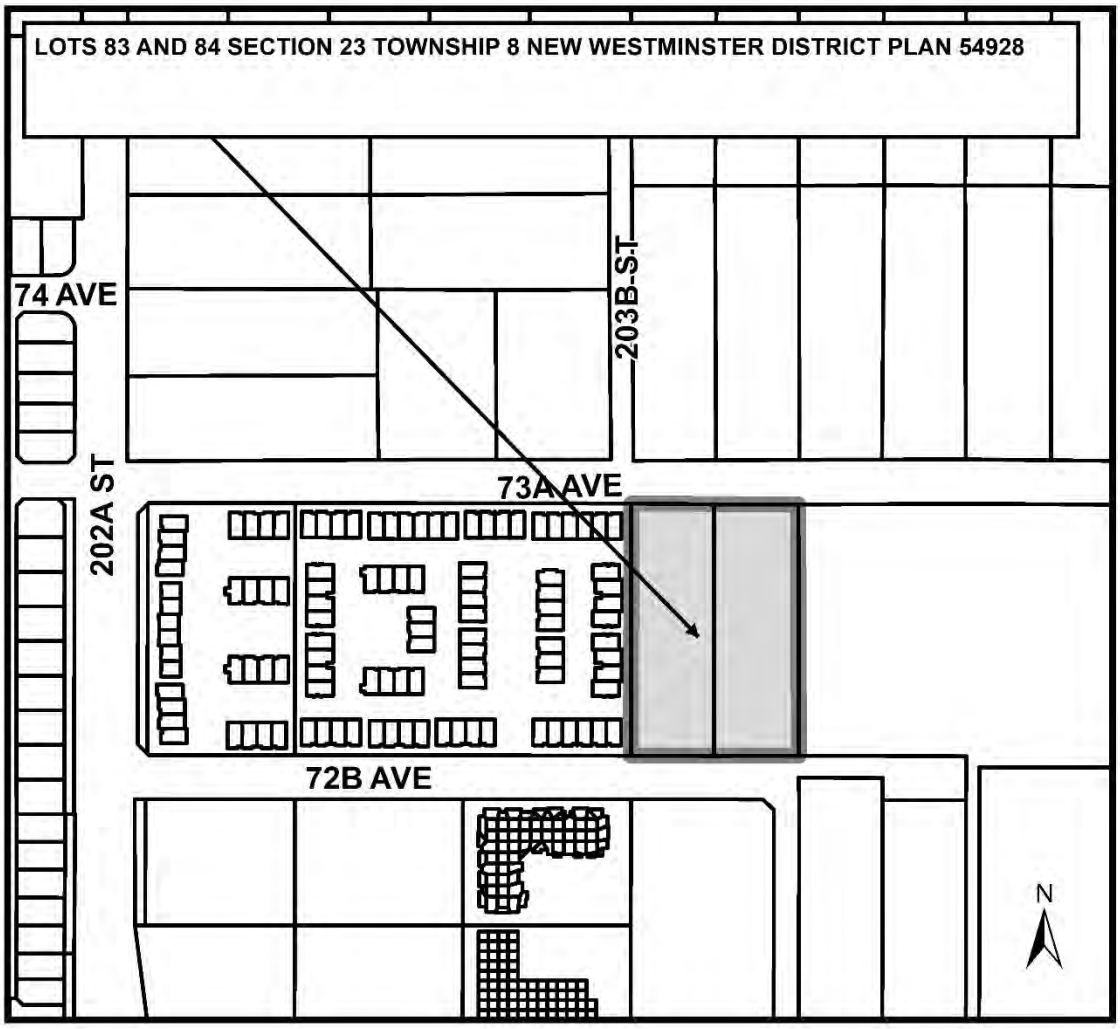
Lots 83 and 84 Section 23 Township 8 New Westminster District Plan 54928

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-150.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
PUBLIC HEARING HELD the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5972



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-14
FROM:	FINANCE DIVISION	**FILE:**	3900-25
SUBJECT:	REVENUE ANTICIPATION BORROWING BYLAW		

RECOMMENDATION:

That Council give first, second, and third reading to the 2024 Revenue Anticipation Borrowing Bylaw No. 5986.

EXECUTIVE SUMMARY:

Pursuant to Section 177 of the *Community Charter*, the 2024 Revenue Anticipation Borrowing Bylaw No. 5986 will provide authorization to borrow money between January 1, 2024 and December 31, 2024 should it become necessary.

The Township will receive most of its 2024 property tax revenue mid-year but Township expenditures commence on January 1, 2024. This bylaw will provide authority in the unlikely event that it becomes necessary to borrow money on an interim basis to meet the lawful expenditures of the Township and to pay amounts required to meet the Municipality's taxing obligations in relation to other public bodies. Bylaw No. 5986 sets this borrowing limit at $25 million for the year 2024.

It is highly unlikely that the Township will ever need to borrow under this bylaw. Use of this form of financing is rare for Municipalities the size of the Township and has been accessed only once in the last 30 years.

In the event borrowing becomes necessary, the Township maintains a line of credit agreement with the Township's bank in the amount of $25 million. To borrow money under this line of credit agreement, a promissory note must be executed by the Mayor and the Director of Finance. The borrowing would be reported to Council at the earliest opportunity.

Revenue collected from property taxes or cash from investments maturing would be used to repay the amount borrowed at the earliest possible opportunity and in any case no later December 31, 2024.

PURPOSE:

The purpose of this report is to introduce the 2024 Revenue Anticipation Borrowing Bylaw No. 5986 for first, second and third reading by Council. This bylaw will provide authorization to borrow money in the unlikely event that it becomes necessary between January 1, 2024 and December 31, 2024, pursuant to Section 177 of the *Community Charter*.

DISCUSSION/ANALYSIS:

The Township will receive most of its 2024 property tax revenue mid-year but Township expenditures commence on January 1, 2024. This bylaw will provide authority in the unlikely event that it becomes necessary to borrow money on an interim basis to meet the lawful expenditures of the Township and to pay amounts required to meet the Municipality's taxing obligations in relation to other public bodies. Bylaw No. 5986 sets this borrowing limit at $25 million for the year 2024.

It is highly unlikely that the Township will ever need to borrow under this bylaw. Use of this form of financing is rare for municipalities the size of the Township and has been accessed only once in the last 30 years due to a cash flow timing issue.

In the event borrowing becomes necessary, the Township maintains a line of credit agreement with the Township's bank in the amount of $25 million. To borrow money under this line of credit agreement, a promissory note must be executed by the Mayor and the Director of Finance. The borrowing would be reported to Council at the earliest opportunity. Revenue collected from property taxes or cash from investments maturing would be used to repay the amount borrowed at the earliest possible opportunity and in any case not later than December 31, 2024.

Legislation:

Community Charter Section 177, on revenue anticipation borrowing states the following:

1. *A Council may, by bylaw, provide for the borrowing of money that may be necessary to*
    a. *Meet current lawful expenditures.*
    b. *Pay amounts required to meet the Municipality's taxing obligations in relation to another local government or other public body.*
2. *The debt outstanding under this section must not exceed the total of*
    a. *The unpaid taxes for all purposes imposed during the current year.*
    b. *The money remaining due from other governments.*
3. *Before the adoption of the annual property tax bylaw in any year, the taxes in that year are deemed to be 75% of all property taxes imposed for all purposes in the preceding year.*
4. *When collected, revenue from property taxes must be used as necessary to repay money borrowed under this section.*

Financial Implications:

Maximum allowable borrowing under this bylaw is $25 million. Interest costs for this type of short-term borrowing would be minimal.

Respectfully submitted,

Samuel Nam
DEPUTY DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2024 REVENUE ANTICIPATION BORROWING BYLAW NO. 5986

EXPLANATORY NOTE

The purpose of Bylaw No. 5986 is to provide authorization to borrow funds between January 1, 2024 and December 31, 2024. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

2024 REVENUE ANTICIPATION BORROWING BYLAW NO. 5986

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 “2024 Revenue Anticipation Borrowing Bylaw No. 5986”.
2. The Corporation of the Township of Langley is hereby authorized and empowered to borrow upon the credit of the Corporation up to the maximum amount of Twenty-Five Million dollars ($25,000,000) in such amounts and at such times as the same may be required, and at a rate of interest that shall not exceed the prime rate set by the Corporation’s bankers.
3. The monies so borrowed and interest thereon shall be payable on or before the 31st day of December 2024.
4. The form of obligation or obligations to be given as an acknowledgment of the liability of the Corporation for and in connection with the monies so borrowed shall be a promissory note or notes for such sums as may be required and may be advanced from time to time, signed by the Mayor and Director of Finance of the Corporation and bearing the Corporate Seal of the Corporation.
5. There is hereby set aside as security for the liability hereby authorized to be incurred the whole unpledged or unencumbered amount of unpaid taxes due to the Corporation as at December 31, 2023, and the whole of the taxes to be levied for the year 2024. When collected, revenue from property taxes must be used as necessary to repay money borrowed under the authority of Bylaw No. 5986.

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JANUARY 29, 2024 - REGULAR MEETING	**REPORT:**	24-12
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	6480-28-001
SUBJECT:	RURAL PLAN AMENDMENT – SALMON RIVER UPLANDS		

RECOMMENDATION:

That Council give first, second and third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983.

EXECUTIVE SUMMARY:

At the November 20, 2023 Regular Meeting, Council endorsed a Planning Framework for the Salmon River Uplands (SRU) area, based on the recommendations in Report 21-121 and Report 23-243. At the same Regular Meeting, Council directed staff to bring forward draft amendments to the Rural Plan to include policies for future development in the SRU area.

Proposed Bylaw No. 5983 represents administrative amendments that would replace Section 5.7.1 of the Rural Plan with the same language as the Planning Framework that was endorsed by Council on November 20, 2023. It does not propose land use change to the area which will be maintained for rural residential and agricultural uses.

Since there is no change in land use, the proposed Bylaw No. 5983 does not require a Public Hearing.

PURPOSE:

This report is in response to Council's direction on November 20, 2023 to bring forward draft amendments to the Rural Plan to replace Section 5.7.1 with policies and prerequisites for future development in the SRU area.

BACKGROUND/HISTORY:

In 1993, Council adopted the Rural Plan with goals to enhance agricultural viability through recognition and protection of the Agricultural Land Reserve and to retain and/or enhance the countryside character of areas designated Agriculture or Rural in the Official Community Plan (OCP).

At the November 20, 2023 Regular Meeting, Council endorsed a Planning Framework for the Salmon River Uplands (SRU) area. Based on the recommendations in Report 21-121 and Report 23-243, Council directed staff to bring forward potential draft amendments to the Rural Plan to replace Section 5.7.1 with policies and prerequisites for future development in the SRU area.

DISCUSSION/ANALYSIS:

The SRU area is designated Rural in the OCP. Areas designated as Rural are intended to maintain the existing rural residential character. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission.

Consistent with the OCP, the existing Section 5.7.1 of the Rural Plan designates the SRU area for rural residential and agricultural uses and calls for preparation of a detailed plan for the area.

The proposed Bylaw No. 5983 does not propose land use changes to the area which will be maintained for rural residential and agricultural uses. The Bylaw has been prepared to replace the existing Section 5.7.1 with the Planning Framework that was endorsed by Council on November 20, 2023. Since there is no change in land use, the proposed Bylaw No. 5983 does not require a Public Hearing.

The Planning Framework was initially presented to Council on October 18, 2021, after consultation with development proponents who held several public information meetings to solicit community input. It outlines a list of technical considerations for climate action, stormwater management, ecological protection, trail connectivity and greenway amenity, water servicing and protection of the rural character that must be addressed by development proponents in the SRU area. The Planning Framework is intended to satisfy the requirement of updating Section 5.7.1 while ensuring development applications are required to comply with the most recent technological advancements and standards.

Subsequent to Council direction from November 14, 2022 and November 20, 2023, staff commenced a review of the Planning Framework and determined that the scope of the framework takes into consideration a typical planning exercise and integrates recent legislative and policy changes.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1992 NO. 3250

AMENDMENT (SALMON RIVER UPLANDS) BYLAW NO. 5983

EXPLANATORY NOTE

Bylaw No. 5983 amends the Rural Plan by replacing Section 5.7.1 with a planning policy framework for development in Salmon River Uplands.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250

AMENDMENT (SALMON RIVER UPLANDS) BYLAW NO. 5983

WHEREAS it is deemed necessary and desirable to amend the "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250" as amended;

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983".

2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250" as amended is further amended by:

    a) deleting Section 5.7.1 and replacing it with the following:

    "5.7.1 Planning Framework

    The Salmon River Uplands (SRU) shall be maintained for rural residential and agricultural uses.

    The Township of Langley's various adopted bylaws, policies, strategies and plans shall be used in considering development applications in the SRU area including, but not limited to, the Official Community Plan, the Zoning Bylaw, the Subdivision and Development Servicing Bylaw, the Climate Action Strategy, the Community Forest Management Strategy and the Master Transportation Plan. In addition, development proposals shall be required to consider and undertake the following:

    A. Climate Action
    1. Utilize nature-based solutions and green infrastructure for land-use planning strategies that address climate adaptation and mitigation.
    2. Integrate design with an inter-disciplined approach to ensure co-ordination amongst the various qualified professional, in order to advance best management practices, within a collaborative framework.
    3. Enhance development standards to augment existing servicing bylaw requirements, to demonstrably integrate natural features and functions.

    B. Stormwater Management
    1. Utilize best management practices to address stormwater run-off, detention control and discharge including consideration of erosion control and water run-off quality issues.
    2. Promote the utilization of low impact development strategies and water sensitive urban designs including the implementation of such measures as pervious pavements, bioswales, rain gardens.
    3. Ensure the preservation of natural areas and drainage patterns and provide for: ground infiltration of rainwater at individual lot level, protection of water quality flows into the Salmon River and preservation of the natural ecosystems to the extent possible.
    4. Utilize the principles of holistic, integrated and coordinated watershed and land-use planning to protect sensitive environmental areas in the Salmon River Uplands and to reduce potential flooding downstream.

C. Ecological Protection

1. Incorporate measures to protect and enhance biodiversity through the creation of public parks, green spaces and landscape enhancements adjacent to public trails.
2. Consider enhanced parks and green spaces to support ecological protection and mitigate climate impact of development.
3. Provide for ecological connectivity utilizing existing watershed characteristics, drainage areas and other ecosystem components, wildlife migration and to enhance habitat.

D. Trail Connectivity and Greenway Amenity

1. Consider a cohesive and interconnected trail network plan to provide for enhanced recreational and alternative multi-modal transportation opportunities in the local context.
2. Consider a cash-in-lieu mechanism in order to advance the objectives of a trail connectivity plan for acquisition of lands necessary to complete trail infrastructure designed to meet the municipal objectives.

E. Water Servicing

1. Consider a water use planning document for the area to include further detailed information regarding the objectives, principles and techniques to inform further development criteria with respect to effectively managing water resources including protection of groundwater, consideration of water metering for the municipal water supply system and other water conservation measures and initiatives.
2. Design strategies to protect water resources and manage water demands based on planning to reduce negative impacts to the local aquifer and to enhance water conservation for the area.

F. Protection of the Rural Character

1. Consider form, siting and character development permit guidelines as principles and standards to be applied to protect the rural character of the area including historic attributes, streetscapes and view corridors.
2. Reduce land-use conflicts by minimizing density around the ALR as much as possible and incorporating appropriate buffers and transitions, where applicable.
3. Examine spatial clustering and other metrics as an opportunity to create and enhance privacy, green space and other values in the area in consideration of the zoning bylaw provisions."

READ A FIRST TIME the	day of	, 2024
READ A SECOND TIME the	day of	, 2024
READ A THIRD TIME the	day of	, 2024
ADOPTED the	day of	, 2024

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 5981

EXPLANATORY NOTE

Bylaw No. 5981 provides for temporary borrowing pending the issuance of debenture securities to complete strategic land acquisitions, in the amount of $38.38 million pursuant to Strategic Land Loan Authorization Bylaw No. 5893.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TEMPORARY BORROWING BYLAW NO. 5981

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

AND WHEREAS the Council has adopted Bylaw No. 5893, cited as Strategic Land Acquisition Loan Authorization Bylaw No. 5893 authorizing the borrowing of a sum not exceeding thirty-eight million three hundred and eighty thousand dollars ($38,380,000) to complete strategic land acquisitions.

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

This bylaw may be cited as “Temporary Borrowing (Strategic Land) Bylaw No. 5981”.

The Council is hereby authorized and empowered to borrow an amount or amounts not exceeding the sum of thirty-eight million three hundred and eighty thousand dollars ($38,380,000), as the same may be required.

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

The money so borrowed shall be used solely for the purposes set out in said Strategic Land Loan Authorization Bylaw No. 5893.

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

READ A FIRST TIME the	15	day of	January	, 2024
READ A SECOND TIME the	15	day of	January	, 2024
READ A THIRD TIME the	15	day of	January	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Deputy Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (JERICHO SUB-NEIGHBOURHOOD PLAN) BYLAW 2010
NO. 4825 AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5941

EXPLANATORY NOTE

Bylaw No. 5941 amends the Jericho Sub-Neighbourhood Plan to increase the permitted floor space in the Low Density Apartment designation up to 1.56 FSR for property located at 7883 – 199 Street to facilitate a multi-family development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (JERICHO SUB-NEIGHBOURHOOD PLAN) BYLAW 2010
NO. 4825 AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5941

A Bylaw to amend Jericho Sub-Neighbourhood Plan Bylaw No. 4825

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 (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941".

2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 as amended is further amended by:

   a. Adding a dashed black outline to Map 4 – Land Use Concept Plan as shown in Schedule A and adding a symbol to the legend 'Refer to Table 1.2'.
   b. Adding the following bullet point below Table 1.1
      - Despite the above density and height provisions, lands identified in dashed black on Map 4: Land Use Concept Plan may be developed in accordance with site specific maximum density and heights as specified in Table 1.2. (N/A indicates where the provisions in Table 1.1 apply) All other provisions of Table 1.1 continue to apply.
   c. Adding as Table 1.2 the following:

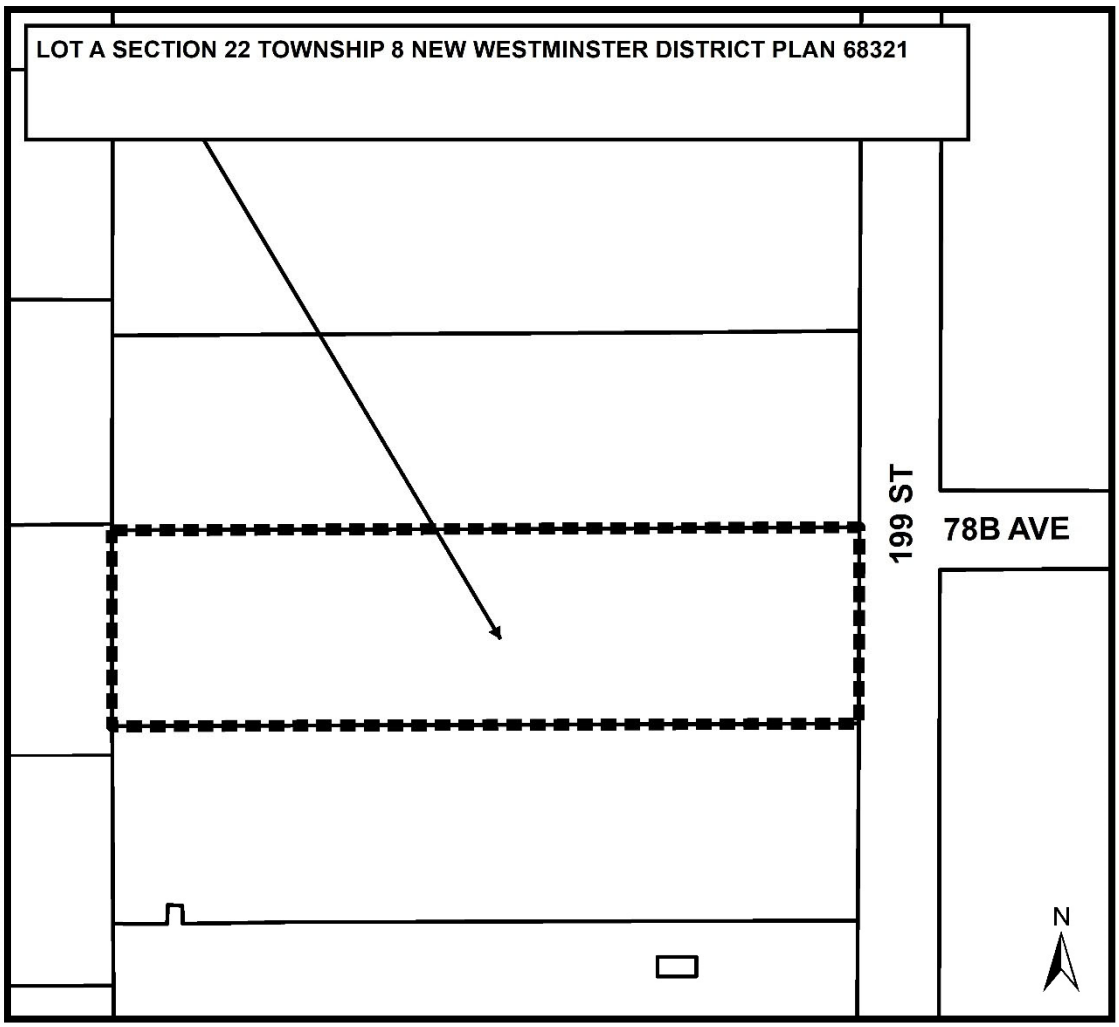
#	Designation	Location	Permitted FSR	Height
1	Low Density Apartment	7883 – 199 Street LT A, SEC 22, TW8, NWD, PL 68321	1.56	N/A

   d. Adding following Section 4.4.7.h the following:
      i. Developments located at 7883 – 199 Street may include commercial and/or institutional uses on the ground floor.

READ A FIRST TIME the	04	day of	December	, 2023.
READ A SECOND TIME the	04	day of	December	, 2023.
PUBLIC HEARING HELD the	18	day of	December	, 2023.
READ A THIRD TIME the	18	day of	December	, 2023.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5941



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5942

EXPLANATORY NOTE

Bylaw No. 5942 rezones 0.96 ha (2.37 ac) of land located at 7883 – 199 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-196 to accommodate an apartment development with ground floor commercial and/or institutional uses.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (ESSENCE PROPERTIES INC.) BYLAW NO. 5942

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 (Essence Properties Inc.) Bylaw No. 5942".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-196" after the words "Comprehensive Development Zone CD-195"

   b. Adding to Section 110.1 after the words "CD-195" the words "CD-196 – 0.3 ha"

   c. Adding after Section 1095 "Comprehensive Development Zone CD-195" the following as Section 1096 "Comprehensive Development Zone CD-196"

1096 **COMPREHENSIVE DEVELOPMENT ZONE CD-196**

Uses Permitted

1096.1 In the CD-196 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*
4) *commercial* uses subject to Section 1096.3
5) *group children's day care* subject to Section 1096.3
6) *assembly uses* subject to Section 1096.3

Density

1096.2 The maximum *floor space ratio* of all *buildings* located on lands zoned CD-196 shall not exceed 1.56 FSR.

1096.3 **Location of Use**

Commercial uses, group children's day care and *assembly uses* are only permitted to be located on the ground floor of the *building*.

Lot Coverage

1096.4 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

1096.5 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1096.6 The *height* of *buildings* and *structures* shall not exceed six *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1096.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1096.8 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

1096.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age-Friendly Amenity Area

1096.10 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1096.11 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a Building Permit.

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

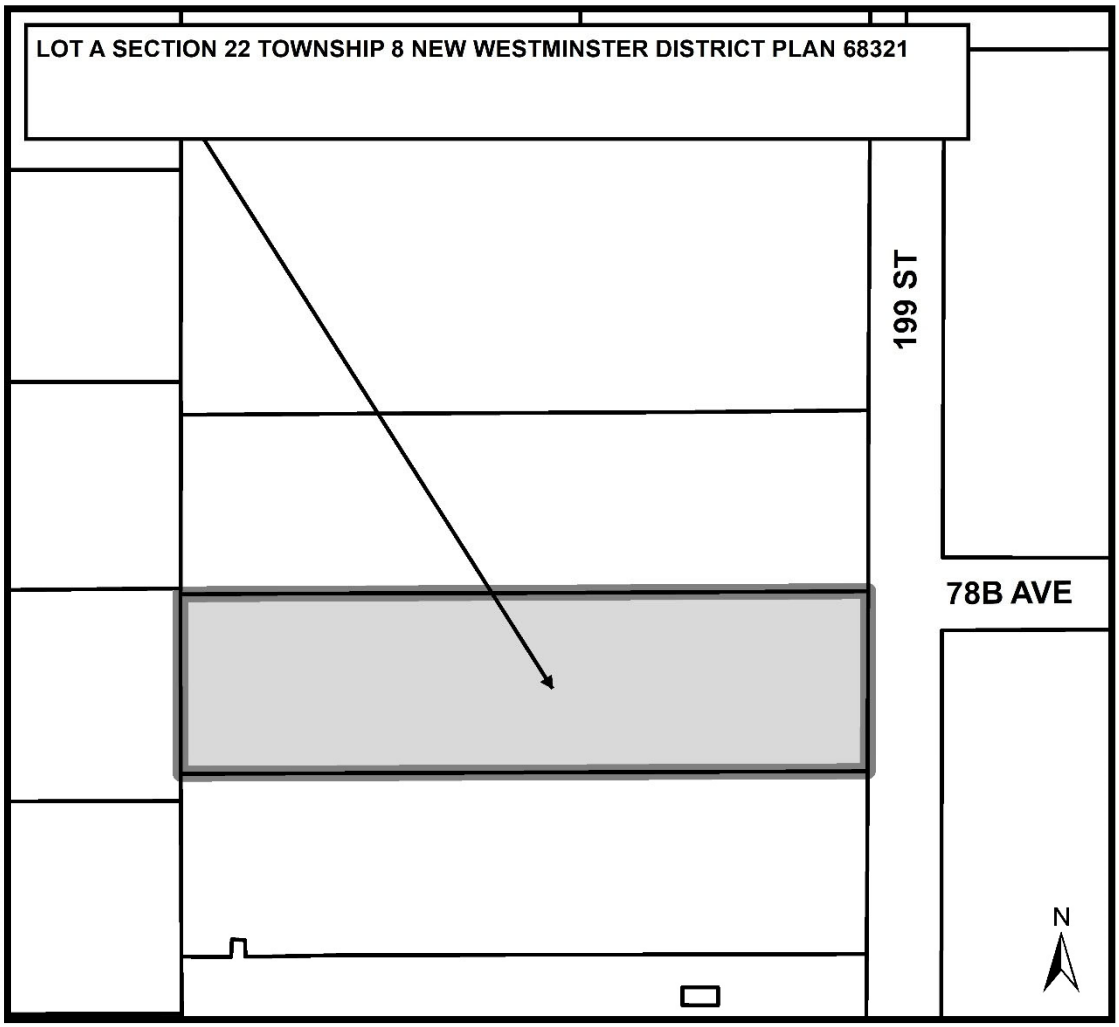
Lot A Section 22 Township 8 New Westminster District Plan 68321

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-196.

READ A FIRST TIME the	04	day of	December	, 2023
READ A SECOND TIME the	04	day of	December	, 2023.
PUBLIC HEARING HELD the	18	day of	December	, 2023.
READ A THIRD TIME the	18	day of	December	, 2023.
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5942



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924 AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5861

EXPLANATORY NOTE

To facilitate the development of a multi-family development, Bylaw No. 5861 amends the Willoughby Community Plan to include the subject site in Development Permit Area ‘B”; the Central Gordon Neighbourhood Plan by introducing a new ‘Medium Density Apartment (1.5 – 2.5 FSR)’ designation; and the Central Gordon Neighbourhood Plan by designating the subject property (20230 72B Avenue) ‘Medium Density Apartment (1.5 – 2.5 FSR)’.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (CENTRAL GORDON ESTATE NEIGHBOURHOOD PLAN) BYLAW 2012
NO. 4924 AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5861

A Bylaw to amend Central Gordon Estate Neighbourhood Plan Bylaw No. 4924

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 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Township of Langley) Bylaw No. 5861".

2. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment is further amended by:

    a. Amending Map 4 to include lands included in Schedule "A" to "Development Permit Area 'B' Residential"

3. Langley Official Community Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 as amended is further amended by:

    a. Adding after the last bullet point of Section 3.4.1.9 Low Density Mixed Use (1.4 FSR) the following as a new section:

        Section 3.4.1.10 Medium Density Apartment (1.5 FSR – 2.5 FSR)

        This designation provides higher density residential units in both an apartment and mixed use format.

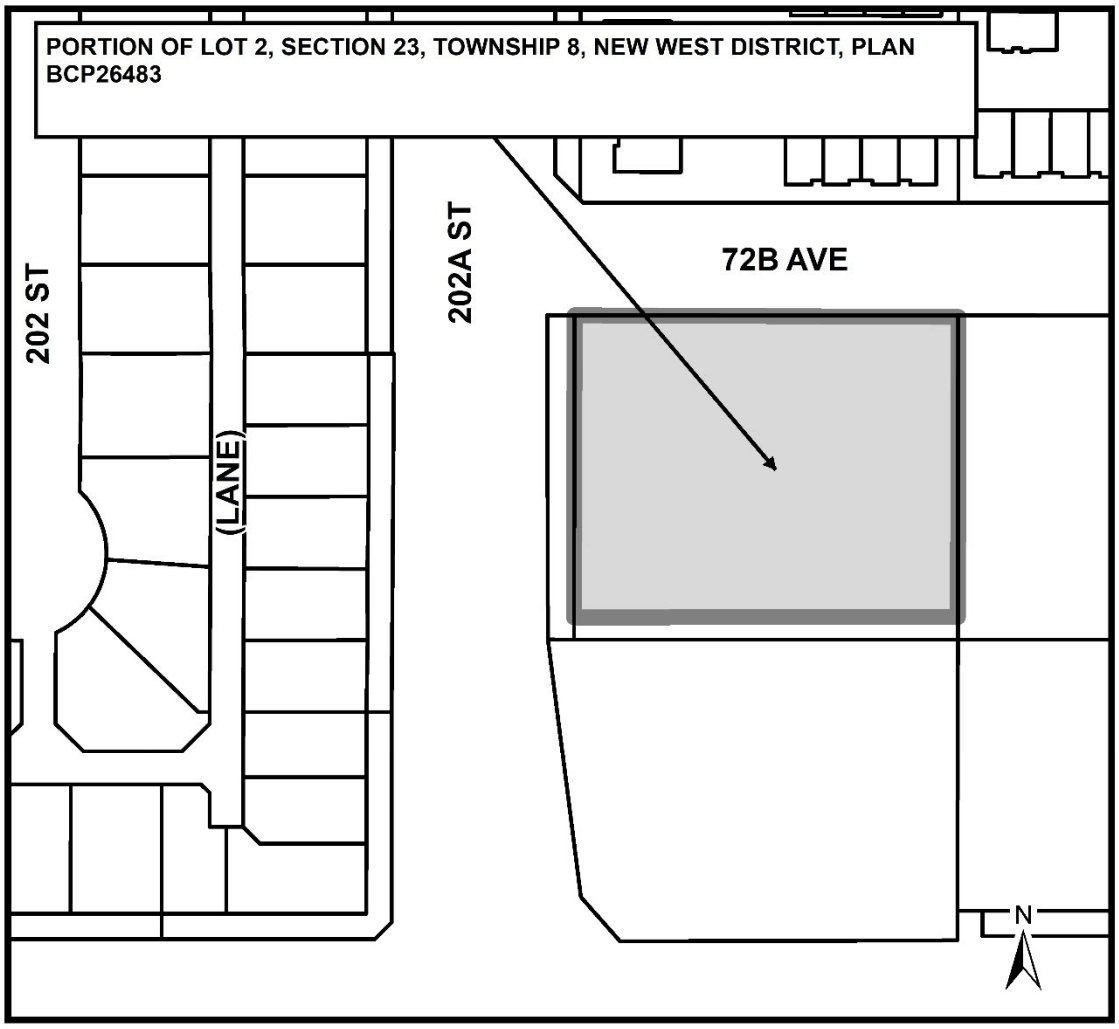
        - The new designation will permit base Floor Space Ratio (FSR) of 1.5 which may be increased up to 2.5 on a site-specific basis.
        - Six (6) storey maximum height
        - All buildings which contain residential units shall comply with the Low Density Apartment (1.4 FSR) policies above in Section 3.4.1.18
        - All buildings which combine residential and commercial shall comply with the Low Density Mixed Use (1.4 FSR) policies above in Section 3.4.1.9

    b. Amending Map 1 to redesignate lands shown in Schedule "A" to Medium Density Apartment (1.5 – 2.5 FSR).

READ A FIRST TIME the	25	day of	September	, 2023
READ A SECOND TIME the	25	day of	September	, 2023.
PUBLIC HEARING HELD the	23	day of	October	, 2023.
READ A THIRD TIME the	06	day of	November	, 2023.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5861



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5862

EXPLANATORY NOTE

Bylaw No. 5862 rezones 0.36 ha (0.91 ac) of land located at 20230 – 72B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-193 to accommodate a future multi-family residential development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW 2019 NO. 5862

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 (Township of Langley) Bylaw No. 5862".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-193" after the words "Comprehensive Development Zone CD-192"

   b. Adding to Section 110.1 after the words "CD-192" the words "CD-193 – 0.3 ha"

   c. Adding after Section 1092 "Comprehensive Development Zone CD-192" the following as Section 1093 "Comprehensive Development Zone CD-193"

1093 **COMPREHENSIVE DEVELOPMENT ZONE CD-193**

Uses Permitted

1093.1 In the CD-193 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*
4) *group children's day care*

Density

1093.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-193 shall not exceed 2.5 FSR.

Lot Coverage

1093.3 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

1093.4 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1093.5 The *height* of *buildings* and *structures* shall not exceed six *storeys*, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1093.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

1093.7 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

1093.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1093.9 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1093.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

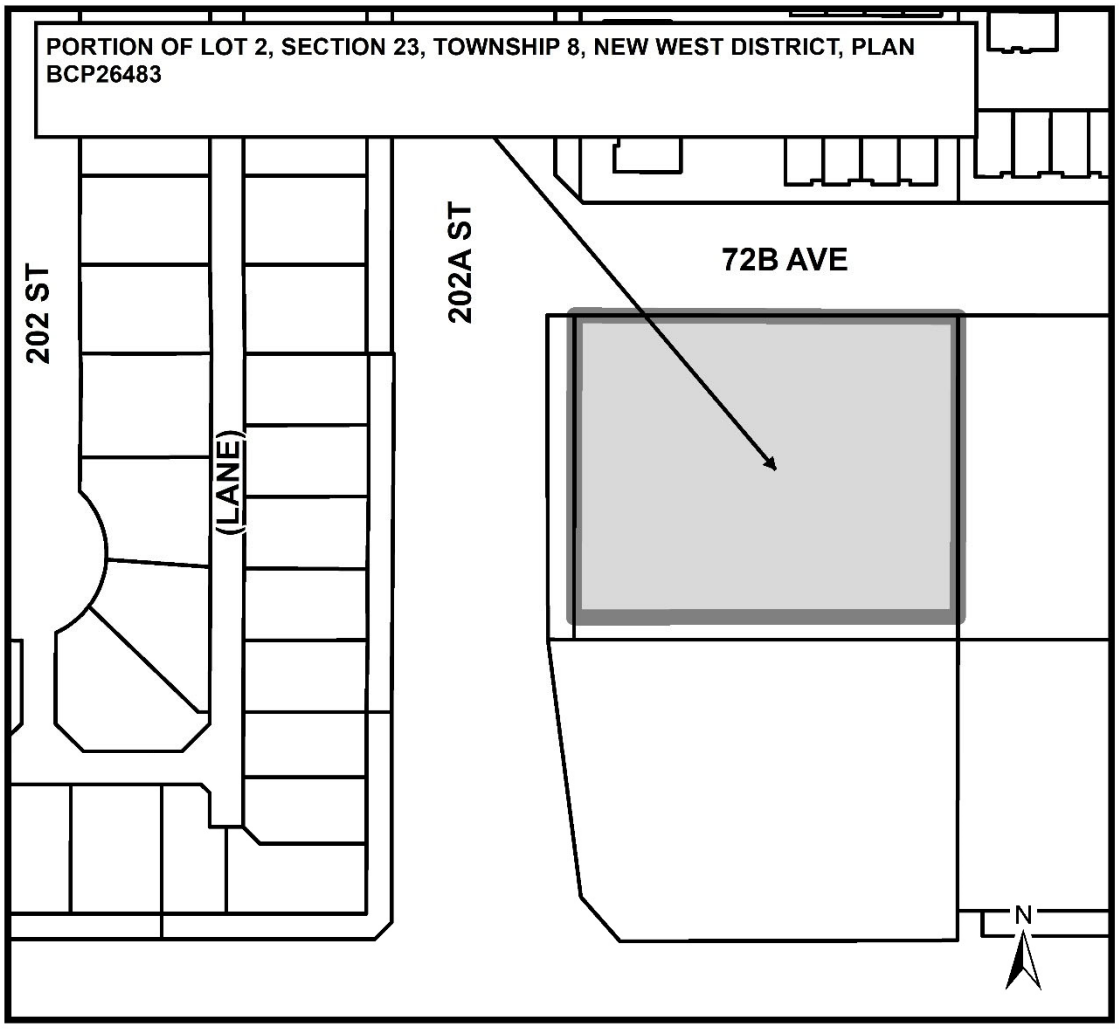
Portion of Lot 2 Section 23 Township 8 New Westminster District Plan BCP26483

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-193.

READ A FIRST TIME the	25	day of	September	, 2023
READ A SECOND TIME the	25	day of	September	, 2023.
PUBLIC HEARING HELD the	23	day of	October	, 2023.
READ A THIRD TIME the	06	day of	November	, 2023.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5862



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(TOWNSHIP OF LANGLEY) BYLAW NO. 5927

EXPLANATORY NOTE

Bylaw No. 5927 amends the Aldergrove Community Plan to redesignate properties located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street to High Density Mixed Use (3.0 FSR).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842 AMENDMENT

(ALDERGROVE COMMUNITY PLAN) BYLAW 1978 NO. 1802 AMENDMENT

(TOWNSHIP OF LANGLEY) BYLAW NO. 5927

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 (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927”.

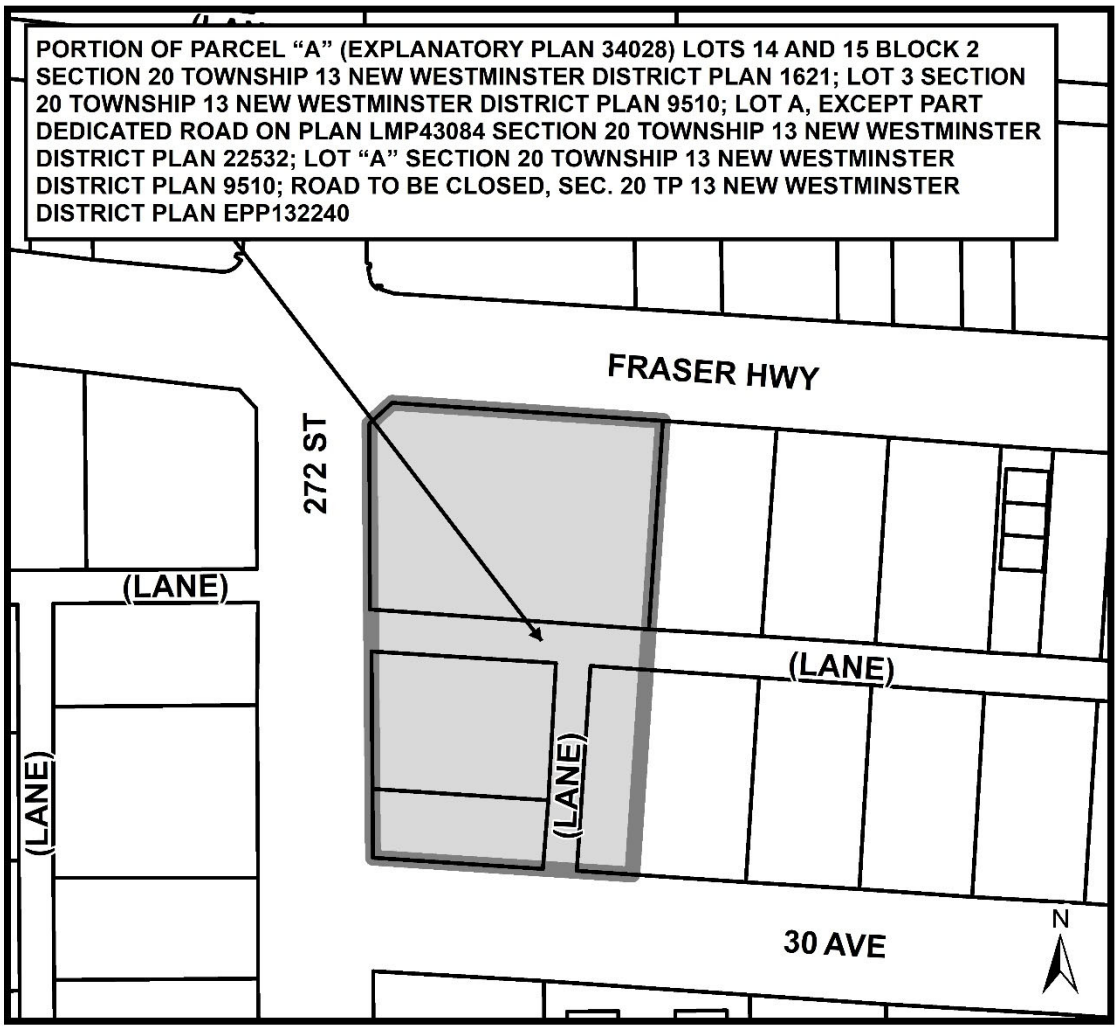
2. The “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802”, as amended, is further amended by:

    a) Amending the Aldergrove Core map to redesignated lands shown in Schedule “A” to High Density Mixed Use (3.0 FSR).

READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
PUBLIC HEARING HELD the	18	day of	December	, 2023
READ A THIRD TIME the	18	day of	December	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5927



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW NO. 5928

EXPLANATORY NOTE

Bylaw No. 5918 rezones approximately 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street from Community Commercial Zone C-2 to Comprehensive Development Zone CD-192.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (TOWNSHIP OF LANGLEY) BYLAW 2019 NO. 5928

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 (Township of Langley) Bylaw No. 5928".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-192" after the words "Comprehensive Development Zone CD-191"

   b. Adding to Section 110.1 after the words "CD-191" the words "CD-192 – 0.1 ha"

   c. Adding after Section 1091 "Comprehensive Development Zone CD-191" the following as Section 1092 "Comprehensive Development Zone CD-192"

1092 **COMPREHENSIVE DEVELOPMENT ZONE CD-192**

Uses Permitted

1092.1 In the CD-189 Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartments*
4) *commercial uses* subject to Section 1092.3
5) *licensee retail store* subject to Section 1092.3
6) *group children's day care* subject to Section 1092.3

Density

1092.2 The maximum *floor space ratio* of all buildings located on lands zoned CD-192 shall not exceed 3.0 FSR.

Commercial Uses

1092.3 *Commercial* uses are only permitted on the ground floor in mixed-use buildings.

Lot Coverage

1092.4 *Buildings* and *structures* shall not cover more than 90% of the *lot area*.

Siting of Buildings and Structures

1092.5 Siting of *buildings* and *structure* shall be in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

1092.6 The *height* of *buildings* and *structures* shall not exceed six storeys, plus a rooftop-enclosure to access rooftop amenity.

Parking and Loading

1092.7 Parking and loading shall be provided in accordance with Section 107

Subdivision Requirements

1092.8 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

1092.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1092.10 Age Friendly *Amenity areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1092.11 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building* Permit.

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

Portion of Parcel “A” (Explanatory Plan 34028) Lots 14 and 15 Block 2 Section 20 Township 13 New Westminster District Plan 1621

Lot 3 Section 20 Township 13 New Westminster District Plan 9510

Lot A, Except Part Dedicated Road on Plan LMP43084 Section 20 Township 13 New Westminster District Plan 22532

Lot “A” Section 20 Township 13 New Westminster District Plan 9510

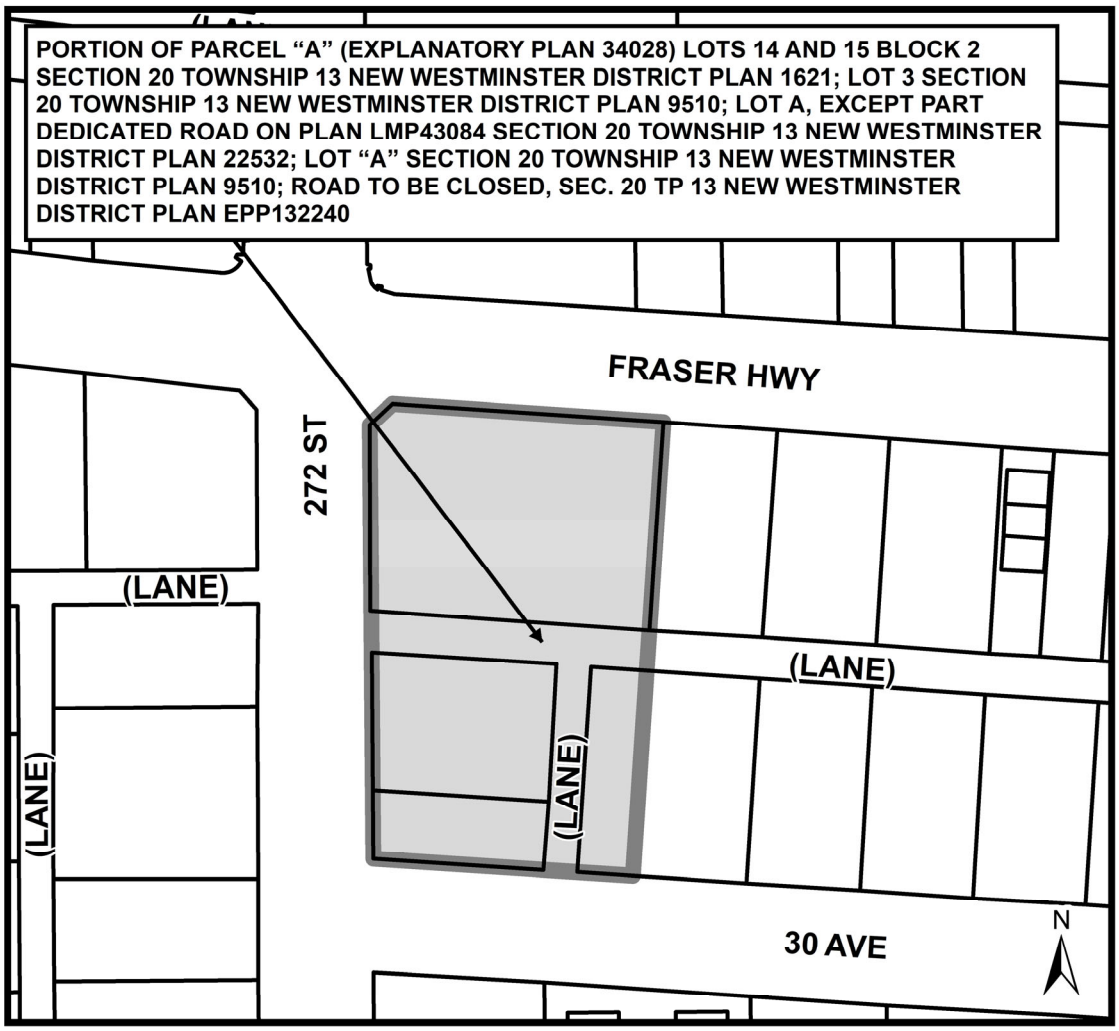
Road to be Closed, Section 20 Township 13 New Westminster District Plan EPP132240

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-192.

READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023.
PUBLIC HEARING HELD the	18	day of	December	, 2023.
READ A THIRD TIME the	18	day of	December	, 2023.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5928



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

EXPLANATORY NOTE

Bylaw No. 5897 repeals the Langley Development Cost Charges Bylaw No. 5555 and amendments thereto and establishes a new Development Cost Charges Bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

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 Development Cost Charges Bylaw No. 5897”. As a short title, it may be known as “DCC Bylaw No. 5897”.

Definitions

2. For the purposes of this Bylaw:

Area of Development	means that portion of the parcel of land encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements, and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures and other areas used for a facility or structure to support the development or use of the property. Environmental reserve areas are not included in the Area of Development, provided such areas are protected by a restrictive covenant registered in favor of the Township of Langley, to the satisfaction of the Director of Engineering for the Township of Langley, or their designate.
Commercial 1	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial: and where the first storey Gross Floor Area is 3,700 square metres or less. This includes, but is not limited to, all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Commercial 2	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial; and where the first storey Gross Floor Area is more than 3,700 square metres. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Commercial 3	means all developments zoned for commercial uses under the Zoning Bylaw; and all developments having commercial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than commercial; and where such commercial uses are located only on the second and higher floor levels. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Development Cost Charges	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as “DCCs” or “DCC” in this Bylaw.
Gross Floor Area	means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.
Industrial	means all developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	means: (a) all developments zoned for institutional use under the Zoning Bylaw; or (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.
Residential 1	means residential developments having a density of 15 or less dwelling units (du) per hectare.
Residential 2	means residential developments having a density greater than 15 up to 44 dwelling units per hectare.
Residential 3	means residential developments having a density greater than 44 up to 74 dwelling units per hectare.

Residential 4	means residential developments having a density greater than 74 dwelling units per hectare.
Utility	means a use providing for public utility structures and facilities for road, water, sewer, drainage, electrical, telephone, cablevision, gas, and similar services, where such use is approved in writing by the Township of Langley, by another government body with jurisdiction, or by a company regulated by a government commission, including broadcast transmission facilities.
Zoning Bylaw	means the Township of Langley Zoning Bylaw No. 2500, as amended, or replaced.

Schedules and Notes

3. Schedules “A”, “B” and “C” are attached hereto and form a part of this Bylaw.

4. The notes found at the bottom of Schedules “A”, “B” and “C” form a part of this Bylaw.

Development Cost Charges

5. In accordance with Section 559(1) of the *Local Government Act*, every person who obtains:

    a. approval of a subdivision, or

    b. a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where:

        the value of the work authorized by the permit does not exceed $50,000;

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules “A”, “B”, and “C” of this Bylaw.

    c. For certainty, this bylaw imposes charges in respect of a building permit or structure that will, after the construction, contain fewer than four dwelling units and for which the dwelling unit in the building or structure will be put to no other than residential use.

6. For a type of development not identified under Schedules “A”, “B”, or “C” of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the General Manager of Engineering for the Township of Langley, or their designate, with the amount payable based on the most comparable type of development, as determined by the General Manager of Engineering for the Township of Langley, or his or her designate, acting reasonably.

7. Subject to the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84, as amended or replaced from time to time, Development Cost Charges imposed pursuant to

this Bylaw must be paid at the time of the approval of the subdivision or the issue of the building permit.

8. A development cost charge is not payable if the development does not impose new capital cost burdens on the Township of Langley. A new capital cost burden will be imposed where there is a new demand created for designated services. A determination of whether a development imposes a new capital cost burden on the Township of Langley will be in the sole discretion of the Director of Engineering for the Township of Langley. A determination of whether a new demand for services is created on a subdivision will be based on, among other things, the number of pre-existing fee simple lots (but excluding pre-existing stratified lots) prior to the subdivision. For greater certainty, and without limiting in any way what else may constitute a new capital cost burden, the creation of new fee simple lots will be deemed to have imposed a new capital cost burden on the Township of Langley for which development cost charges may be imposed.

9. For Development Cost Charges imposed pursuant to this Bylaw on single family residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision, or building permit application. For multiple family residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.

10. Where a developer is required to provide, or pay to provide, a specific service or part of a service, pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

11. Where a developer is required to provide, or pay to provide, a specific service or part of a service, outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) the amount of Development Cost Charges identified as “DCC Recoverable” in the DCC review report prepared as part of the Township of Langley’s DCC program, as amended, or replaced;

    b) the amount of Development Cost Charges calculated for the subdivision or building project pursuant to the provisions of this Bylaw for the class of service; or

c) the estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

12. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under section 570 of the *Local Government Act*, and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing a project.

General Provisions

13. In this Bylaw, words importing the singular number include the plural number, and vice versa.

14. Langley Development Cost Charge Bylaw No. 5555 and amendments thereto are hereby repealed.

READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023
READ A THIRD TIME the	24	day of	July	, 2023
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	19	day of	January	, 2024
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Total
Residential 1	du	$30,825	$11,067	$1,870	$3,152	$40,701	$87,615
Residential 2	du	$21,858	$4,459	$1,320	$2,225	$28,730	$58,592
Residential 3	du	$19,055	$3,059	$1,265	$2,132	$27,533	$53,044
Residential 4	du	$16,814	$1,948	$825	$1,391	$17,956	$38,934

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	Drainage (based on Area of Development)
Commercial 1	m^2	$112.09	$6.27	$10.57	$128.93	$27.12
Commercial 2	m^2	$87.43	$6.27	$10.57	$104.27	$27.12
Commercial 3	m^2	$40.35	$4.68	$7.88	$52,91	$0.00
Institutional	m^2	$53.81	$6.27	$10.57	$70,65	$24.13

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and institutional DCCs, with the exception of the drainage component, are imposed based on Gross Floor Area (gfa).
- The drainage component is imposed based on Area of Development.
- Commercial developments having a building or buildings with total Gross Floor Area greater than 3,700 m^2, shall have the road component of the Commercial 1 rate applied to the first 3,700 m^2 and the road component of the Commercial 2 rates applied to all areas of the buildings exceeding 3,700 m^2.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "C"

INDUSTRIAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	TOTALS
Industrial	m^2	$17.38	$25.66	$2.48	$4.17	$49.69

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Area of Development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO.74 DISCHARGE (MANORLANE PROPERTIES (WILLOWBROOK)) BYLAW NO. 5948

EXPLANATORY NOTE

Bylaw No. 5948 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY LAND USE CONTRACT NO.74 DISCHARGE
(MANORLANE PROPERTIES (WILLOWBROOK))
BYLAW NO. 5948

A Bylaw to discharge Land Use Contract No. 74

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

1. This Bylaw may be cited for all purposes as “Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948”.

2. The Land Use Contract registered in the Land Title Office, in the City of New Westminster, Province of British Columbia, under P52452 is hereby discharged with respect to the lands described as:

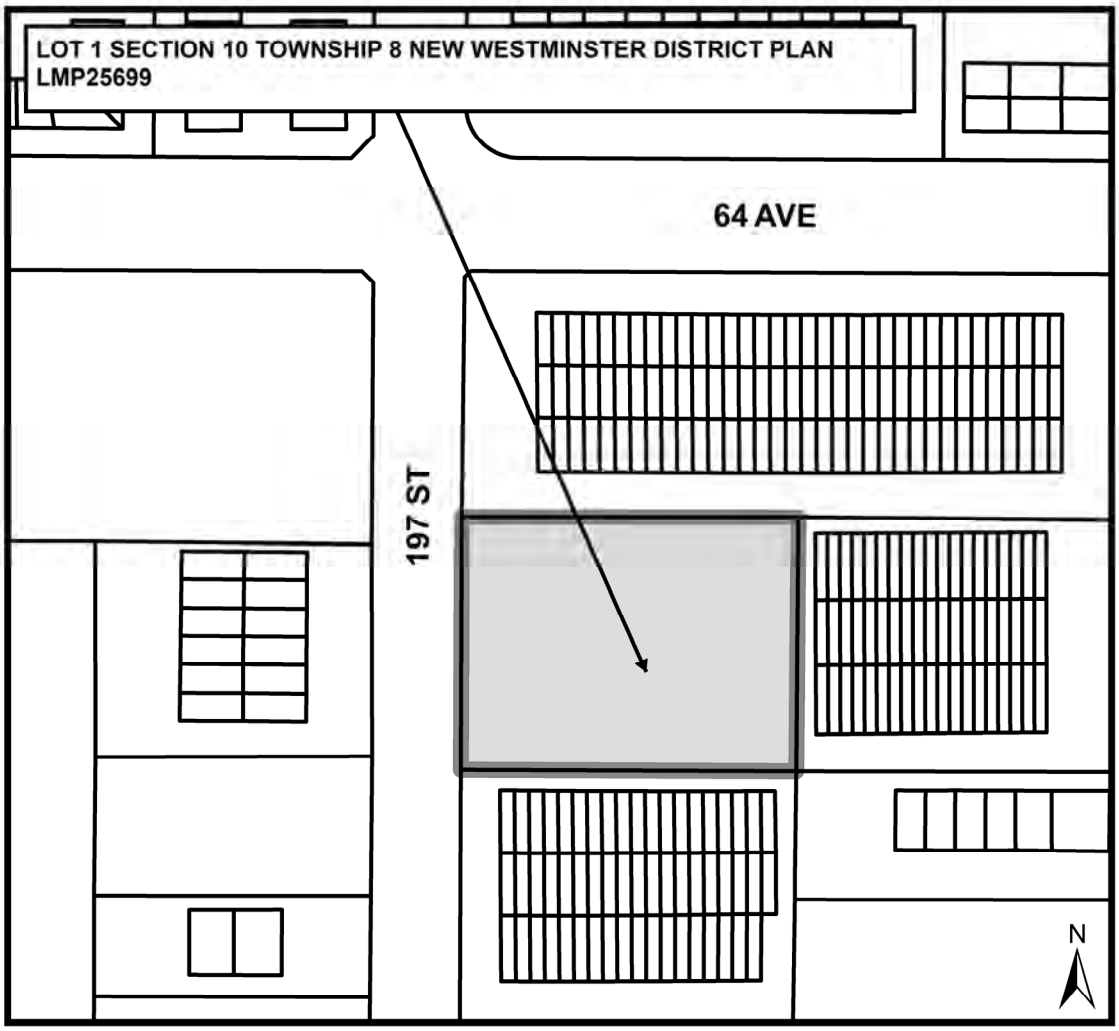
   Lot 1 Section 10 Township 8 NWD Plan LMP25699

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

READ A FIRST TIME the	06	day of	November	, 2023.
READ A SECOND TIME the	06	day of	November	, 2023.
PUBLIC HEARING HELD the	20	day of	November	, 2023.
READ A THIRD TIME the	20	day of	November	, 2023.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	04	day of	January	, 2024
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5948



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MANORLANE PROPERTIES (WILLOWBROOK)) BYLAW NO. 5949

EXPLANATORY NOTE

Bylaw No. 5949 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 m^2 of commercial area.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (MANORLANE PROPERTIES (WILLOWBROOK))

BYLAW NO. 5949

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 (Manorlane Properties (Willowbrook)) Bylaw No. 5949".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-161" after the words "Comprehensive Development Zone CD-160"
   (2) Adding to Section 110.1 after the words "CD-160" the words "CD-161 – 3,500 m^2"
   (3) Adding after Section 1060 "Comprehensive Development Zone CD-160" the following as Section 1061 "Comprehensive Development Zone CD-161"

1061 **COMPREHENSIVE DEVELOPMENT ZONE CD-161**

Uses Permitted

1061.1 In the CD-161 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* subject to Section 1061.2
4) *commercial uses* subject to Section 1061.3
5) *licensee retail store* subject to Section 1061.3
6) *group children's day care* subject to Section 1061.3

Residential Uses

1061.2 *Residential uses* shall consist of *apartments* on lands zoned Comprehensive Development Zone CD-161 and are only permitted on *storeys* above the first *storey*. A maximum of 133 *dwelling units* are permitted in Comprehensive Development CD-161.

Commercial Uses

1061.3 *Commercial uses, group children's day care,* and *licensee retail store* are only permitted on the first *storey*

Lot Coverage

1061.4 The maximum permitted *lot coverage* of *buildings* and *structures* shall be 95%.

Siting of Buildings and Structures

1061.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1061.6 Except as provided for in Section 104.5 the *height* of *buildings and structures* shall be no more than six *storey*s. The *height* of *accessory buildings* and *structures* shall not exceed 3.75 metres or one *storey*, whichever is lesser.

Subdivision Requirements

1061.7 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

1061.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and in accordance with the Development Permit.

Parking and Loading

1061.9 Parking and loading shall be provided in accordance with Section 107.

Age Friendly Amenity

1061.10 Age Friendly Amenity areas shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1061.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

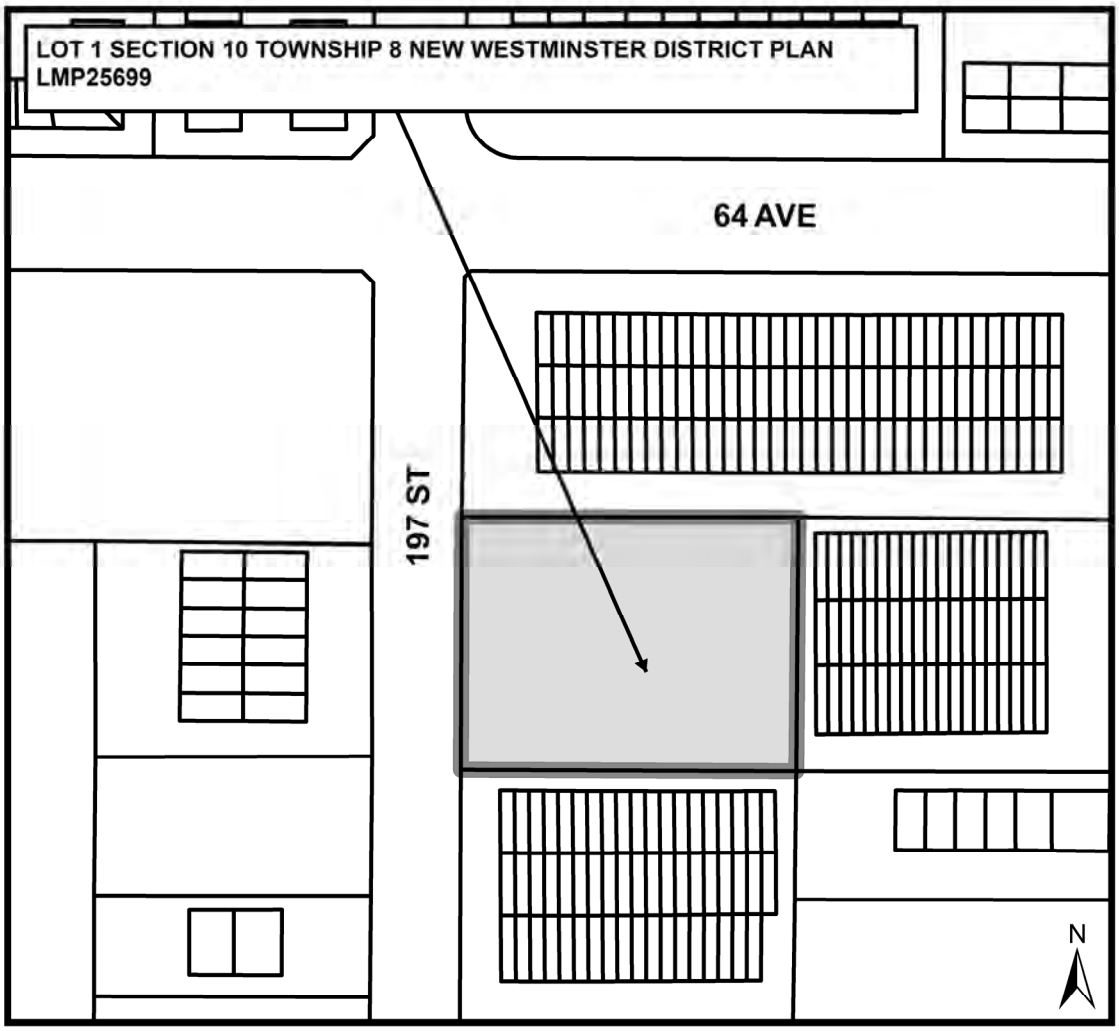
Lot 1 Section 10 Township 8 NWD Plan LMP25699

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-161.

READ A FIRST TIME the	06	day of	November	, 2023.
READ A SECOND TIME the	06	day of	November	, 2023.
PUBLIC HEARING HELD the	20	day of	November	, 2023.
READ A THIRD TIME the	20	day of	November	, 2023.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	04	day of	January	, 2024.
ADOPTED the		day of		, 2024.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5949



THE CORPORATION OF THE TOWNSHIP OF LANGLEY ATTACHMENT **A**

Development Permit No. 101419

This Permit is issued this _____day of _____, 2023 :

1. Name: Manorlane Properties (Willowbrook)
   Address: 201, 204 Cayer Street
   Coquitlam, BC V3K 5B1

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 1 Section 10 Township 8 NWD Plan LMP25699

   CIVIC ADDRESS: 6350 – 197 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 Township:

   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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
   c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
   d. All rooftop mechanical equipment to be screened from view.
   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:

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

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2023.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED MIXED-USE DEVELOPMENT

6350 197 STREET, LANGLEY, BC

PROJECT DIRECTORY

CLIENT:
MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC
CONTACT: BALRAJ MANN
bmann@polycreterestorations.com

ARCHITECTURAL :
DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD,
Richmond, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604-284-5194
jessie@dfarchitecture.ca

SURVEYOR:
DHALIWAL AND ASSOCIATES LAND SURVEYING INC
216-12899 76TH
AVENUE,SURREY,BC V3W1E6
CONTACT: SUKHVIR GREWALI
T 604-501-6188
info@dhaliwalsurvey.com

LANDSCAPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS
C100-4185 STILL CREEK
DRIVE,BURNABY,BC,V5C6G9
CONTACT:MARY CHAN YIP
T 604-294-0011
mary@pmglandscape.comm

CIVIL:
COASTLAND ENGINEERING AND SURVEYING LTD.
101-19292,60 AVENUE,SURREY,BC
V3S3M2
CONTACT: MIKE HELLE
T 604-532-97-00
hell@coastland.bc.ca

ARBORIST:
ARBORTECH CONSULTING
145-12051 HORSESHOE
WAY,RICHMOND,BC V7A4V4
CONTACT: NORM HOL
T604-275-3884
norm@acigroup.ca

PROJECT INFO

LEGAL DESCRIPTION:
LT 1, SEC 10, TWP 8, NWD, PL LMP25699

CIVIC ADDRESS:
6350 197ST, LANGLEY,BC

ZONING INFORMATION:

ZONE:
EXISTING: C-1
PROPOSED: CD

OCP:
EXISTING: WILLOWBROOK COMMUNITY PLAN

LOT AREA:
GROSS SITE AREA = 45,586.8 SQFT. (4,235.2 SQM.)
NET SITE AREA = 45,586.8 SQFT. (4,235.2 SQM.)

SHEET LIST TABLE

A-001	COVER PAGE
A-002 A-003	PROJECT DATA
A-004	BASE PLAN
A-100	SITE PLAN/PARKADE PLAN
A-101	PARKADE PLAN
A-102 A-106	BUILDING PLANS
A-220 A-226	UNIT PLANS
A-300 A-301	ELEVATIONS
A-350 A-351	RENDERINGS



STREETSCAPE



19750- 64 AVE | SUBJECT LOT | 6334- 197 ST | 19711 WILLOWBROOK DR

NOTES:

REVISION		
20200500	A	RE-ZONING & DP SUBMISSION

df ARCHITECTURE inc.
1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN: NN
CHECKED: ZB
SCALE: –
JOB No.: LAN–025
DATE: DECEMBER 2018

SHEET TITLE:
COVER PAGE

SCHEDULE A

DRAWING NO.:
A-001 A

T:\LANGLEY\LAN-025\ARCHITECTURE\SHEETS\A-001 COVER PAGE.dwg

I.6

PROJECT DATA

CIVIC ADDRESS :	6350-197 STREET, LANGLEY, BC
LEGAL DESCRIPTION :	LT 1, SEC 10 TWP 8, NWD, PL LMP25699

LOT INFO		
LOT AREA	45,586.8 SQFT	4,235.2 SQM

ZONING	
EXISTING	C-1
PROPOSED	CD

SETBACKS		
NORTH (NEIGHBORING LOT-19750 64TH AVE)	24.6 '	7.50 M
SOUTH (NEIGHBORING LOT-6334 197 ST.)	24.6 '	7.50 M
WEST (FROM 197 ST.)	4.9 '	1.50 M
EAST (NEIGHBORING LOT 6359 198 ST.)	24.6 '	7.50 M

HEIGHT	
ALLOWED	6 STOREY
PROPOSED	6 STOREY (20.28m)

SITE COVERAGE		
PROPOSED	42,556.0 SQFT	93%

FAR CALCULATIONS

GROSS FLOOR AREA-RESIDENTIAL (EXCLUDING PARKING)

LEVEL	AREA	
MAIN FLOOR LEVEL (RES. LOBBY)	887.00 SQFT	82.40 SQM
SECOND FLOOR LEVEL (EXCLUDING INDOOR AMENITY)	20,704.0 SQFT	1,923.5 SQM
THIRD FLOOR LEVEL	22,437.0 SQFT	2,084.5 SQM
FOURTH FLOOR LEVEL	22,437.0 SQFT	2,084.5 SQM
FIFTH FLOOR LEVEL	22,287.0 SQFT	2,070.5 SQM
SIXTH FLOOR LEVEL	21,602.8 SQFT	2,007.0 SQM
TOTAL	110,354.8 SQFT	10,252.3 SQM

GROSS FLOOR AREA-COMMERCIAL

LEVEL	AREA	
MAIN FLOOR LEVEL	3,019.08 SQFT	280.5 SQM
TOTAL AREA PROPOSED	113373.9 SQFT	10532.8 SQM

FAR PROPOSED 2.49

UNIT COUNT

UNIT TYPE	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL	FIFTH LEVEL	SIXTH LEVEL	UNIT	PERCENTAGE
STUDIO	1	1	1	1	1	5	3.76%
1 BEDROOM	3	3	4	4	4	18	13.53%
1 BEDROOM . ADAPTABLE	4	6	2	2	0	14	10.53%
1 BEDROOM + DEN	9	8	11	11	13	52	39.10%
2 BEDROOM	3	3	3	3	3	15	11.3%
2 BEDROOM +DEN	4	4	4	4	4	20	15.0%
3 BEDROOM	1	1	1	1	1	5	3.8%
3 BEDROOM + FLEX	0	1	1	1	1	4	3.0%
TOTAL ON EACH FLOOR	25	27	27	27	27	133	100.0%
TOTAL NO. OF UNITS						133	

UNIT SCHEDULE

UNIT TYPE		AREA	NO OF UNITS LEVEL 2	NO OF UNITS LEVEL 3	NO OF UNITS LEVEL 4	NO OF UNITS LEVEL 5	NO OF UNITS LEVEL 6
TYPE A	1 BEDROOM+DEN	649.1 SQFT	7	1			
TYPE A1	1 BEDROOM+DEN	673.0 SQFT		6	6	6	
TYPE A2	1 BEDROOM+DEN	631.0 SQFT					10
TYPE A3	1 BEDROOM+DEN	615.1 SQFT					2
TYPE A5	1 BEDROOM+DEN	679.0 SQFT		1			
TYPE A6	1 BEDROOM+DEN	676.0 SQFT			4	4	
TYPE A7	1 BEDROOM+DEN	656.0 SQFT			1	1	1
TYPE B	2 BEDROOM+DEN	1065.7 SQFT	1				
TYPE B1	2 BEDROOM+DEN	1070.3 SQFT		1	1		
TYPE B2	2 BEDROOM+DEN	1050.3 SQFT				1	
TYPE B3	2 BEDROOM+DEN	1020.5 SQFT					1
TYPE C	2 BEDROOM+DEN	1089.0 SQFT	1				
TYPE C1	2 BEDROOM+DEN	1107.0 SQFT		1	1		
TYPE C2	2 BEDROOM+DEN	1072.0 SQFT				1	
TYPE C3	2 BEDROOM+DEN	1039.0 SQFT					1
TYPE D-ADAPTABLE	1 BEDROOM	649.0 SQFT	3				
TYPE D1-ADAPTABLE	1 BEDROOM	673.0 SQFT		3			
TYPE D2-ADAPTABLE	1 BEDROOM	608.0 SQFT		2	2	2	
TYPE E-ADAPTABLE	1 BEDROOM	624.0 SQFT	1				
TYPE E1-ADAPTABLE	1 BEDROOM	647.0 SQFT		1			
TYPE E2	1 BEDROOM	646.0 SQFT			1	1	
TYPE E3	1 BEDROOM	607.0 SQFT					1
TYPE F	1 BEDROOM	480.0 SQFT	1	1	1	1	1
TYPE F1	1 BEDROOM	484.0 SQFT	1	1	1	1	1
TYPE G	2 BEDROOM+DEN	914.2 SQFT	1	2	1	1	1
TYPE G1	2 BEDROOM+DEN	916.0 SQFT	1		1	1	1
TYPE H	2 BEDROOM	826.7 SQFT	1	1	1	1	1
TYPE I	1 BEDROOM+DEN	710.1 SQFT	1				
TYPE J	3 BEDROOM+FLEX	1015.0 SQFT		1	1		
TYPE J1	3 BEDROOM+FLEX	1100.8 SQFT				1	1
TYPE K	2 BEDROOM	1057.5 SQFT	1				
TYPE K1	2 BEDROOM	1041.3 SQFT		1	1		
TYPE K2	2 BEDROOM	1041.3 SQFT				1	
TYPE K3	2 BEDROOM	1007.9 SQFT					1
TYPE L	1 BEDROOM	511.9 SQFT	1				
TYPE L1	1 BEDROOM	531.7 SQFT		1	1	1	
TYPE L2	1 BEDROOM	497.2 SQFT					1
TYPE M	STUDIO	418.0 SQFT		1	1	1	1
TYPE M1	STUDIO	537.8 SQFT	1				
TYPE M2	STUDIO	426.6 SQFT	1				
TYPE N	3 BEDROOM	1055.0 SQFT	1				
TYPE N1	3 BEDROOM	1082.0 SQFT		1	1		
TYPE N2	3 BEDROOM	1058.0 SQFT				1	1
TYPE O	2 BEDROOM	845.0 SQFT	1				
TYPE P	2 BEDROOM	843.0 SQFT			1		
TYPE P1	2 BEDROOM	804.0 SQFT				1	
TYPE P2	2 BEDROOM	780.0 SQFT					1
TYPE P3	2 BEDROOM	827.0 SQFT		1			
			25	27	27	27	27

OFF STREET PARKING (RESIDENTIAL & COMMERCIAL)

RESIDENTIAL PARKADE REQUIRED

UNIT TYPE	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
STUDIO	5	1	5	5
1BEDROOM & ABOVE	128	1.5	192	192
VISITOR PARKING(10% OF TOTAL RES. PARKING)	-5		0.5	20
NO. OF PARKING REQUIRED(INCLIDING 10% RESIDENTIAL PARKING)				197

COMMERCIAL PARKADE REQUIRED

COMMERCIAL	1 CAR/35 SQM.			
NO. OF PARKING REQUIRED	280.5	8.0		8

RESIDENTIAL & COMMERCIAL PARKADE PROVIDED

PARKADE LVL 1 (VISITOR AND CRU PARKING)			26
PARKADE LVL 1 (RESIDENTIAL PARKING)			62
PARKADE LVL-2 (RESIDENTIAL PARKING)			116
TOTAL NO. OF PARKING PROPOSED			205
SMALL CAR STALLS PROPOSED		41	20%
ACCESIBLE CAR STALLS PROPOSED		18	9%

BIKE STORAGE	NO. OF UNIT	REQUIRED (1 PER UNIT)	PROVIDED
PROVIDED	133	133	133

LOCKER SPACES	
PROVIDED	13

AMENITY CALCULATION

OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA	
REQUIRED	133	4.0 SQM	5,724.3 SQFT	532.0 SQM
PROVIDED ON SECOND FLOOR (LOUNGE+PLAY AREA)			4,337.2 SQFT	402.9 SQM
PROVIDED ON SECOND FLOOR (TOTAL COMMON OUTDOOR AREA)			12,217.7 SQFT	1135.0 SQM
INDOOR AMENITY	**NO. OF UNITS**	**AREA PER UNIT**	**AREA**	
PROVIDED ON SECOND FLOOR			1,134.4 SQFT	105.4 SQM

GARBAGE RM. CALCULATION

REQUIRED	133		671.1 SQFT	62.37 SQM
COMMERCIAL				
REQUIRED		0.0182 SQM	94.7 SQFT	8.80 SQM
TOTAL REQUIRED			765.8 SQFT	71.17 SQM
TOTAL PROVIDED			774.7 SQFT	72.00 SQM

NOTES:

REVISION		
2023-10-30	C	CITY COMMENTS
2023-10-11	B	CITY COMMENTS
2023-05-02	A	REZONING & DP SUBMISSION

df ARCHITECTURE inc.
350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604) 284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:

BMG HOUSE
6350 197TH STREET
LANGLEY, BC

CLIENT:

MANORLANE HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC

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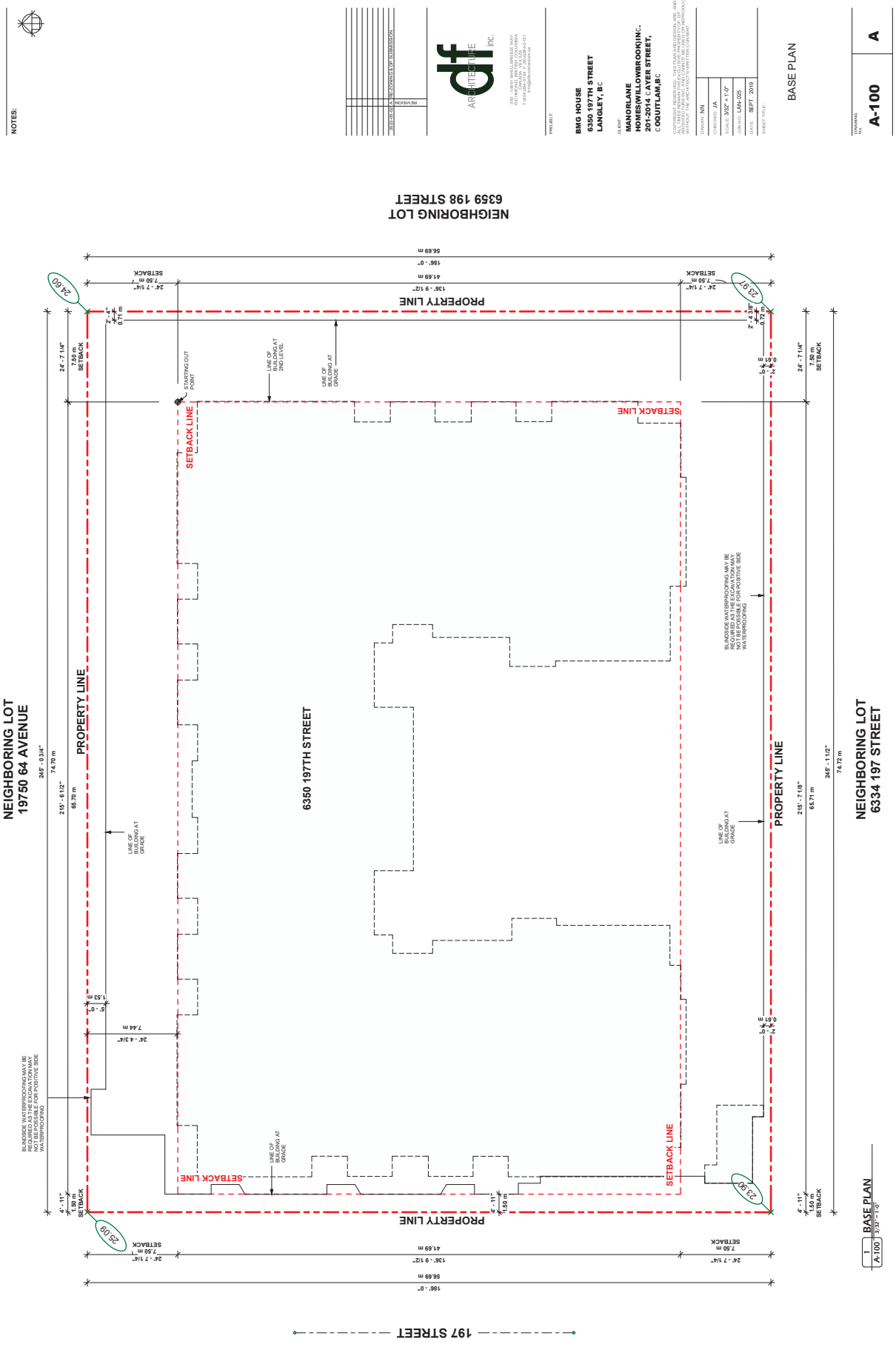
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CHECKED:	JA
SCALE:	
JOB NO :	LAN- 025
DATE:	SEPT. 2019

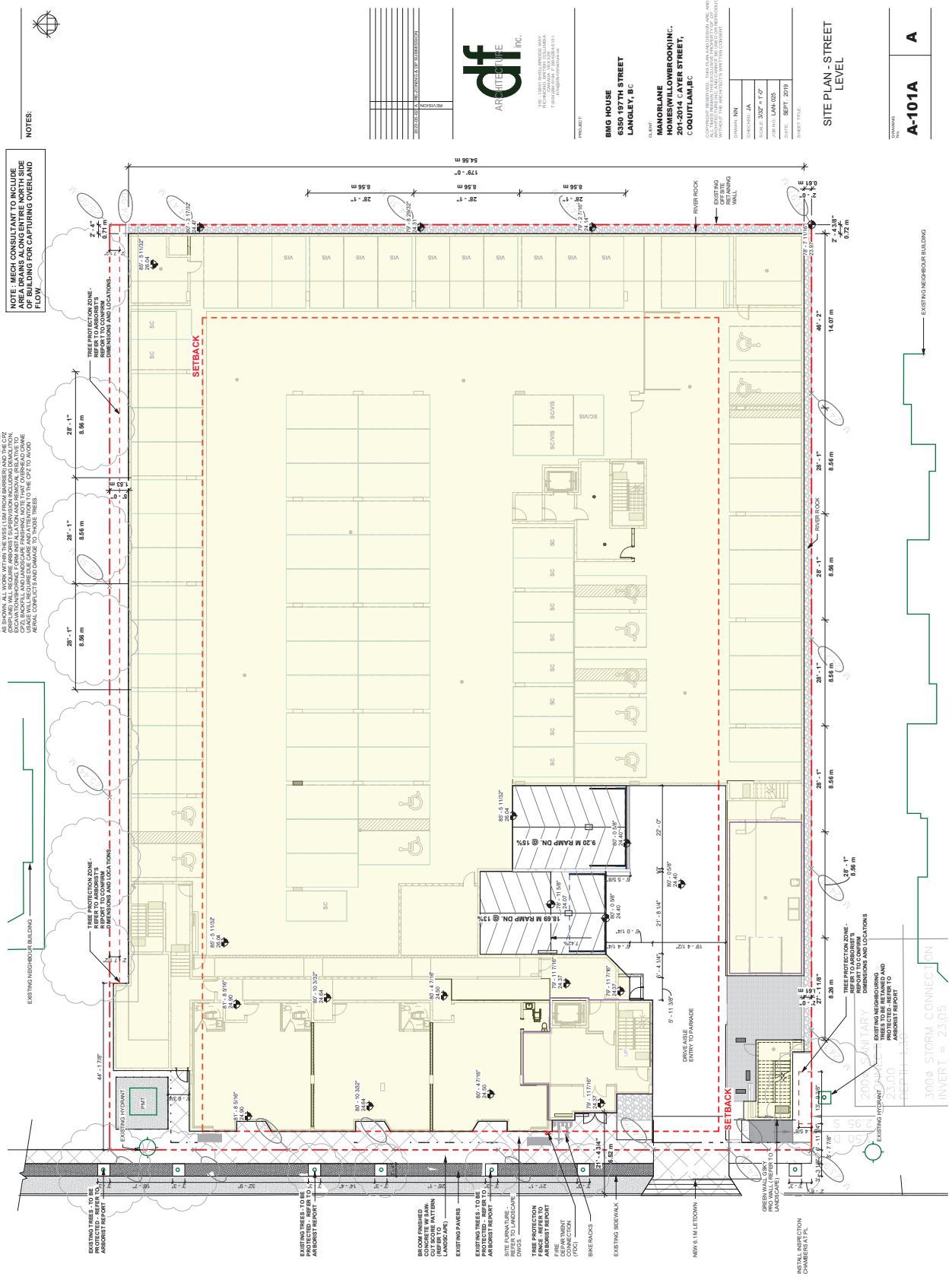
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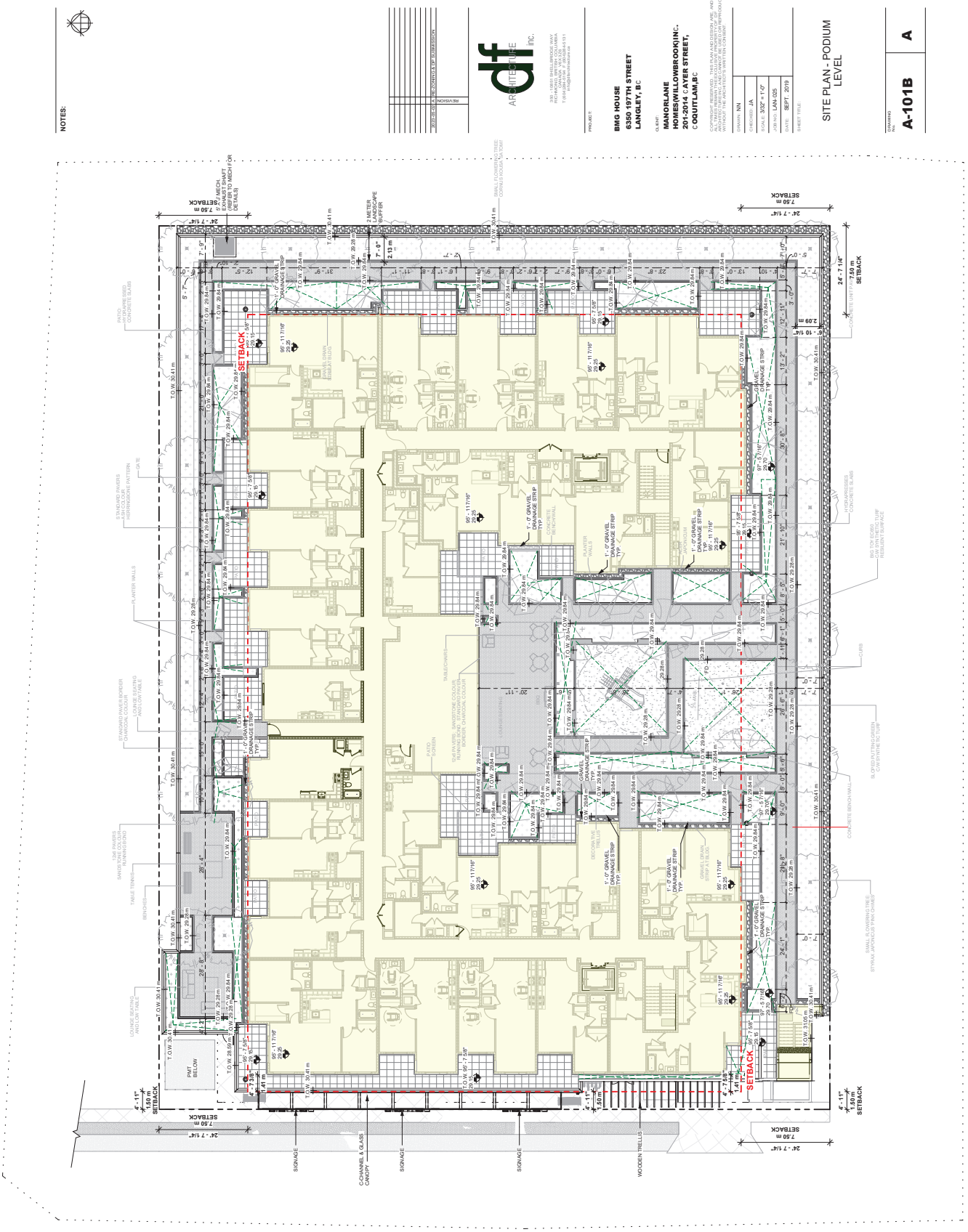
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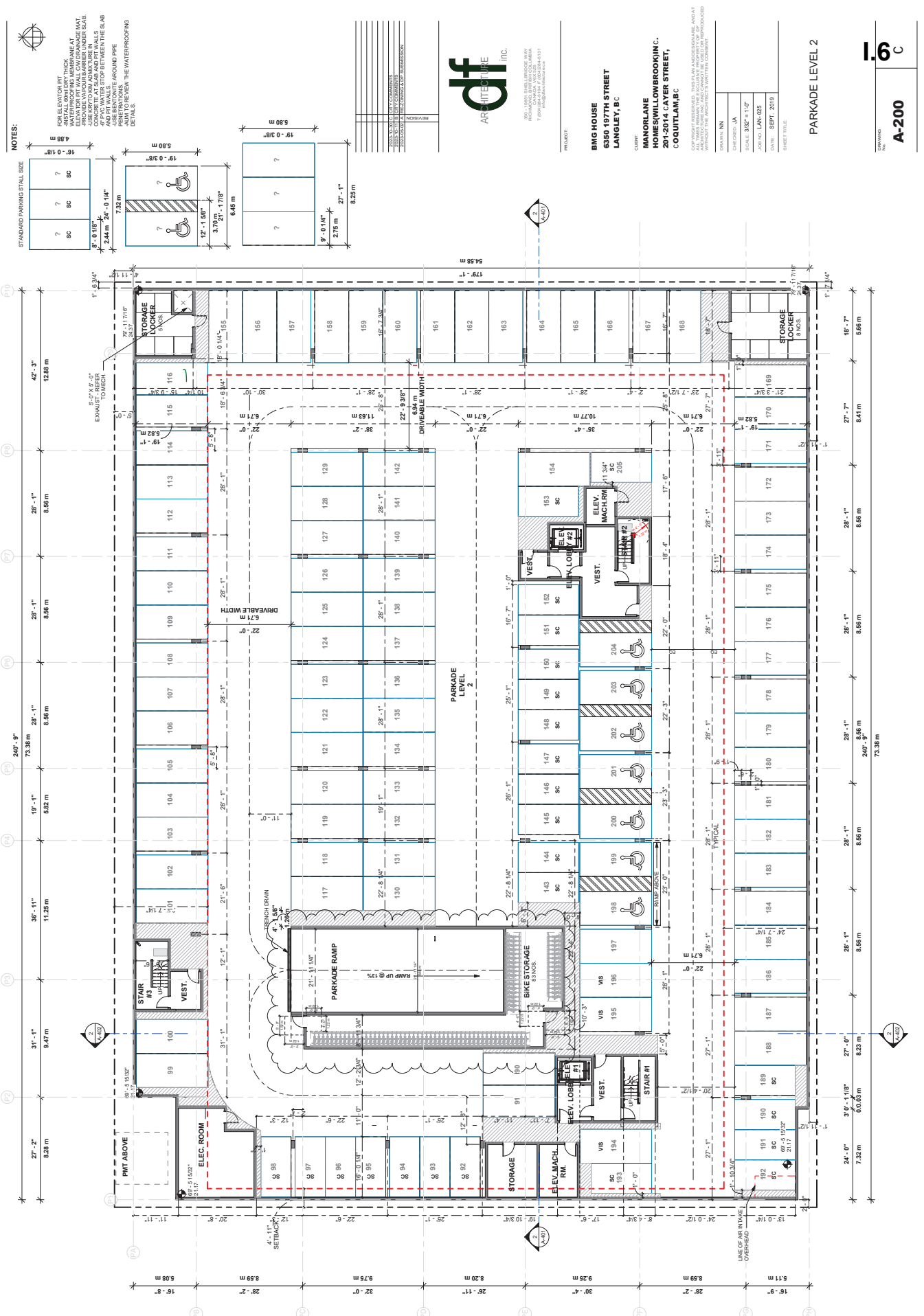
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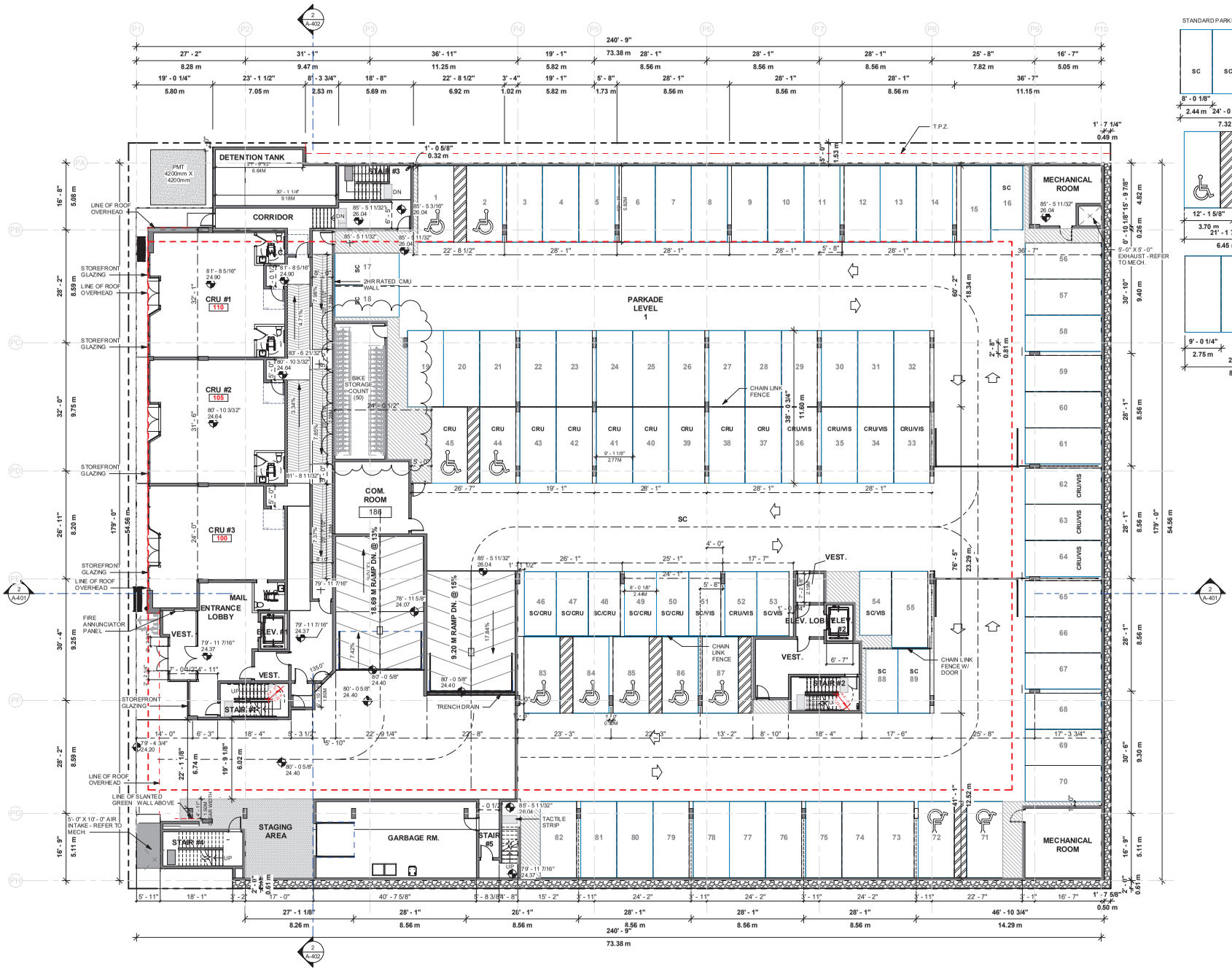
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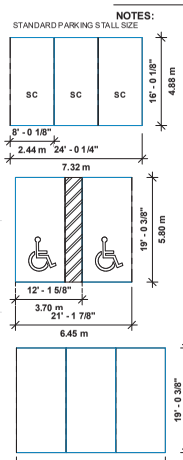

NOTES:
2020-03-03 RE-ZONING APPLICATION
NO/ISS/DESCRIPTION
df ARCHITECTURE INC.
PROJECT:
BMG HOUSE
6350 197TH STREET
LANGLEY, BC
CLIENT:
MANORLANE HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC
DRAWN: NN
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB NO: LAN-035
DATE: SEPT. 2019
SHEET TITLE
BASE PLAN
DRAWING No.
A-100
A
NEIGHBORING LOT 6359 198 STREET
NEIGHBORING LOT 19750 64 AVENUE
NEIGHBORING LOT 6334 197 STREET
PROPERTY LINE
SETBACK LINE
6350 197TH STREET
197 STREET
STARTING OUT POINT
LINE OF BUILDING AT 2ND LEVEL
LINE OF BUILDING AT GRADE
BLINDSIDE WATERPROOFING MAY BE REQUIRED AS THE EXCAVATION MAY NOT BE POSSIBLE FOR POSITIVE SIDE WATERPROOFING
7.50 m SETBACK
1.50 m SETBACK
1.53 m
7.44 m
0.71 m
0.72 m
0.61 m
41.69 m
56.69 m
74.70 m
74.72 m
65.70 m
65.71 m
1 A-100 BASE PLAN 3/32" = 1'-0"


NOTES:
NOTE : MECH CONSULTANT TO INCLUDE AREA DRAINS ALONG ENTIRE NORTH SIDE OF BUILDING FOR CAPTURING OVERLAND FLOW
2020-03-03 RE-ZONING APPLICATION
df ARCHITECTURE INC.
PROJECT:
BMG HOUSE
6350 197TH STREET
LANGLEY, BC
CLIENT:
MANORLANE HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC
DRAWN: NN
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB NO: LAN-025
DATE: SEPT. 2019
SHEET TITLE:
SITE PLAN - STREET LEVEL
DRAWING No.
A-101A
A
SETBACK
TREE PROTECTION ZONE- REFER TO ARBORIST'S REPORT TO CONFIRM DIMENSIONS AND LOCATIONS
EXISTING NEIGHBOUR BUILDING
EXISTING NEIGHBOUR BUILDING
9.20 M RAMP DN. @ 15%
18.69 M RAMP DN. @ 13%
DRIVE AISLE ENTRY TO PARKADE
EXISTING HYDRANT
EXISTING TREES - TO BE PROTECTED - REFER TO ARBORIST REPORT
BROOM FINISHED CONCRETE W SAW-CUT SCORE PATTERN (REFER TO LANDSCAPE)
EXISTING PAVERS
SITE FURNITURE - REFER TO LANDSCAPE DWGS.
TREE PROTECTION FENCE -REFER TO ARBORIST REPORT
FIRE DEPARTMENT CONNECTION (FDC)
BIKE RACKS
EXISTING SIDEWALK
INSTALL INSPECTION CHAMBERS AT PL
GREEN WALL GSKY (REFER TO LANDSCAPE)
EXISTING NEIGHBOURING PROPERTY TREES TO BE RETAINED AND PROTECTED - REFER TO ARBORIST REPORT
RIVER ROCK
EXISTING OFF SITE RETAINING WALL
300ø STORM CONNECTION INVERT = 23.05
300ø SANITARY INVERT = 25.00


NOTES:
2020-05-08 A RE-ZONING TYP. SUBMISSION
NO/ISS/DD
df ARCHITECTURE INC.
PROJECT:
BMG HOUSE
6350 197TH STREET
LANGLEY, BC
CLIENT:
MANORLANE
HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC
DRAWN: NN
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB NO: LAN-035
DATE: SEPT. 2019
SHEET TITLE:
SITE PLAN - PODIUM LEVEL
DRAWING No.
A-101B
A
SETBACK
7.50 m
1.50 m
2.13 m
SIGNAGE
CHANNEL & GLASS CANOPY
WOODEN TRELLIS


NOTES:
STANDARD PARKING STALL SIZE
PARKADE LEVEL 2
PARKADE RAMP
RAMP UP @ 13%
BIKE STORAGE
33 NOS.
STORAGE LOCKER
8 NOS.
ELEV. MACH. RM.
ELEC. ROOM
STAIR #1
STAIR #2
STAIR #3
VEST.
STORAGE
PMT ABOVE
TRENCH DRAIN
DRIVEABLE WIDTH
6.94 m
RAMP ABOVE
TYPICAL
54.58 m
179' - 1"
240' - 9"
73.38 m
42' - 3"
12.88 m
36' - 11"
11.25 m
31' - 1"
9.47 m
28' - 2"
8.28 m
28' - 1"
8.56 m
19' - 1"
5.82 m
27' - 7"
8.41 m
27' - 0"
8.23 m
24' - 0"
7.32 m
3' 0" - 1 1/8"
0.93 m
DRAWING No: A-200
SHEET TITLE: PARKADE LEVEL 2
DRAWN: NN
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB NO: LAN-025
DATE: SEPT. 2019
PROJECT: BMG HOUSE 6350 197TH STREET LANGLEY, BC
CLIENT: MANORLANE HOMES(WILLOWBROOK)INC., 201-20114 LAYER STREET, COQUITLAM,BC
ARCHITECTURE INC.
I.6 C





REVISION		
2023-10-30	C	CITY COMMENTS
2023-10-11	B	CITY COMMENTS
2023-05-02	A	RE-ZONING & DP SUBMISSION

df ARCHITECTURE inc.
350 - 10851 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604) 284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:

BMG HOUSE
6350 197TH STREET
LANGLEY, BC

CLIENT:

MANORLANE
HOMES(WILLOWBROOK)INC.
201-2014 CAYER STREET,
COQUITLAM,BC

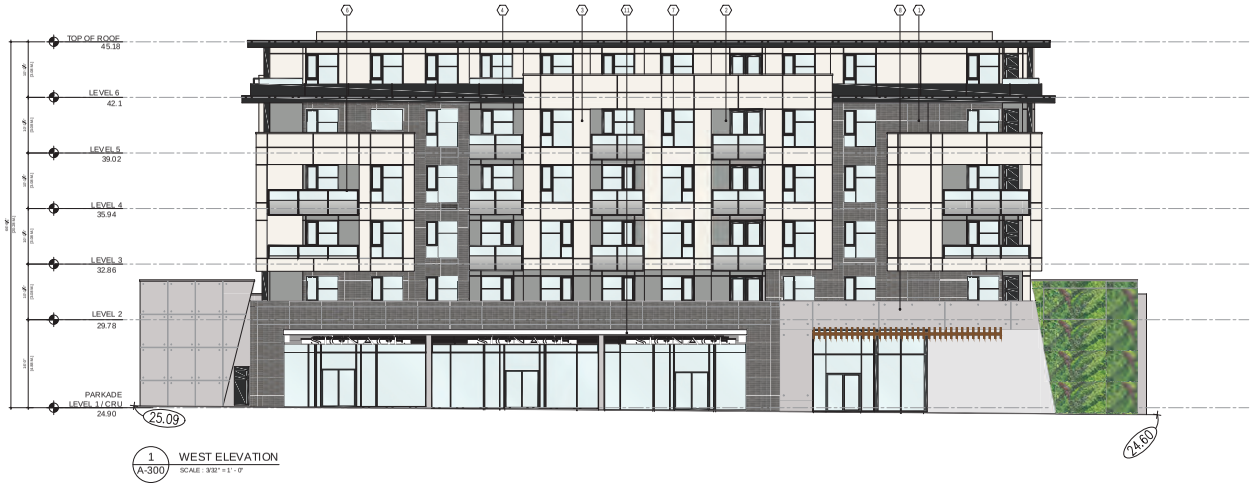
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DRAWN:	NN
CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB NO.:	LAN- 025
DATE:	SEPT. 2019

SHEET TITLE:

PARKADE LEVEL 1 / CRU

DRAWING No.: **A-201** | **I.6** C



1 A-300 WEST ELEVATION
SCALE : 3/32" = 1' - 0"

SCHEDULE OF FINISHES (OPTION-1):

1. BRICK - MUTUAL MATERIALS
COLOR: COALCREEK
2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
COLOR TO MATCH SW 7967-CITYSCAPE
3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
COLOR TO MATCH SW 7102- WHITE FLOUR
4. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
COLOR TO MATCH SW 7674-PEPPERCORN
5. SOFFIT: 6" WOODTONE HARDIE
RUSTICSERIES LAP
COLOR: SUMMER WHEAT
6. POWDER COATED ALUMINUM RAILING WITH
SAFETY GLASS (TRANSPARENT) COLOR TO
MATCH SW7674-PEPPERCORN- GRAPHITE
WITH SAFETY GLASS(TRANSPARENT)
7. PAINTED VINYL WINDOWS
COLOR TO MATCH SW 7674-PEPPERCORN
8. ARCHITECTURAL FINISH CONCRETE
9. SOFFIT COLOR TO MATCH-SW7102 WHITE
FLOUR
10. SOFFIT COLOR TO MATCH
SW7967-CITYSCAPE
11. GLASS AWNING
12. LIVE GREEN WALL
13. 2"*12* SMOOTH FINISH HARDIE FASCIA
BOARD PAINTED TO MATCH
SW7674-PEPPERCORN



2 A-300 SOUTH ELEVATION
SCALE : 3/32" = 1' - 0"

NOTES:

REVISION		
1	2023/05/12	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.

1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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info@dfarchitecture.ca

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	MN
CHECKED:	JA
SCALE:	3/32" = 1'-0"
JOB No.:	LAN-025
DATE:	DECEMBER 2018

SHEET TITLE:

ELEVATIONS

DRAWING NO.:
A-300

I6 A

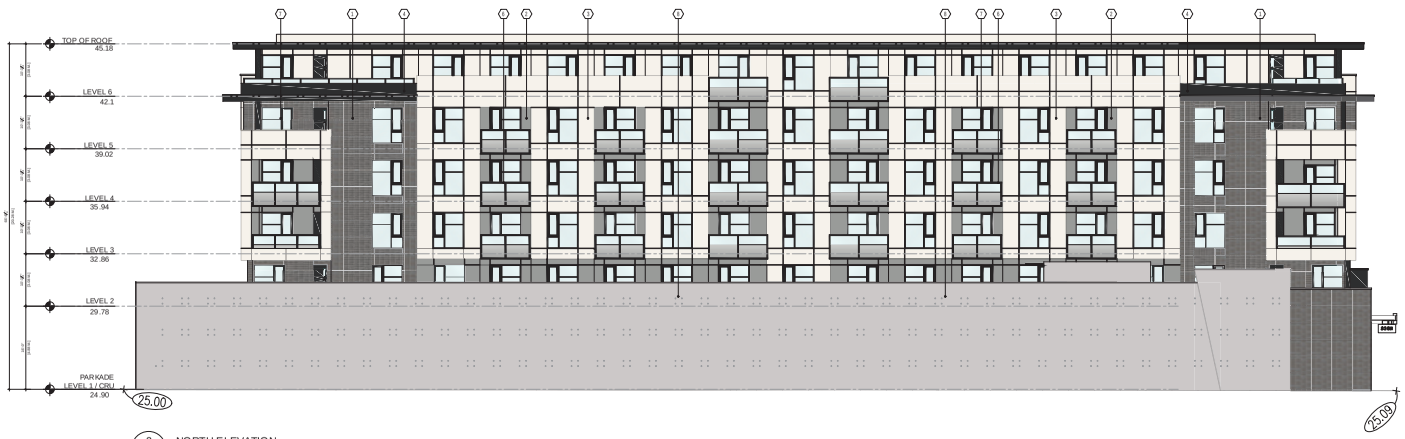
T:\LANGLEY\DRAWINGS\CURRENT\A-300 ELEVATION-3D 648.dwg



1 A-301 EAST ELEVATION
SCALE: 3/32" = 1'-0"

SCHEDULE OF FINISHES (OPTION-1):

1. BRICK - MUTUAL MATERIALS
   COLOR: COALCREEK
2. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7967-CITYSCAPE
3. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7102- WHITE FLOUR
4. SMOOTH FINISH HARDIE REVEAL 2.0 PANEL
   COLOR TO MATCH SW 7674-PEPPERCORN
5. SOFFIT: 6" WOODTONE HARDIE
   RUSTICSERIES LAP
   COLOR: SUMMER WHEAT
6. POWDER COATED ALUMINUM RAILING WITH
   SAFETY GLASS (TRANSPARENT) COLOR TO
   MATCH SW7674-PEPPERCORN- GRAPHITE
   WITH SAFETY GLASS(TRANSPARENT)
7. PAINTED VINYL WINDOWS
   COLOR TO MATCH SW 7674-PEPPERCORN
8. ARCHITECTURAL FINISH CONCRETE
9. SOFFIT COLOR TO MATCH-SW7102 WHITE
   FLOUR
10. SOFFIT COLOR TO MATCH
    SW7967-CITYSCAPE
11. GLASS AWNING
12. LIVE GREEN WALL
13. 2"*12" SMOOTH FINISH HARDIE FASCIA
    BOARD PAINTED TO MATCH
    SW7674-PEPPERCORN



2 A-301 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTES:

REVISION		
2020/05/04	A	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.
1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
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info@dfarchitecture.ca

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN: NN	
CHECKED:NA	
SCALE: 3/32" = 1'-0"	
JOB No.: LAN--025	
DATE: DECEMBER 2018	
SHEET TITLE:	

ELEVATIONS

DRAWING NO.: A-301 | A

I.6

T:\LAN-025\DRAWINGS\SUPPRINTS\ 000-ELEVATION-20 20-05-28.dwg



1 A-300 RENDERING FROM 197 STREET
SCALE : NTS.



2 A-300 RENDERING FROM RESIDENTIAL ENTRANCE
SCALE : NTS.

NOTES:

REVISION		
2020/05/04	A	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.
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RICHMOND, BRITISH COLUMBIA
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	NN
CHECKED:	JA
SCALE:	NTS.
JOB No.:	LAN-025
DATE:	DECEMBER 2018

SHEET TITLE:

RENDERINGS

DRAWING NO.: A-350 A

I.6



1 A-301 RENDERING FROM 197 STREET
SCALE : NTS.



2 A-301 RENDERING FROM SECOND LEVEL COURTYARD
SCALE : NTS.

NOTES:

REVISION	
2020/05/01	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.
1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	NN
CHECKED:	JA
SCALE:	NTS.
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

RENDERINGS

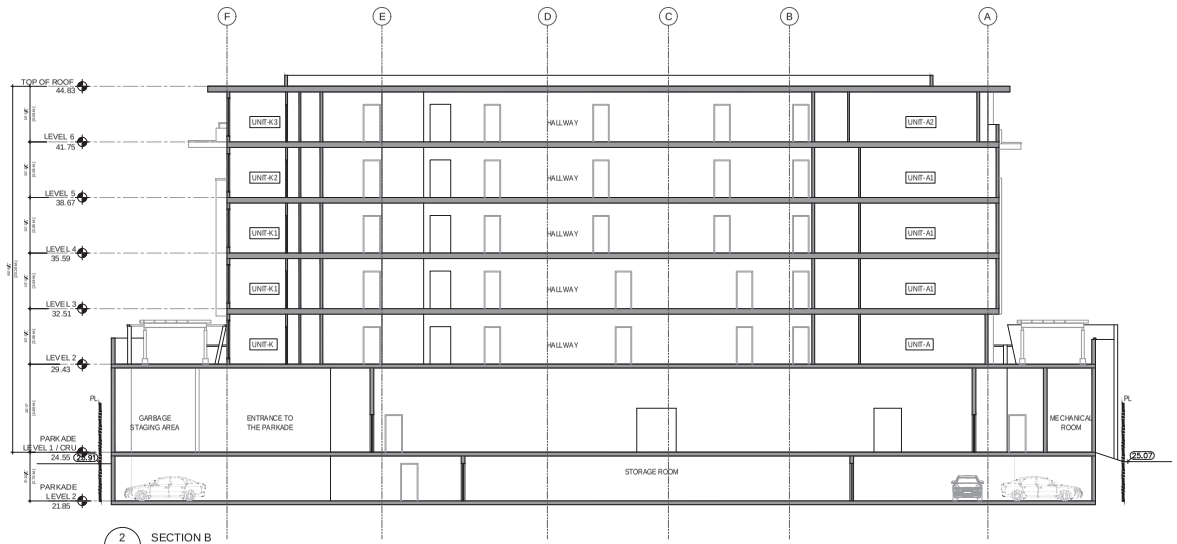
DRAWING NO.: A-351 A

I.6

T:\LANGDOF\ARMS\SCLURFIRST\A-300 RENDERINGS.dwg



1 A-400 SECTION A
SCALE : 3/32" = 1' - 0"



2 A-400 SECTION B
SCALE : 3/32" = 1' - 0"

NOTES:

REVISION		
2023/05/12	A	RE-ZONING & DP SUBMISSION

ARCHITECTURE inc.

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RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
6350 197th STREET,
LANGLEY, B.C.

CLIENT:

MANORLANS PROPERTIES INC.
201-2014 CAYER
STREET,COQUITLAM,BC

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DRAWN:	NN
CHECKED:	ZB
SCALE:	3/32" = 1'-0"
JOB No.:	LAN-025
DATE:	DECEMBER 2018
SHEET TITLE:	

SECTIONS

DRAWING NO.:
A-400

I6
A

T:\LAN\02 SERVICING\02\SUBMITTAL\A-400 SECTION- 202 6.dwg

PLANT SCHEDULE

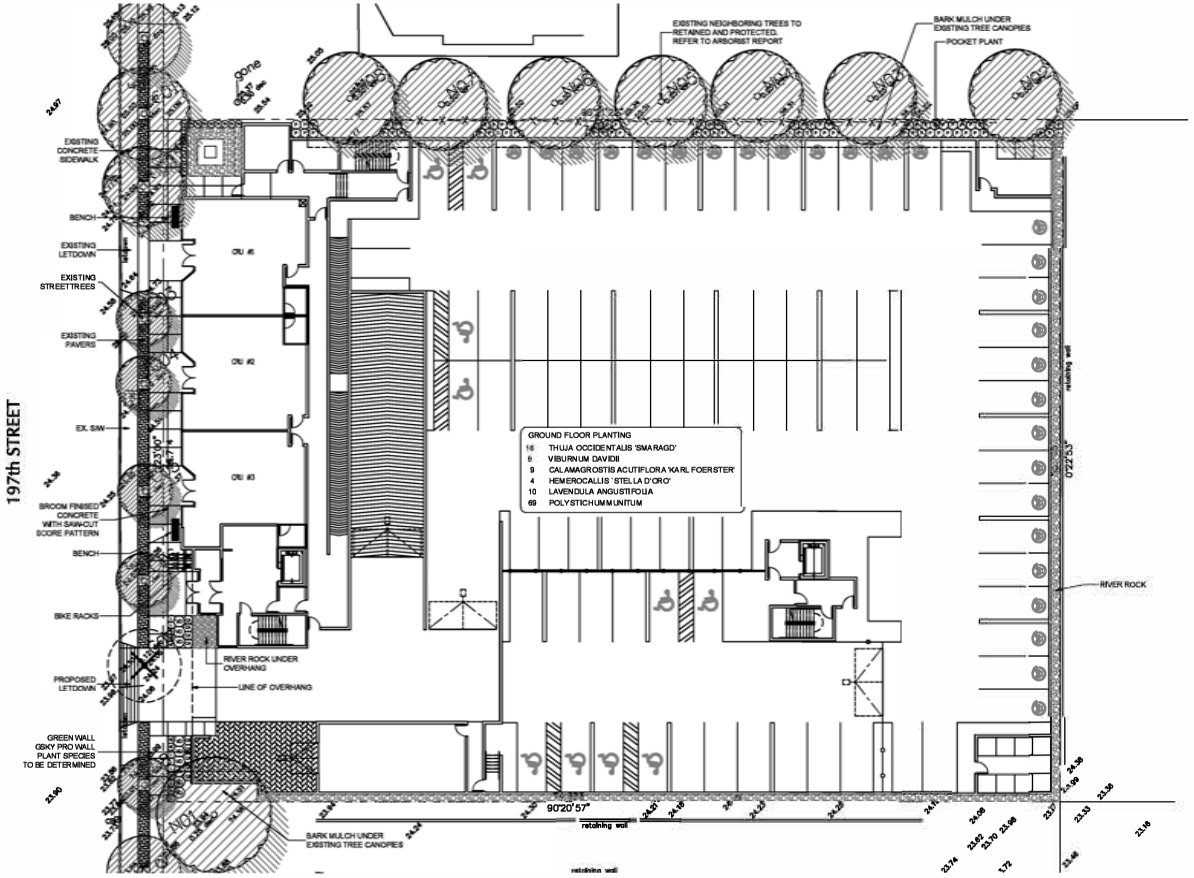
PMG PROJECT NUMBER: 19-134

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
	11	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	17	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL; B&B
SHRUB				
	27	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
	17	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	#3 POT; 80CM
	58	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
	142	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT;50CM
	114	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL	#2 POT;30CM
	25	RHODODENDRON 'CAROLINE GRACE'	RHODODENDRON; CREAM PINK	#2 POT; 30CM
	7	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
	97	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
	10	SYRINGA VULGARIS	LILAC	#3 POT; 80CM
	122	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.2MB&B
	16	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2M HT; B&B
	149	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
	14	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3: POT; 60CM
GRASS				
	38	CALAMAGROSTIS ACUTIFLORA 'KARLFOERSTER	FEATHER REED GRASS	#1 POT
	64	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
	25	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
	231	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
	50	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT
GC				
	39	BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM
	82	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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



GREENWALL: GSKY PRO WALL



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	20.AUG.21	REMOVE RAISING MTTE	DO
3	20.AUG.10	NEW SITE PLAN	YR
2	20.JUL.08	ARCH. COMMENTS	DO
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOWN PROJECT: 08-10-0042

DRAWING TITLE:

LANDSCAPE PLAN GROUND FLOOR

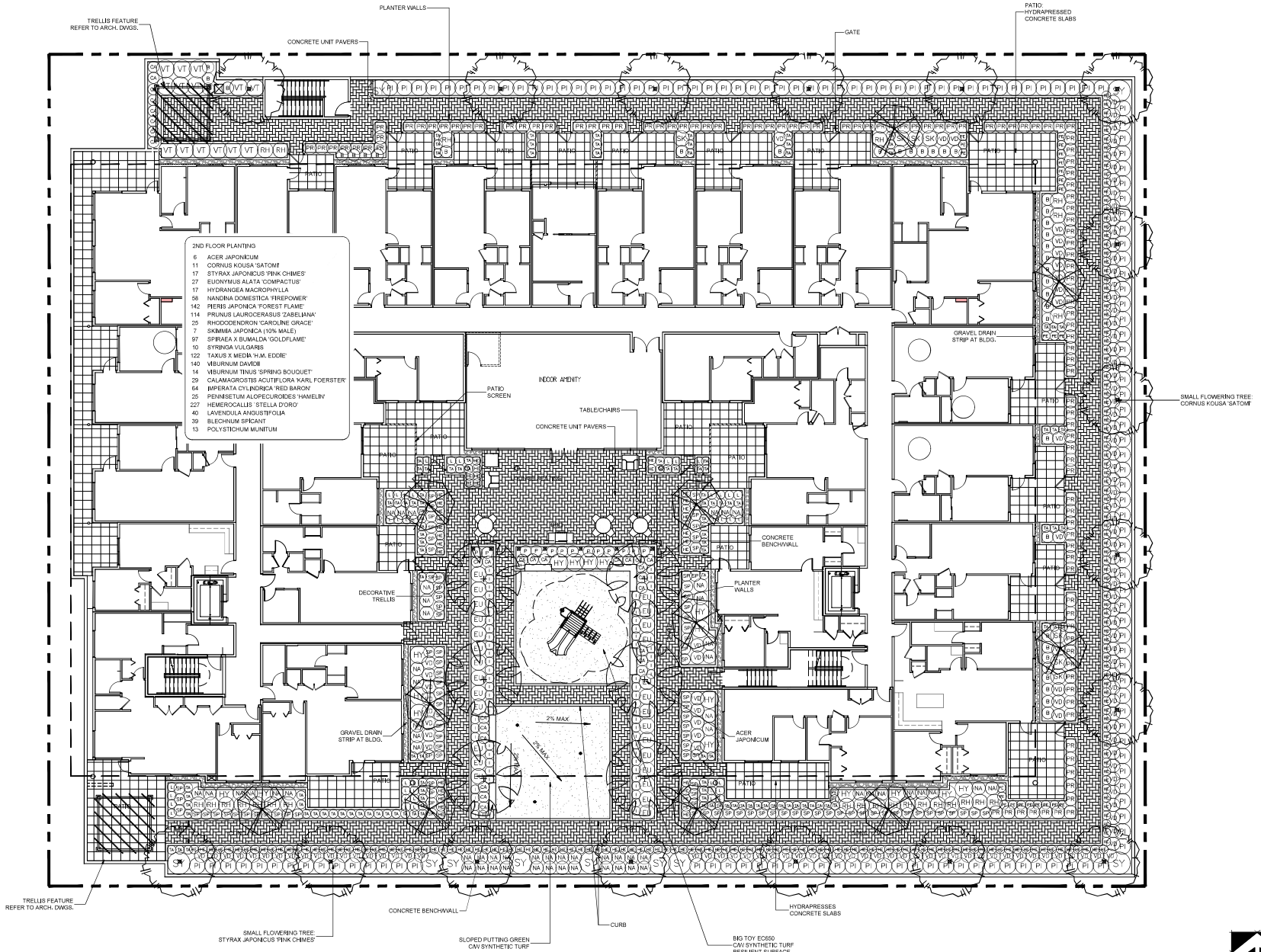
SCHEDULE B

DATE:	19.SEP.05
SCALE:	1/16"=1'-0"
DRAWN:	DO
DESIGN:	DO
CHK'D:	MCY

DRAWING NUMBER: **L1.9** OF 3

19134-6.ZIP

PMG PROJECT NUMBER **19-134**



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	20.AUG.21	REMOVE RAILING NOTE	DO
3	20.AUG.10	NEW SITE PLAN	YR
2	20.JUL.08	ARCH. COMMENTS	DO
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOL PROJECT: 08-10-0042

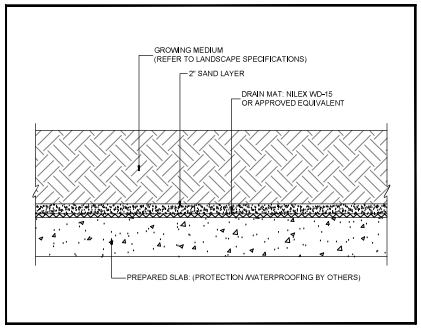
DRAWING TITLE:

LANDSCAPE PLAN SECOND FLOOR

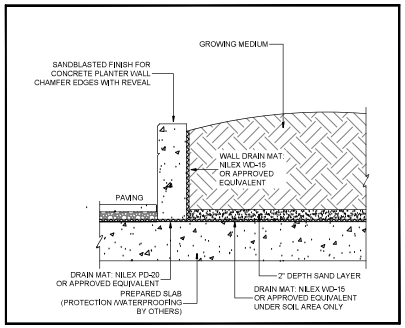
DATE:	19.SEP.05	DRAWING NUMBER:	
SCALE:	1"=10'-0"		L2
DRAWN:	DO		
DESIGN:	DO		OF 3
CHK'D:	MCY		

19134-6.ZIP

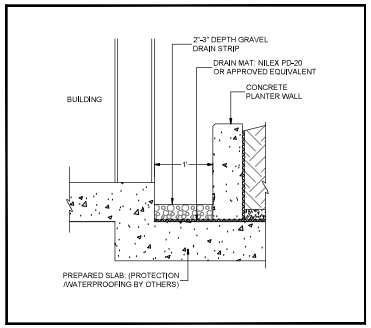
PMG PROJECT NUMBER: **19-134**



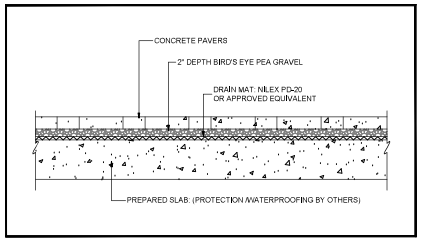
1 PLANTING ON SLAB
1"=1'-0"



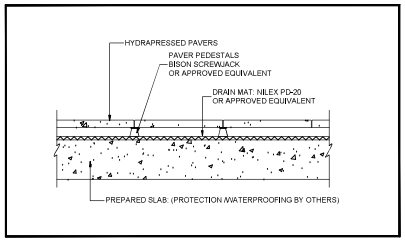
2 PLANTER WALL ON SLAB
1"=1'-0"



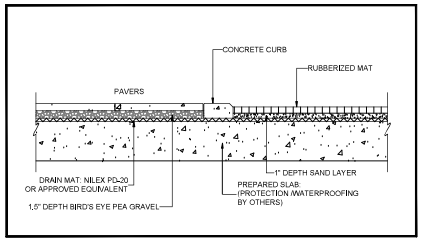
3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1"=1'-0"



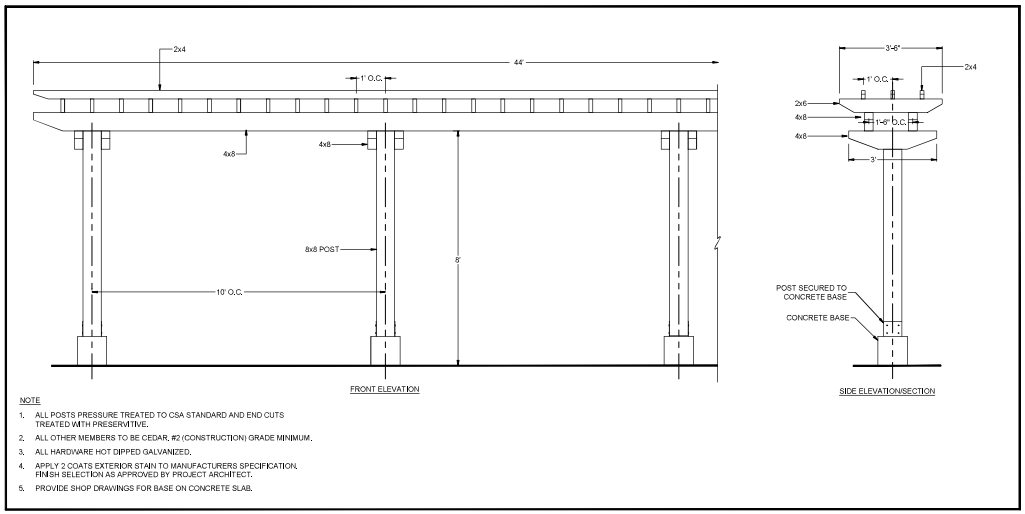
4 PAVERS ON SLAB
1"=1'-0"



5 HYDRAPRESSED PAVERS ON SLAB
1"=1'-0"



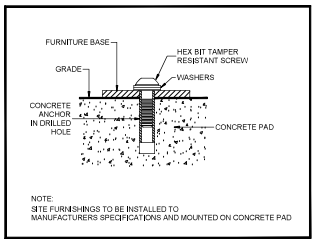
6 PLAY SURFACE ON SLAB
L2 1"=1'-0"



NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. PROVIDE SHOP DRAWINGS FOR BASE ON CONCRETE SLAB.

7 WOOD TRELLIS DETAIL
1/2"=1'-0"



8 FURNITURE MOUNTING
1"=6"

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20.JUN.10	NEW SITE PLAN	DO

CLIENT:

PROJECT:

MIXED-USE DEVELOPMENT

6350 197th STREET
LANGLEY, B.C.

TOL PROJECT: 08-10-0042

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	19.SEP.05	DRAWING NUMBER:
SCALE:	AS SHOWN	L3
DRAWN:	DO	
DESIGN:	DO	OF 3
CHK'D:	MCY	

19134-3.ZIP

PMG PROJECT NUMBER: **19-134**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5963

EXPLANATORY NOTE

Bylaw No. 5963 amends Bylaw No. 5199 and makes amendments and improvements including agenda submission deadlines, agenda release timing, and electronic meeting and Council delegation requirements.

.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 5963

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

1. This Bylaw may be cited for all purposes as "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".

2. The "Council Procedure Bylaw 2016 No. 5199" as amended is further amended:

   a) Section 2.01 - Amend the definition "Public Notice Posting Place" to remove the words:

      "and the Township Website".

   b) Section 5.01 - Replace the text with:

      "Council's meeting scheduled shall include Regular Council meetings, Regular Council Public Hearing meetings and Closed Council meetings.

      The agenda for the Regular Council Public Hearing meeting may also include other non-Public Hearing related items that require Council action or direction."

   c) Section 5.09 - Delete

   d) Section 5.10 - Delete

   e) Section 5.12 - Replace the text in the first paragraph with:

      "Closed Meetings of Council maybe held after the commencement or termination of a Regular Council meeting or other open Council meeting, upon resolution of Council to exclude the public from the meeting in relation to one or more matters specified in the *Community Charter* and may be called in accordance with the following provisions:

   f) Section 5.12(a) - Replace the text:

      "Special (Closed) Meeting"

      with the text:

      "Closed meeting"

   g) Section 5.12(b) - Replace the text:

      "Special (Closed) Meeting"

with the text:

"Closed meeting"

h) Section 5.12(f) - Replace the text:

"Special (Closed) Meeting"

with the text:

"Closed meeting"

Section 5.17 - Delete the text:

(called under Clause 5.12)

i) Section 5.19 - Delete

j) Section 5.20 - Delete

k) Section 5.21 - Delete

l) Section 5.22 - Replace the text with:

"A Special Council meeting may be conducted partially or solely by electronic or other communication means providing that a designated municipal officer attends the location where the public may hear, or watch and hear the meeting, except for portions of a meeting closed to the public or as otherwise directed by the Provincial Government of British Columbia."

m) Section 5.23 - Replace the text with:

"The notice for an electronic other communication method Special Council meeting shall be as provided in Part 7, Section 2 and will include the following additional information.

a) An advisement that the meeting is to be conducted via electronic or other communication methods.
b) Providing a location where the public may hear, or watch and hear the meeting, except for portions of a meeting closed to the public or as otherwise directed by the Provincial Government of British Columbia."

n) Section 5.24 – Replace the text with:

A Council member who is unable to attend a Regular Council meeting location due to one of the following:

(a) attendance at a Township business activity

(b) a Federal, Provincial or Local State of Emergency

(c) illness, injury, or other health concern

may participate in the meeting by means of electronic or other communication methods in which the public may hear, or watch and hear the Council member.

The Council member must advise the Clerk / Deputy Clerk of the electronic attendance not less then three (3) hours prior to the commencement of the meeting.

o) Section 5.26 - Delete

p) Section 6.01 - Replace the text:

"Regular Meeting"

with the text:

"Council meeting"

q) The following is enacted January 1, 2024.

Section 6.02 - Replace the text with:

"Prior to each Council meeting, the Township Clerk / Deputy Township Clerk must prepare an agenda setting out all the items for consideration at that meeting, noting in short form a summary for each item on the agenda. The regular scheduled meeting agendas will be provided to Council prior to end of day on the sixth (6th) day prior to the meeting date."

r) Section 6.03 - Deleted the text:

"Special"

s) The following is enacted January 1, 2024.

Section 6.04 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

t) The following is enacted January 1, 2024.

Section 6.05 - Replace the text:

"third (3rd)"

with the text:

"fourth (4th)"

u) The following is enacted January 1, 2024.

Section 6.07 - Replace the text:

“fifth (5th)”

with the text:

“twelfth (12th)”

v) Section 10.11 - Replace the text:

“Councillors”

With the text:

“Council members”

w) The following is enacted January 1, 2024.

Section 10.12 - Replace the text:

“fifth (5th)”

with the text:

“twelfth (12th)”

x) Section 10.13 - Replace the text with:

“Motions read to Council must appear in the minutes of that meeting as a “Notice of Motion” and be placed on the agenda for the next Regular meeting.”

y) The following is enacted January 1, 2024.

Section 12.05 - Replace the text with:

“The Township Clerk / Deputy Township Clerk must prepare and provide each Council member the minutes of previous meetings by end of day on the sixth (6th) calendar day prior to the meeting at which they are scheduled for adoption.”

z) The following is enacted January 1, 2024.

Section 13.01 - Replace the text:

“fifth (5th)”

with the text:

“twelfth (12th)”

aa) Section 13.02(a) - Replace the text with:

"(i) A bylaw in respect of which a public hearing has been or will be held in which a public hearing is required under an enactment as a pre-requisite to the adoption of the bylaw.

Applicants submitting a delegation request prior to the bylaw's public hearing will be advised that Council will accept a written submission."

"(ii) An amending zoning bylaw which is compliant with the area's Official Community Plan, and subject of a notice mail out prior to first reading.

Applicants submitting delegation requests will be advised that Council will accept a written submission; and further, Council may direct public input at a later date."

"(iii) Application types as provided for in section 8.4, *Development Application Procedures Bylaw No. 5760* as amended.

Applicants submitting delegation requests will be advised that Council will accept a written submission; and further, Council may direct public input at a later date."

bb) The following is enacted January 1, 2024.

Section 13.09 - Replace the text:

"fifth (5th)"

with the text:

"twelfth (12th)"

cc) Appendix A - Delete

dd) Appendix B - Replace with the text:

A Public Hearing is a statutory requirement under Section 464 of the *Local Government Act,* and must be held before third reading of a community plan, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighborhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk/Deputy Township Clerk and sign the speakers list prior to the commencement of the public hearing. The names on the speakers list will be read out during the hearing; however the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions. Council may consider Third Reading, or Third Reading and Final Adoption, at this meeting or at its next Regular Meeting.

NOTICE GIVEN THE 9th DAY OF NOVEMBER 2023.

SECOND NOTICE GIVEN THE 16th DAY OF NOVEMBER 2023.

READ A FIRST TIME the	20	day of	November	, 2023
READ A SECOND TIME the	20	day of	November	, 2023
READ A THIRD TIME the	20	day of	November	, 2023
ADOPTED the		day of		, 2024

_____ Mayor _____ Township Clerk

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 19, 2024
FROM:	PROTECTIVE SERVICES DIVISION - FIRE	**FILE NO:**	1855-35
SUBJECT:	TOWNSHIP OF LANGLEY COMMUNITY WILDFIRE RESILIENCY PLAN		

The purpose of this memorandum is to inform Mayor and Council of the completion of a Community Wildfire Resiliency Plan for the Township of Langley.

At its November 22, 2021, meeting, Council authorized staff to develop a Community Wildfire Resiliency Plan (CWRP) and apply to the Union of British Columbia (UBCM) FireSmart Community Funding program for financial assistance. The Township was successful in receiving $30,000 in grant funding which allowed completion of the plan, along with associated community FireSmart education and equipment, at no cost to the Township of Langley.

CWRPs aim to develop strategic recommendations based on the seven FireSmart disciplines: Education, Legislation and Planning, Development Considerations, Interagency Cooperation, Emergency Planning, Vegetation Management, and Cross-Training.

The Township of Langley's CWRP was completed with the assistance of qualified professionals and provides many FireSmart recommendations which staff have begun to prioritize.

Some early priorities from the CWRP are:

Recommendation	2024 Actions by Fire Department
Action 1 – FireSmart education to homeowners, business & stakeholders. Continue to promote FireSmart approaches for wildfire risk reduction to homeowners, businesses, and stakeholders through FireSmart workshops, open houses, and/or presentations. Supply FireSmart resources during these engagement campaigns and promote the FireSmart Begins at Home mobile app as a method of conducting home assessments.	Will continue to promote FireSmart approaches for wildfire risk reduction to homeowners, businesses, and stakeholders through FireSmart workshops, open houses, and/or presentations.

Recommendation	2024 Actions by Fire Department
Action 6 – Create a FireSmart Co-ordinator. a) Create a FireSmart Coordinator position to lead implementation of FireSmart activities and CWRP recommendations in the Township. The FireSmart Coordinator should be trained as a Local FireSmart Representative (LFR) and should also take the free online Wildfire Risk Reduction (WRR) course offered by FireSmart BC. b) Have the FireSmart Coordinator (add other Community FireSmart and Resiliency Committee members, as wanted) attend FireSmart BC's annual WUI Symposium.	Within the existing structure, the Township of Langley Fire Department (TLFD) has appointed one of the Fire Prevention Captains as the FireSmart Coordinator which aligns with the current assigned duties of Public Education and social media.
Action 17 – Training for staff in Wildland Firefighter Level 1 - *For Township of Langley Fire Department staff:* a) Work towards all career suppression staff being trained, at a minimum with S-100 (Basic Wildfire Suppression and Safety). Furthermore, staff should look to be trained in the more comprehensive SPP-WFF1 (Wildland Firefighter Level 1). b) Other training to be considered includes S-231 (Engine Boss Course), and S-185 (Structural Protection Unit Deployment).	a) Work towards all career suppression staff being trained, at a minimum, with S-100 (Basic Wildfire Suppression and Safety). Furthermore, staff should look to be trained in the more comprehensive SPP-WFF1 (Wildland Firefighter Level 1).
Action 20 – Purchase Trailer & Equipment for wildland firefighting purposes. TLFD should look to acquire (and train with) wildland firefighting equipment, including mobile sprinkler units. TLFD should prioritize the purchase of a trailer so that the equipment can be deployed to where it is needed most, quickly.	The Township of Langley Fire Department has begun to purchase wildland firefighting equipment. If additional funding is approved, the TLFD will purchase a trailer and work towards outfitting it as a structural protection unit (SPU). Once completed, familiarization training for suppression staff will be scheduled.

To support communities in becoming FireSmart, UBCM offers additional grant funding covering 100% of eligible activities to communities with CWRPs of up to $200,000 over two years. Staff are reviewing the program requirements and will bring forward a report seeking Council's authorization to apply to the grant funding at a later date.

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** JANUARY 29, 2024

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 6635-01

SUBJECT: AGRICULTURAL LAND COMMISSION DECISIONS FOURTH QUARTER 2023 (OCTOBER – DECEMBER)

The purpose of this memorandum is for information purposes in accordance with Council's October 22, 2007 resolution directing staff to summarize and report to Council the Agricultural Land Commission (ALC) decisions on a quarterly basis.

Att. No.	File No.	Agent/ Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
A	10-24-0079 AL100437	Elevation Real Estate Group	Single Family residential strata conversion	Standing Resolution	Approved	October 4, 2023	21780 18 Ave 0.28 ha
B	10-35-0031 AL100429	Elevation Real Estate Group	Single family residential strata conversion	Standing Resolution	Refused	October 19, 2023	24845 Robertson Cr 0.2 ha
C	07-12-0033 AL100439	Lawson Lundell LLP	Single family residential strata conversion	Standing Resolution	Approved with conditions	November 29, 2023	212210 16 Ave 0.4 ha
D	10-12-0024 AL100423	Robert Gauthier	Non-farm use for equine veterinary clinic	Refer to ALC	Approved with conditions	December 29, 2023	25731 10 Ave 1.92 ha

PROVINCIAL AGRICULTURAL LAND COMMISSION

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E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT A

October 4, 2023

ALC File: 68139

Joel Schacter
Elevation Real Estate Group

DELIVERED ELECTRONICALLY

Dear Joel Schacter:

Re: Reasons for Decision - ALC Application 68139

Please find attached the Reasons for Decision for the above noted application (Resolution #490/2023). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

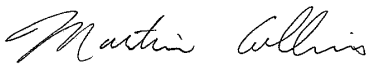
Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information. Please direct further correspondence with respect to this application to ALC.Okanagan@gov.bc.ca

Yours truly,



Martin Collins, Land Use Planner

Enclosures: Reasons for Decision (Resolution #490/2023)
Schedule A: Decision Map

cc: Township of Langley

68139d1

AGRICULTURAL LAND COMMISSION FILE 68139

REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Govind Sidhu and Sundeep Bandesha; Jantinder Bhangev
Agent:	Joel Schacter
Property:	**Strata Lot 1:** Govind Sidhu & Sundeep Bandesha **Parcel Identifier:** 031-477-585 Legal Description: Strata Lot 1, Section 18, Township 10, New Westminster District Strata Plan EPS6539. Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on form V Parcel Area: 0.14 ha (entirely within the ALR) **Strata Lot 2:** Jatinder Bhangav **Parcel Identifier:** 031-477-593 Legal Description: Strata Lot 2, Section 18, Township 10, New Westminster District Strata Plan EPS6539. Together with an interest in the common property in proportion to the unit entitlement of the strata lot shown on form V Parcel Area: 0.14 ha (entirely within the ALR)
Chief Executive Officer:	Kim Grout (the “CEO”)

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 21(2) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission") for subdivision to register a new strata plan arising out of the construction of a new home on existing Strata Lot 1(the "Proposal").

[3] Unless the subdivision of agricultural land is permitted under the ALCA (i.e. by application to the Commission under section 25 or as permitted by section 3 of the ALR General Regulation), a Registrar of Titles must not, under the Land Title Act or the Strata Property Act, accept an application for the deposit of a plan that would cause subdivision in the ALR, including a strata plan and an amended strata plan.

[4] The local government (Township of Langley) forwarded the application to the ALC for its review by standing resolution dated January 16, 2023 that remains valid until 2026.

[5] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission as specified that the following applications may be decided by the CEO:

14. Subdivision, non-farm use, non-adhering residential use and soil or fill use that are not consistent with any of the existing approved criteria (Criteria 1 – 13)

but nonetheless are minor in nature and in the opinion of the CEO, the interests of the Commission would be unaffected by an approval of the application. In the case of exclusion applications, the CEO may only consider applications submitted to the local government before midnight on September 29, 2020.

[6] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

(a) to preserve the agricultural land reserve;

(b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,

(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[7] The Proposal along with related documentation from the Applicants, Agent, and Commission, is collectively referred to as the “Application”. All documentation in

the Application was available on the ALC Application Portal to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[8] The original 0.68 ha parent parcel was subdivided into 2 strata lots, with land owned in common, January 17, 2020 without authorization from the ALC.

[9] The Applicants purchased Strata Lot 1 in December 2021. The Applicants applied for a building permit to construct a new 353 m^2 residence on Strata Lot 1 and the older "original" 221 m^2 home was demolished in October 2022. Construction of the new home on Strata Lot 1 began in November 2022.

[10] On June 13, 2022, the Commission issued a letter to remind local government planning managers, Approving Officers and the Registrar and Deputy Registrar of Titles that the s. 23(1) exception for parcels under 2 acres is limited and does not provide a general exemption from the ALCA or its regulations, or the ALCA's restriction on subdivision of land in the ALR. The letter further states that, according to s. 19(2) of the ALCA, the Registrar of Title must not, under the Land Title Act or the Strata Property Act (SPA), accept an application to deposit a plan that causes subdivision in the ALR unless permitted by the ALCA. The clarification resulted from the Commission becoming aware of subdivision plans under the Land Title Act and the SPA being deposited by the BC Land Title Survey Authority on parcels less than two acres in the ALR without ALC authorization.

[11] Depositing a strata plan in a Land Title Office under s. 239 of the SPA causes subdivision of land in the ALR and Commission's permission (or compliance with s.3 of the ALR General Regulation) is therefore required as with any other

subdivision. This is the case for all types of strata plans under the SPA, including strata plans where the lot boundaries are defined with reference to a building (sometimes referred to as a "building strata" or "building conversion").

[12] The Commission recognizes that the subdivision plan that created existing Strata Lot 1 and 2 was registered by the BC Land Title Survey Authority in 2020 before the ALC issued a reminder to the Registrar and Deputy Registrar of Titles that all forms of subdivision remain subject to the ALC Act. In this specific case, the Commission is inclined to consider the fact that the Registrar of Titles allowed the deposit of the strata subdivision plan that created the current lot configuration in 2020 and two dwellings have occupied the Properties since 2021. For this reason, the Commission will allow the registration of the new proposed strata subdivision plan.

[13] The approval of this application should not be misconstrued as the Commission's general support for continued subdivision or stratification of small lots in the ALR.

DECISION

[14] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #14 and approve the Proposal subject to the submission of surveyed subdivision strata plan to the Commission, within three years of the

date of this release of this decision, that is consistent with Schedule A of this decision.

[15] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Titles to accept registration of the surveyed subdivision plan.

[16] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[17] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

[18] Resolution #490/2023

Released on October 4, 2023



Kim Grout, Chief Executive Officer



Approved subdivision

PROVINCIAL AGRICULTURAL LAND COMMISSION

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B.C., Canada V5G 4K6

ATTACHMENT B

October 19, 2023

ALC File: 67645

Joel Schacter
Elevation Real Estate Group
DELIVERED ELECTRONICALLY

Dear Joel Schacter:

Re: Reasons for Decision - ALC Application 67645

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #518/2023). As agent, it is your responsibility to notify the applicants accordingly.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #518/2023)

cc: Township of Langley (File AL100429) Attention: Alex Rowley

67645d1

AGRICULTURAL LAND COMMISSION FILE 67645

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicant:	0889570 B.C. Ltd.
Agent:	Joel Schacter, Elevation Real Estate Group
Property:	Parcel Identifier: 000-531-090 Legal Description: Parcel "E" (Reference Plan 15090) Except: Parcel One (Explanatory Plan 16337), Section 35, Township 10, New Westminster District Civic: 24845 Robertson Crescent, Langley, BC Area: 0.2 ha (Entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Janice Tapp Jerry Thibeault Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots; resulting in one 0.065 ha (the "Proposed 0.065 ha Lot") and 0.145 ha ("Proposed 0.145 ha Lot") with limited common property area for each strata lot (the "Proposal"). The Applicants indicate that, if granted subdivision, they will sell both proposed lots upon the construction of the new residence and the completion of stratification.

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Property is 0.2 ha (~0.49 acres) and has been confirmed by the ALC that it meets the exceptions under section 23(1) of the ALCA in a letter dated March 9, 2021.

Exceptions 23(1)

Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued

under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

[6] The Application states that the Applicants purchased the Property on March 12, 2021. The Applicants submits that they purchased the Property for a premium based on the assumption that it could be stratified (i.e., subdivided) because of the exceptions on the restriction of use under section 23(1) ALCA.

Timeline

[7] The Executive Committee has reviewed applications to stratify parcels that meet the exceptions of use under section 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of section 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[8] On March 9, 2021, ALC staff provided a letter to the Applicants confirming that the Property is not subject to restrictions on the use of agricultural land contained in the ALCA and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation) per s. 23(1) of the ALCA.

[9] The ALCA's restrictions on subdivision apply to the registration of strata plans: ALCA, s. 18(5), 19(2); *Strata Property Act*, SBC 1998, c. 43, s. 239; and *Land Title Act*, RSBC 1996, c. 250, s. 1 "parcel", "subdivision", 3.

[10] The Certificate of Title provided with the Application indicates that the application for title transfer to the Applicant was submitted to Land Title Survey Authority ("LTSA") on April 29, 2021, and was entered on May 3, 2021.

[11] In April 2022, the Commission updated *ALC Policy P-02: Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres* ("Policy P-02"), to clarify that the section 23(1) exception for use is limited, and does not provide for a general exemption from the ALCA or its regulations and does not apply to the ALCA's restriction on subdivision of land in the ALR, since a "use" of land does not include a subdivision. The policy was updated to correct misinterpretation and misunderstanding by some local government, LTSA registrars, and other officials about subdivision in the ALR. The legislation had not changed.

[12] On June 13, 2022, the ALC issued a letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, and the Registrar and Deputy Registrar of Land Titles to remind them that section 23(1) exception is limited and does not provide a general exemption from the ALCA or its regulations, and that the section 23(1) exception does not apply to the ALCA's restrictions on subdivision of land in the ALR. Under

the ALCA, "use" and "subdivision" are legally distinct concepts. The letter included a copy of the updated Policy P-02.

[13] On October 18, 2022, the ALC issued another letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, BC Land Surveyors, and the Registrar and Deputy Registrar of Land Titles to advise of the new *ALC Information Bulletin 09: Subdivision and Plans that Cause Subdivision in the ALR*. The ALC advised that the ALCA has not changed; but that the ALC is providing information to assist in interpreting the ALCA and its regulation in relation to subdivision in the ALR. The letter explained that:

> "*A Registrar of Titles must not, under the Land Title Act or the Strata Property Act, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land, including a strata plan under the Strata Property Act*".

The Application states that the Property "was purchased well before the ALC changed their process restricting subdivision by way of stratification for parcels under 2 acres in the Langley Township". The Executive Committee can confirm that the legislation did not change, only that the ALC provided clarification on the interpretation of section 23(1) ALCA as it applies to all applicable parcels in the ALR.

[14] The Applicants indicate that the Proposal would result in two strata lots with frontage onto Robertson Crescent and at the time of this Application, the Applicants explain that they have approval from the Township of Langley for the additional residence; the building permit was granted by the Township of Langley on January 12, 2023, and the construction of the second residence is underway.

The Proposal

[15] There is one older 185 m^2 residence on the Property and one 380 m^2 residence that is currently under construction. The roof has been placed on the new residence and as of July 31, 2023, the residence was 75% complete. The Agent indicates that the 380 m^2 residence would be located on the Proposed 0.065 ha Lot and the 185 m^2 residence would be on the Proposed 0.145 ha Lot. The Application also indicates that there is a large ravine on the Property which is classified as an environmentally restricted area.

[16] The Executive Committee carefully considered the timeline of events associated with the Applicants' Proposal. Based on the information provided by the Agent, the Applicant continued construction after making their application to the Commission. In an email to ALC staff the Agent indicated that the roof was on the home and then in a separate email on July 31, 2023 that the Applicant continued with construction and the home was 75% complete. The Executive Committee finds that the Applicant was made aware that subdivision required ALC approval while continuing construction.

[17] The Executive Committee must consider the Application within the context of the ALCA. The Executive Committee considered that the Property is a small residential parcel and with the exception of the property to the west, the surrounding parcels are larger. In the Commission's experience, an increased concentration of small lots in agricultural areas can lead to increased conflicts between residential small lot owners and adjacent agricultural operators over normal farm practices that generate noise, dust, and odors. Another issue with the fragmentation of ALR as proposed in this Proposal is that it drives up the land value making it difficult for farmers to purchase agricultural land. For this reason, the Executive Committee finds that the proposed strata subdivision creates two separate titles that increases residential density in an agricultural area.

DECISION

[18] For the reasons given above, the Executive Committee refuses the Proposal to subdivide the Property under the *Strata Property Act* into two strata lots.

[19] These are the unanimous reasons of the Executive Committee.

[20] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

[21] Resolution #518/2023

Released on October 19, 2023



Jennifer Dyson, Chair

On behalf of the Executive Committee

PROVINCIAL AGRICULTURAL LAND COMMISSION

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ATTACHMENT C

November 29, 2023

ALC File: 68402

Lisa Frey
Lawson Lundell LLP
DELIVERED ELECTRONICALLY

Dear Lisa Frey:

Re: Reasons for Decision - ALC Application 68402

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #604/2023). As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at

the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #604/2023)
Schedule A: Decision Map

cc: Township of Langley (File AL100439) Attention: Alex Rowley

68402d1

AGRICULTURAL LAND COMMISSION FILE 68402

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Varinder & Inderjit Mann Makhan, Shinderpal, Sodhi & Satwant Kandola
Agent:	Lisa Frey, Lawson Lundell LLP
Property:	Parcel Identifier: 000-677-086 Legal Description: Lot 1, Section 12, Township 7, New Westminster District, Plan 20616 Civic: 21220 16 Ave, Langley, BC Area: 0.4 ha (entirely within the ALR)
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Janice Tapp Gerry Zimmerman

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into two 0.2 ha strata lots (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Property is 0.2 ha (~0.49 acres) and was confirmed by the ALC that it meets the exceptions under section 23(1) of the ALCA in a letter dated June 30, 2016 that stated that:

> "*The ALC can confirm that the above noted property (PID: 000-677-086) is not subject to the provisions of the Agricultural Land Commission Act (ALCA), as per Section 23(1) of the ALCA because on December 21, 1972, the land was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960 c. 208, less than 2 acres in area*".

[6] The Application states that the Kandolas, one of the families comprising the Applicants, purchased the Property on July 26, 2021, with the ALC's June 30,

2016 letter provided as part of the materials they requested from the vendor.

[7] The Applicants submit that they purchased the Property based on the assumption that it could be stratified (i.e., subdivided) because the Property meets section 23(1) of the ALCA.

Timeline

[8] The Executive Committee has reviewed applications to stratify parcels that meet the exceptions of use under section 23(1) ALCA. In certain cases, the Executive Committee has considered the timeline of events and degree of preparation undertaken by Applicants prior to the ALC communicating clarification of the interpretation of section 23(1) ALCA in relation to subdivision. The Executive Committee considered the following events to be informative in its deliberations.

[9] On June 30, 2016, ALC staff provided a letter to the Applicants confirming that the Property is consistent with s. 23(1) of the ALCA.

[10] The Application submits that the Kandolas, one of the families comprising the Applicants, purchased the Property on July 26, 2021, with the ALC exception Letter provided as part of the materials they requested from the vendor.

[11] In October 2021, the Applicants sought legal advice before transferring title into the names of the two families. Wanting to comply with the rules, the Applicants asked whether it was possible to register a strata plan like the one they had seen at 1373 200th Street on a similar parcel which was excepted under ALCA s. 23(1) (Note: ALC staff could not find record of a confirmed s.23(1) exception at this address). They received the advice, that no ALC consent was required by the BC Land Title & Survey Authority for registration of a strata plan on such "exempt" ALR parcels, which was the understanding in some municipalities at the time.

[12] The Certificate of Title provided with the Application indicates that the application for title transfer to the Applicants was submitted to Land Title Survey Authority (“LTSA”) on December 10, 2021, and was entered on December 14, 2021.

[13] On December 10, 2021, the Manns were added to the title as 50% tenants-in-common.

[14] The Applicants applied for the building permits in December 2021.

[15] In April 2022, the Commission updated *ALC Policy P-02: Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less Than 2 Acres* ("Policy P-02"), to clarify that the section 23(1) exception for use is limited, and does not provide for a general exemption from the ALCA or its regulations and does not apply to the ALCA’s restriction on subdivision of land in the ALR, since a

"use" of land does not include a subdivision. The policy was updated to correct misinterpretation and misunderstanding by some local government, LTSA registrars, and other officials about subdivision in the ALR. The legislation had not changed.

[16] On June 13, 2022, the ALC issued a letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, and the Registrar and Deputy Registrar of Land Titles to remind them that section 23(1) exception is limited and does not provide a general exemption from the ALCA or its regulations, and that the section 23(1) exception does not apply to the ALCA's restrictions on subdivision of land in the ALR. Under the ALCA, "use" and "subdivision" are legally distinct concepts. The letter included a copy of the updated Policy P-02.

[17] The Applicants received their building permits in August 2022.

[18] On October 18, 2022, the ALC issued another letter to the attention of all Approving Officers (both local government and provincial), Managers of Planning, BC Land Surveyors, and the Registrar and Deputy Registrar of Land Titles to advise of the new *ALC Information Bulletin 09: Subdivision and Plans that Cause Subdivision in the ALR*. The ALC advised that the ALCA has not changed; but that the ALC is providing information to assist in interpreting the ALCA and its regulation in relation to subdivision in the ALR. The letter explained that:

> "*A Registrar of Titles must not, under the Land Title Act or the Strata Property Act, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land, including a strata plan under the Strata Property Act*".

[19] In May 2023, prior to the completion of the homes, the Applicants consulted a lawyer about strata plan registration following the upcoming completion of construction who advised the Applicants that ALC approval is required to register the strata plan.

[20] The Applicants indicate that the Proposal would result in two strata lots with frontage onto 212th Street and at the time of this Application, the Applicants explain that they have approval from the Township of Langley for the two residences; the building permits were granted by the Township of Langley in August 2022, and the construction of both residences is complete.

The Proposal

[21] The Executive Committee carefully considered the timeline of events associated with the Applicants' Proposal to subdivide the Property into two 0.2 ha strata lots. Based on the information provided by the Agent, the Panel finds that the Applicants did their due diligence in consulting with a lawyer when researching the potential of the Property for stratification and received building permits and initiated construction based on that advice.

[22] Generally, the Commission is concerned about the concentration of small lots in agricultural areas as it can lead to increased conflicts between residential small lot owners and adjacent agricultural operators. However, the Panel finds that the Applicants demonstrated due diligence and proceeded based on the advice they received and therefore the Executive Committee will allow the proposed subdivision.

[23] The Executive Committee's approval should not be misconstrued as the Commission's general support for continued subdivision and/of stratification of small lots in the ALR.

DECISION

[24] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the SPA into two 0.2 ha strata lots subject to the submission of a surveyed subdivision plan to the Commission, within three years of the date of the release of this decision, that is in compliance with Schedule A of this decision.

[25] When the Commission confirms that the condition has been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[26] Should the above condition of approval not be completed to the satisfaction of the ALC within the timeframe specified, the approval will expire and a new application may be required.

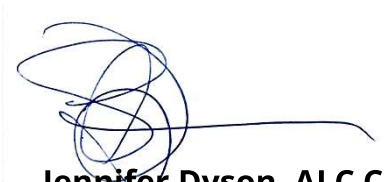
[27] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[28] These are the unanimous reasons of the Executive Committee.

[29] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

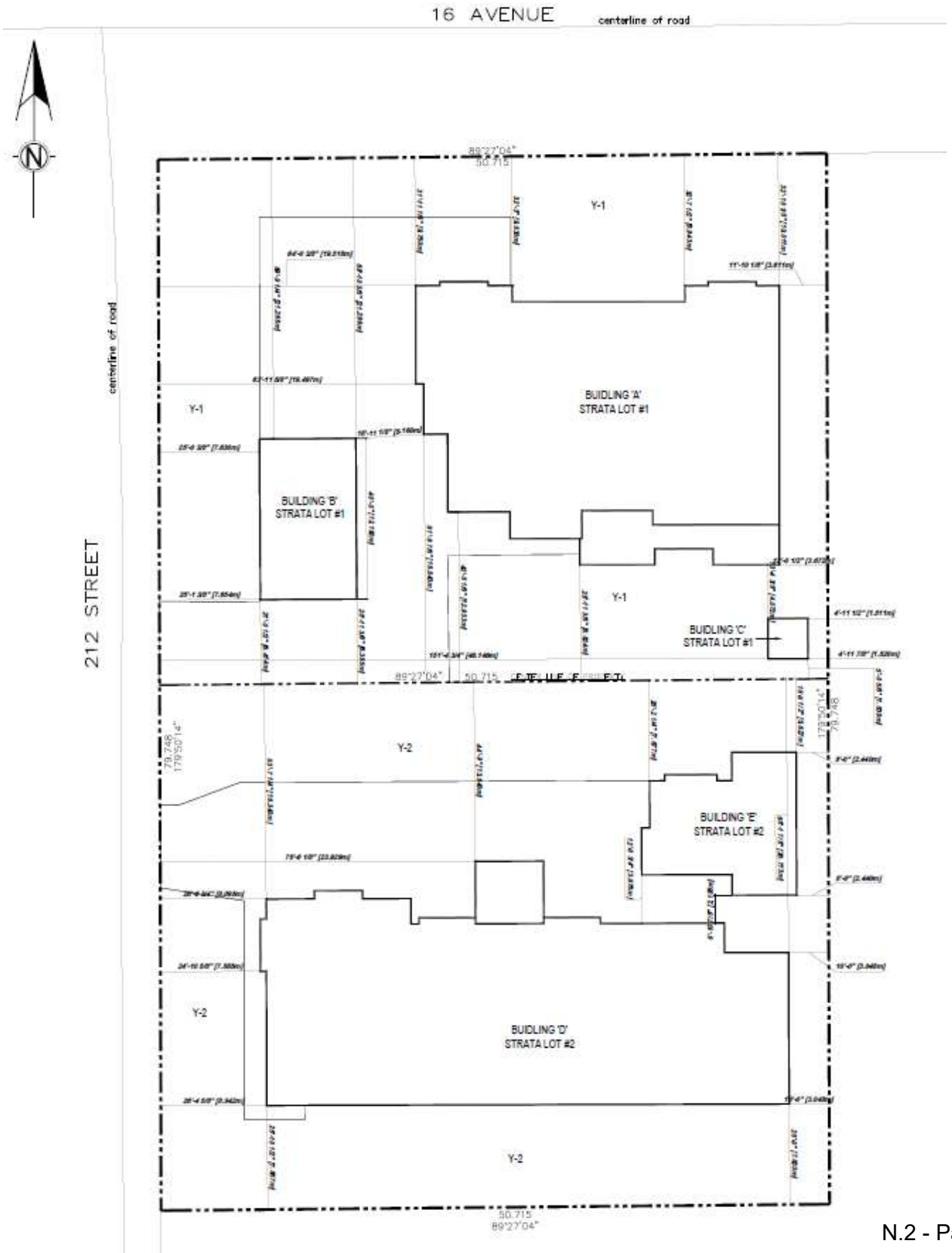
[30] Resolution #604/2023

Released on November 29, 2023



Jennifer Dyson, ALC Chair

On behalf of the Executive Committee


16 AVENUE
centerline of road
212 STREET
centerline of road
Y-1
BUILDING 'A'
STRATA LOT #1
BUILDING 'B'
STRATA LOT #1
Y-1
BUILDING 'C'
STRATA LOT #1
Y-2
BUILDING 'E'
STRATA LOT #2
Y-2
BUILDING 'D'
STRATA LOT #2
Y-2
50.715
89°27'04"

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

ATTACHMENT D

December 29, 2023

ALC File: 66605

Robert Gauthier
DELIVERED ELECTRONICALLY

Dear Robert Gauthier:

Re: Reasons for Decision - ALC Application 66605

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #650/2023). As agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
    - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or

- Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,



Karen Ageson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #650/2023)
Schedule A: Decision Map

cc: Township of Langley (File: 10-12-0024/AL100423) Attention: Rob Nordrum
66605d1

AGRICULTURAL LAND COMMISSION FILE 66605

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicants:	Robert Gauthier Kimberly Steele
Agent:	Robert Gauthier
Property:	Parcel Identifier: 006-274-927 Legal Description: Lot 5 Section 12 Township 10 New Westminster District Plan 41615 Civic: 25731 10th Avenue, Aldergrove, BC Area: 1.92 ha
Panel:	Ione Smith, Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 20(2) of the ALCA to convert a 0.339 ha area of the 1.92 ha Property (the "Property") using existing structures and fenced pasture, into an equine veterinary clinic (the "Clinic") (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

(a) the size, integrity and continuity of the land base of the agricultural land reserve;

(b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] There are three horses on the Property that feed in multiple enclosed fields, a four-stall 69.7 m^2 barn (the "Barn"), two sand paddocks each with a 26.8 m^2 horse shelter and a 133.8 m^2 shop (the "Accessory Building") with driveway access. The Property has a 177 m^2 residence occupied by the owners and a swimming pool.

[6] At its September 11, 2023 meeting the Township of Langley Council resolved to refer the Application to the ALC advising that the Proposal complies with the Township's Zoning Bylaw designation of Rural (RU-2) which permits veterinary clinics. The Proposal is consistent with the Rural Plan Designation of Agricultural/Countryside and the Official Community Plan designation of Agriculture.

ANALYSIS AND FINDINGS

[7] The Proposal is to locate the Clinic in the southwest portion of the Property using existing structures with driveway access off 10th Avenue. The Clinic will primarily treat animals offsite as an ambulatory service with some horses coming to the Clinic for treatment or overnight care. The Applicants propose to use the fenced pasture at the front of the Property, the Accessory Building for office, pharmacy and veterinary procedure use, the Barn and a Horse Shelter attached to the westernmost sand paddock of the Property for the Clinic.

[8] If approved for non-farm use, two 1.2 m wide lean-to unenclosed outdoor wings would be added to the Accessory Building's east and west sides to accommodate the tractor and tools currently stored inside. The Barn would continue to be used for resident horses and hay storage, and occasionally for Clinic patients that require overnight care. No fill is required for the Proposal.

[9] The Applicants state that it would be difficult to accommodate the Proposal outside of the ALR and that a rural environment is preferred for a large animal veterinary clinic with adequate space and structures. They state that veterinarians are essential to the equine industry, support agriculture through the purchase of agricultural products and provide agricultural training and employment opportunities. The Panel considered the essential

role that veterinary clinics play in enabling agriculture and that Dr. Kim Steele runs a reputable longstanding equine veterinary business known to serve farm operations in the region. While veterinary clinics are a non-farm use, the Panel finds that large animal veterinary clinics are necessary to support and promote agriculture.

[10] The Applicants state that the Clinic will help to maintain the land and existing structures on the Property for future agricultural use. The Panel considered that the Clinic will use existing structures and that the renovations to the Accessory Building do not require fill, nor do they increase the structural footprint on the Property. As a result, the Panel finds that the Proposal will not further impact the agricultural capability of the Property.

DECISION

[11] For the reasons given above, the Panel approves the Proposal to convert a 0.339 ha area of the Property into an equine veterinary clinic subject to the following conditions:

(a) Siting of the non-farm use is in accordance with Schedule A, as submitted with the Application and with no changes to the structural footprint approved herein;

(b) No additional buildings are to be constructed for non-farm use;

(c) Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

[12] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[13] These are the unanimous reasons of the Panel.

[14] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[15] Resolution #650/2023
Released on December 29, 2023



Ione Smith, Panel Chair
On behalf of the South Coast Panel


HORSE
SHELTER
26.8m2
BARN
69.7m2
N
SHOP
133.8m2
PROPOSED
CLINIC AREA
0.339ha

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JANUARY 29, 2024
FROM:	ENGINEERING DIVISION	**FILE NO:**	8330-20-003
SUBJECT:	TRANSPORTATION AND MOBILITY STRATEGY PROJECT UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the Transportation and Mobility Strategy (TMS), particularly on the Communications and Engagement Plan for the TMS. At its regular meeting on June 26, 2023, Council endorsed the Terms of Reference for the TMS. A Request for Proposal (RFP) for the TMS was issued on BC Bid and closed on August 3, 2023. Following the Township of Langley's procurement process, Urban Systems Ltd. (USL) was the successful proponent.

Following the award of the project, staff have been working with USL on the first two phases of the TMS, namely "Lay the Foundations" and "Deeper Dive". A project kickoff meeting was held on September 18, 2023, between the Township's internal working group and the consultant's team. As per the work plan, the purpose of Phase 1 (Lay the Foundations) is to ensure that the TMS starts on the right track and the Township and consultant project teams are set up for success. Township staff have organized project meetings to clarify project goals and objectives, and reviewed relevant background information such as reports, studies, and planning documents. Staff have also conducted an extensive data collection process including GIS, traffic volume, and collision data from ICBC and RCMP.

A comprehensive Communications and Engagement Plan has been developed will include four rounds of engagement. Details are presented in the attached Communications and Engagement Plan. The first round of engagement is anticipated to begin in early March 2024 as part of Phase 2 of the TMS. The purpose of Phase 2 (Deeper Dive) is to document the Township's existing transportation system including current issues and challenges and to identify the opportunities and challenges the Township's transportation system will face over the next 25 years and beyond.

ATTACHMENT A Communications and Engagement Plan

ATTACHMENT A



Transportation and Mobility Strategy

Communications and Engagement Plan

Township of Langley
Est. 1873

January 2024

Table of Contents

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Project Overview

The Township of Langley is developing a Transportation and Mobility Strategy (TMS) and Road Safety Strategy, to reflect the reality of transportation and land use in the Township and to provide a refreshed vision for the community. The Township's existing Master Transportation Plan (MTP) was adopted in 2009 and is outdated. There is limited guidance on active and sustainable transportation, and it does not consider the arrival of the SkyTrain to the Township and neighbouring municipalities.

The existing MTP requires a comprehensive update to reflect changing priorities, new and emerging mobility trends and best practices, completed projects, planning projects underway (e.g. 200 Street 2040), recent growth and development patterns, and shifting land use and demographics. The new strategy will be a comprehensive, overarching document that will help guide the Township to renew and enhance its existing transportation infrastructure, while also aligning transportation and land use strategies. The strategy will also help the Township achieve its broader goals and aspirations related to climate change and environmental sustainability, safety, and quality of life.

The purpose of this Communications and Engagement Plan (Plan) is to set the stage for a meaningful and well-rounded engagement process. The Plan is intended as a point of reference for the entire project team, within the Township, Urban Systems and TranSafe Consulting (TS), ensuring a shared understanding across the series of engagement opportunities for the TMS update and Road Safety Strategy. It outlines communications and engagement objectives, key messages, key audiences, and the overall approach to engagement.

NOTE: The Plan is a living document and will be updated regularly based on public, interest group, and input from Host Nations as well as a continual analysis of the project operating environment.



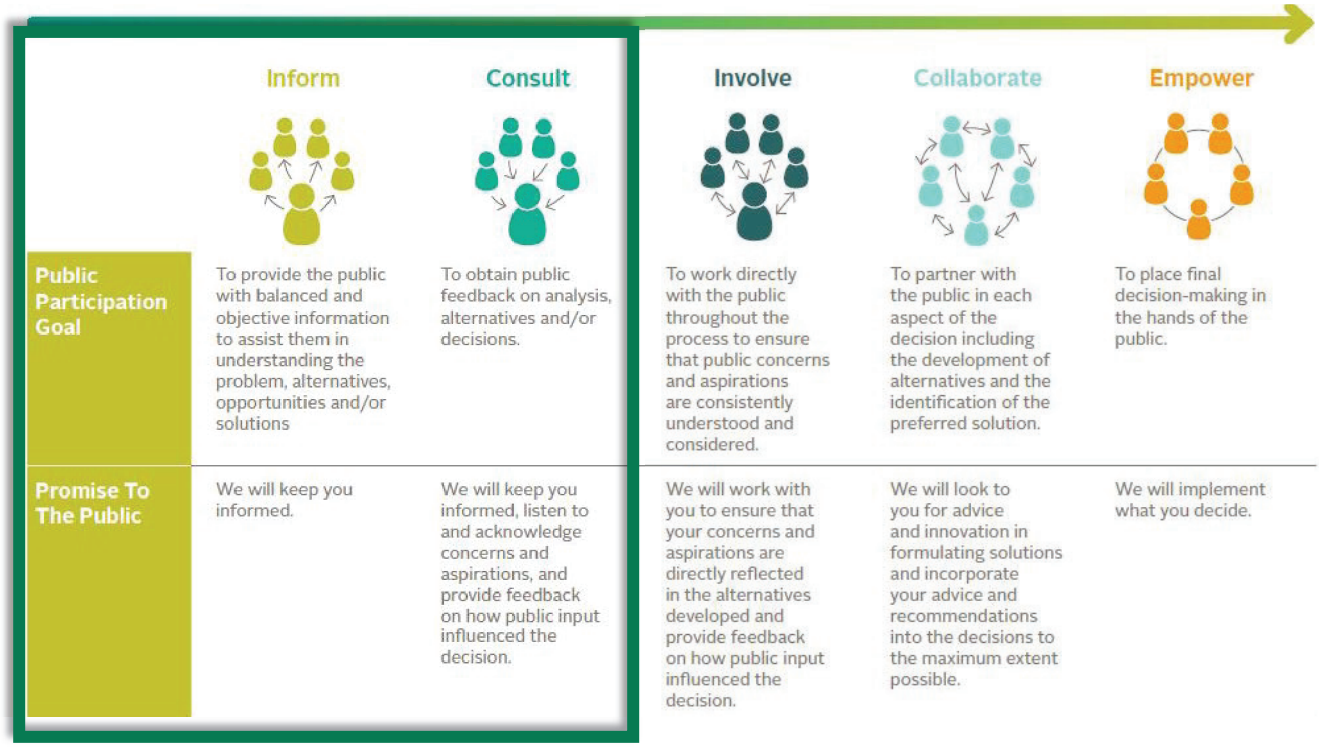
Engagement Approach

IAP2 Spectrum

This Plan is guided by the best practices and principles of the International Association of Public Participation (IAP2), a globally recognized organization that aims to promote and improve the practice of public participation.

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines an audience's role in any public participation process. The five levels of public participation are identified in Figure 1. For the TMS to be successful, the public, key audiences, and Indigenous governments will need to be engaged and given opportunities to provide meaningful feedback at four key stages. While the level of participation for each audience will differ throughout the process, much of the engagement will occur at the inform and consult levels.

Figure 1: IAP2 Spectrum of Public Participation



	Inform	Consult	Involve	Collaborate	Empower
Public Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise To The Public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Indigenous Peoples Engagement

To respect and honour the unique relationship that Indigenous Peoples have with the lands known today as the Township of Langley, engagement will be conducted with the Host Nations, including the q̓ʷɑ:ƛ̓ən̓, (Kwantlen), q̓i¢əy̓ (Katzie), Máthxwi (Matsqui) and Se'mya'me (Semiahmoo) First Nations, through a government-to-government process. The Township will proactively reach out to all Host Nations with a phone call or email and referral letter. This will enable the Township to hear directly from each Nation about interests/concerns they have with the project and how they would like to be kept informed and provide input throughout the process. Engagement approaches and tools will be designed to meet the unique needs of each Nation based on input received from them during pre-engagement (and throughout the engagement period).

While the details of the First Nations engagement process will be co-created with each Nation a possible approach has been outlined below for consideration.

Staff from the Township will reach out to the Nations (via email and phone calls) to provide them with information about the project and its intended outcomes. Staff will highlight their interest in co-creating an engagement process, and involve each Nation based on their level of interest and suited to the capacity they express having for participation in the project.

We anticipate the first round of First Nations engagement could focus primarily on understanding their experience with transportation networks in the area, while the later round could be more focused on infrastructure and policy proposed by the draft plan.

Communications and Engagement Objectives

Objectives	Measure of Success
Inform community members and key audiences, and ensure participants have a base level of understanding to provide informed and meaningful input.	Those who live, work, play, learn and do business in all areas of the Township have engaged in the planning process, based on select demographic questions in surveys.
Strengthen relationships with the Host Nations through transparent communications and decision-making processes.	The Township's relationships with the Host Nations have been strengthened through regular communication and meaningful engagement.
Engage community members who typically do not participate in municipal events.	Input gathered reflects the perspectives of many ages and abilities (captured through select demographic survey questions, roundtable attendees, and exit surveys at events).
Create a vision for transportation across the Township that reflects community experiences, interests, and priorities.	The community co-created a comprehensive vision, that those who live, work, play, learn and do business in all areas of the Township have helped shape, based on survey results and feedback at events.
Create an open, honest, and transparent process by publicly reporting what has been expressed through community engagement.	What We Heard Reports have been presented to staff and Council at the end of each round of engagement. These reports have also been shared with the public. The project team will provide project updates to interest groups as needed.
Provide information to Council to make informed decisions based on community engagement, technical data, and professional expertise.	Input received from all sources, provides Council with confidence that the TMS reflects the values and interests of a diverse group of residents.

Key Messages

Key messages are high-level communication points from which all subsequent communication materials are developed. They allow all members of the project team the ability to speak with “one voice”, ensuring those engaged receive the same messaging.

While they do not represent all the messages that will be communicated, they are the most important. Key messages are clear, concise, and consistent across all communication. The primary key messages for the TMS are as follows:

- The Township is creating a Transportation and Mobility Strategy to shape the future of transportation in our community. The current Master Transportation Plan from 2009 needs updating.
- Our transportation system is changing as it adapts to population growth, increased demand on the system, and changing technology. This includes the new SkyTrain, road safety, cycling facilities, pedestrian connections, and more!
- Transportation decisions affect our community’s health, safety, environment, and economy.
- We want to develop it with community members’ input and feedback.

As needed, secondary messages can include:

- Our transportation system is changing as it adapts to population growth, changing demographics, increased demand for the system, and changing technology. All these things are going to change how people move around our community.
- Our current Master Transportation Plan was adopted in 2009 and needs an update. Since then, the Township has developed several new planning documents (including the Climate Action Strategy and Neighbourhood and Community Plans). The Transportation and Mobility Strategy is going to make sure that the plan for our transportation network reflects the new goals and targets we have set.
- We need to hear from a range of voices to create a transportation plan that is inclusive, sustainable, and forward-thinking.
- There are multiples ways to get involved in the process. Visit the project website (link) to keep up to date with project updates and engagement opportunities.

Awareness Building

Broad and balanced participation during the engagement process is a key objective. The following are proposed outreach strategies to reach a broad cross-section of those who live, work, play, learn and do business in the Township.

Website

- Dedicated webpage - tol.ca/tms housed on EngageTOL public engagement projects webpage
- News posts on tol.ca/news
- Featured news posts on tol.ca homepage
- Events calendar listing - tol.ca/events

Social Media

- Multiple organic social media posts on multiple applicable platforms - aligned with key needs / timing
- Multiple paid social media ads / boost on select platforms (broad or geo-targeted as needed)
- eNewsletters

Direct Mail / Email / Advertising / Media Relations

- Emails to specific stakeholder group for event attendance – if needed
- Multiple eNewsletters sent (General eNews) - aligned with key needs / timing
- Multiple newspaper print ads in two local newspapers - aligned with key needs / timing
- News releases / media invitations sent to local media - aligned with key needs / timing

Community Traditional Signage

- Township community signs – located at several strategic intersections – if needed.

Internal marketing

- HUB news posts for 1,500 employees – who live, work, play in the Township and have interest in this study

External Co-operative Marketing

- External supporting organizations to syndicate on their websites and social platforms

Hardcopy Marketing Materials

- Posters for community distribution at rec centres, libraries, civic, other locations as needed
- Event handouts, info boards, other needs at each engagement opportunities
- Others as needed

Videography and Photography

- Use photos, possibly videos, and custom infographics to present info and promote the project needs
- Capture for promotional and legacy needs photos and video at each event

Audiences

Audience Type	Audience	Interests/Concerns	Engage Level	Tactic
First Nations	• ḳʷɑ:ṅʌ̓əṅ (Kwantlen) First Nation • q̓ićəy̓ (Katzie) First Nation • Máthxwi (Matsqui) First Nation • se'mya'me (Semiahmoo) First Nation	• Honouring and preserving Indigenous culture and transportation practices • Growth enabling infrastructure for Nation • Accessibility to safe, active transportation	**CONSULT**	• Referral letter • Phone calls • Phased approach of engagement (to be determined)
General public	• Those who live, work, play, learn, and do business in the Township	• General transportation needs • Community connectivity	**CONSULT**	• Community surveys • Open houses • Pop-ups
Internal audiences	• Township of Langley staff (project team)	• SharePoint site for file transfer • Regular communications and updates	**EMPOWER**	• Biweekly project update meetings • Internal working group meetings
	• Township of Langley staff (beyond project team)	• Project updates	**INFORM**	• Lunchtime open house • Marketing on Internal Portal 'Hub'
	• Seniors Advisory Committee • Recreation, Culture, and Parks Advisory Committee • Other committees as needed	• Accessibility for seniors • Transportation affordability • Access to amenities	**CONSULT**	• Liaise with key contacts for each committee and provide with information/promotional materials as needed
	• Mayor and Council	• Will endorse the final plan	**EMPOWER**	• Regular updates from staff • Council presentations

Audience Type	Audience	Interests/Concerns	Engage Level	Tactic
		• Will want to be continuously updated throughout the process		
Agency Organizations	• TransLink • School District #35 • Fraser Health • Ministry of Transportation and Infrastructure • Canadian National Railway • Canadian Pacific Railway • Southern Railway • Trinity Western University • City of Abbottsford • City of Langley • City of Surrey • Metro Vancouver • Tourism Langley • ICBC • Langley Emergency Program • Healthier Community Partnership • BC Trucking Association • BC Healthy Communities	• Safe school access • Trade enabling infrastructure • Healthy communities • Regional collaboration	**CONSULT**	• Agency Organization Meetings

Audience Type	Audience	Interests/Concerns	Engage Level	Tactic
Community organizations	• Fort Langley Improvement Society • Langley Environmental Partners Society • Langley Heritage Society • Langley Senior Resources Society/ Better at Home Program • Rotary Club of Langley • Willoughby Community Hall Society • Fernridge Community Hall Society	• The Environmental Partners Society hosts bike kitchens and promotes active transportation opportunities	**CONSULT**	• Interest group roundtables • Community surveys • Open houses • Pop-ups
	• Willoughby Residents Association • Aldergrove Community Association • Brookswood Fernridge Community Association • Fort Langley Community Association • Harmsworth Community Association	• Efficient transportation infrastructure in respective neighbourhoods • Community safety	**CONSULT**	• Interest group roundtables • Community surveys • Open houses • Pop-ups

Audience Type	Audience	Interests/Concerns	Engage Level	Tactic
Business organizations	• Greater Langley Chamber of Commerce • Aldergrove Business Association • Brookswood Village Merchants Association • Fort Langley Business Improvement Area • Walnut Grove Business Association	• Some previous interest in bike share programs • Parking concerns for customers	**CONSULT**	• Interest group roundtables • Community surveys • Open houses • Pop-ups
Recreation	• HUB Cycling • Back in the Saddle Again • Langley 204 Horseback Riding • Valley Therapeutic Equestrian Association • Glen Valley Stables • Fort Langley Lions Club • Fraser Valley Mountain Bike Association • Langley BMX Association	• Active transportation opportunities • Connections to major facilities and community hubs	**CONSULT**	• Interest group roundtables • Council Advisory Committee presentations • Community surveys • Open houses • Pop-ups
Equity and accessibility	• Steppingstone Community Services Society • Pacific Developmental Pathways • Inclusion Langley Society • Canadian Cohousing Society	• Access to transit and transportation modes for those with disabilities (visual, physical, mental, etc.)	**CONSULT**	• Interest group roundtables • Council Advisory Committee presentations • Community surveys • Open houses • Pop-ups

Audience Type	Audience	Interests/Concerns	Engage Level	Tactic
	• Langley Community Services Society Hub • BC Accessibility HUB • The Langley Community Living BC Office • Langley Pos-Abilities Society	• Accessibility and safety of transportation infrastructure		
	Students (grade 7-12) • School District #35	• Safe transportation to/from schools	**CONSULT**	• Outreach and collaboration with the School District and potentially the PAC
Media	• Langley Advance Time • Aldergrove Star • Other regional media agencies as needed	• Current events and initiatives from the Township	**INFORM**	• Media release

Engagement Phases and Tools

Throughout the development of the TMS, a variety of methods and approaches will be used to gather input from various audiences, ensuring diverse perspectives and experiences are heard and represented.

The engagement program will include four rounds of engagement, outlined in Figure 2 below:

Figure 2: Engagement Rounds



Tactic	Description	Action Items	Role	Timeline (TBD)
Round 1: Collecting input on user needs, challenges, opportunities etc.				
Ongoing public correspondence	Respond to emails, and phone calls as they arise throughout project	• Craft and track responses	Township (ToL) + Urban Systems (Urban)	
Media releases	Provide content to local and regional news outlets to promote the project and engagement opportunities	• Draft content	Urban	
		• Review and send to media	ToL	
First Nations referral letter and follow up	Provide First Nations with information about the project, opportunities to engage, and inquire into their preferred method of engagement moving forward	• Draft content	ToL + Urban (support)	
		• Send to Nations	ToL	
Website content	Provide a “one stop shop” for all project information and engagement opportunities	• Draft content	Urban	
		• Review, edit, and program content	ToL	
		• Publish content	ToL	
Social media content	Promote the launch of the project and engagement opportunities on several of the Township's communications platform and channels Promote project updates and calls to engage as additional rounds of engagement launch	• Draft content and graphics	Urban	
		• Review content and graphics	ToL	
		• Launch social media campaign	ToL	
Agency organization meeting #1	Convene agency organizations to provide information about the project and gather their input	• Develop materials	Urban	
		• Outreach and scheduling	ToL	
		• Facilitate meeting	Urban + ToL	

Tactic	Description	Action Items	Role	Timeline (TBD)
Community survey #1	Collect feedback on challenges and opportunities with the transportation network, and vision for the future	• Draft survey	Urban	
		• Review and edit the survey	ToL	
		• Upload and publish survey	ToL	
		• Close survey and provide data in multiple formats to team	ToL	
Pop-ups (3)	Provide information on the purpose, process, timeline, and future engagement opportunities Collect feedback on challenges and opportunities with the transportation network Two pop-ups will occur in high traffic locations, while the third will occur on TRU campus.	• Determine pop-up locations and timing	Urban + ToL	
		• Develop content and format information boards	Urban	
		• Review and edit information boards	ToL	
		• Update, finalize and print information boards	ToL	
		• Host 3 pop-ups	Urban + ToL	
Interest group roundtable meetings (3)	Understand the issues and opportunities from key interest organizations: • Recreation/active transportation groups • Equity and accessibility groups	• Determine location and timing, schedule location	Urban + ToL	
		• Develop materials	Urban	
		• Review materials	ToL	
		• Update, finalize and print materials	Urban	

Tactic	Description	Action Items	Role	Timeline (TBD)
	• Community groups (neighbourhood associations, chambers of commerce, etc.)	• Facilitate meetings	Urban + ToL	
Road Safety Study Meeting #1	Present highlights and collect feedback on the Road Safety report	• Determine location and timing, schedule location	TS &Urban + ToL	
		• Develop materials	TS & Urban	
		• Review materials	ToL	
		• Update, finalize and print materials	TS & Urban	
		• Facilitate meetings	TS & Urban + ToL	
In-person open house #1 and #2	Provide information on the purpose, process, timeline, and future engagement opportunities Collect feedback on challenges and opportunities with the transportation network	• Determine open house location and timing, schedule location	Urban + ToL	
		• Develop content and format information boards, including interactive boards to solicit input	Urban	
		• Review and edit information boards	ToL	
		• Update, finalize and print information boards	ToL	
		• Promote event	ToL	
		• Host open house	Urban + ToL	

Tactic	Description	Action Items	Role	Timeline (TBD)
		• Post open house materials online	ToL	
Virtual recording of open house #1	Provide an opportunity for community members that may not feel comfortable attending an in-person event	• Prepare presentation and draft script	Urban	
		• Finalize script and record presentation	ToL	
		• Post presentation online	ToL	
What we heard memo #1	Report back on what was heard from the community in Round 1	• Draft memo	Urban	
		• Review content	ToL	
		• Finalize memo	ToL	
Council presentation #1	Present findings of Phase 1 of the TMS and Round 1 of engagement to Council	• Draft presentation	Urban	
		• Review the slides and schedule presentation	ToL	
		• Submit slides to Council	ToL	
		• Present findings	Urban	
		• Publish WWH memo 1	ToL	
Round 2: Collecting input on draft vision/goals, and policy ideas				
		• Draft content	Urban	

Tactic	Description	Action Items	Role	Timeline (TBD)
Update website content	Update the website content with new engagement opportunities and draft vision, goals, and policies	• Review content	ToL	
		• Publish content	ToL	
Agency organization meeting #2	Share updates to the project and draft vision, goals, and policy ideas	• Develop materials	Urban	
		• Outreach and scheduling	ToL	
		• Facilitate meeting	Urban + ToL	
		• Present findings	Urban	
Round 3: Informing and collecting input on the proposed policy recommendations and infrastructure projects.				
Update website content	Update website content with new engagement opportunities	• Draft content	Urban	
		• Review content	ToL	
		• Publish content	ToL	
Agency organization meeting #3	Update the agency organizations on the vision goals and targets and discuss the proposed policy recommendations and infrastructure projects.	• Develop materials	Urban	
		• Outreach and scheduling	TOL	
		• Facilitate meeting	Urban	
Interest group roundtable meetings (3)	Share and solicit feedback on the updates to the project and network maps to key interest organizations: • Recreation/active transportation groups • Equity and accessibility groups • Community groups (neighbourhood associations, chambers of commerce, etc.)	• Determine location and timing, schedule location	Urban + ToL	
		• Review materials	ToL	
		• Update, finalize and print materials	ToL	
		• Facilitate meetings	Urban + ToL	

Tactic	Description	Action Items	Role	Timeline (TBD)
Road Safety Study Meeting #2	Present road safety actions and collect input	• Determine location and timing, schedule location	TS &Urban + ToL	
		• Develop materials	TS & Urban	
		• Review materials	ToL	
		• Update, finalize and print materials	TS & Urban	
		• Facilitate meetings	TS & Urban + ToL	
Pop-ups (2)	Provide updates on what was heard and how it was used to inform policy and infrastructure. Raise awareness for engagement opportunities.	• Determine pop-up locations and timing	Urban + ToL	
		• Develop content and format information boards	Urban	
		• Review and edit information boards	ToL	
		• Update, finalize and print information boards	ToL	
		• Host 2 pop-ups	ToL	
Community Survey #2	Solicit feedback from the public on the proposed policy recommendations and infrastructure projects	• Draft survey	Urban	
		• Review and edit the survey	ToL	
		• Upload and publish survey	ToL	
		• Close survey and provide content in multiple	ToL	
In-person open house #3		• Determine open house location and timing, schedule location	Urban + ToL	

Tactic	Description	Action Items	Role	Timeline (TBD)
	Showcase the proposed policy recommendations and infrastructure projects and solicit feedback	• Develop content and format information boards, including interactive boards to solicit input	Urban	
		• Review and edit information boards	ToL	
		• Update, finalize and print information boards	ToL	
		• Promote event	ToL	
		• Host open house	Urban + ToL	
Virtual recording of open house #2	Showcase the proposed networks maps and solicit feedback Provide an opportunity for community members that may not feel comfortable attending an in-person event	• Prepare presentation and draft script	Urban	
		• Finalize script and record presentation	ToL	
		• Post presentation online	ToL	
What we heard memo #2	Report back on what was heard from the community in Round 3	• Draft memo	Urban	
		• Review content	ToL	
		• Finalize memo	ToL	
		• Publish memo	ToL	
Round 4: Presenting final strategy, demonstrating how feedback was used, and consulting on level of satisfaction				
		• Prepare event outline	Urban	

Tactic	Description	Action Items	Role	Timeline (TBD)
Virtual open house #3	Present the final strategy and solicit feedback from public Provide an opportunity for community members that may not feel comfortable attending an in-person event	• Create event notice for website and social channels	Urban	
		• Open, promote and track event registration	ToL	
		• Host open house	Urban + ToL	
What we heard report	Report back on what was heard from the community in throughout all engagement	• Draft report	Urban	
		• Review content	ToL	
		• Finalize report	ToL	
		• Public report	ToL	
Council meeting #4	Present findings of Phase 4 of the TMS and Round 4 of engagement to Council	• Draft presentation	Urban	
		• Review the slides and schedule presentation	ToL	
		• Submit slides to Council	ToL	
		• Present findings	Urban	



Optional Creative Methods of Engagement

In addition to the communication and engagement method outlined above, we have included a list of potential creative options for the TMS. These options will be discussed as engagement progresses based on applicability, budget, schedules, and feedback.

- Kilometre challenge
- Trail system scavenger hunt
- Transit pass contests
- School-organized bike to school days, bike busses, walking school bus
- Car-free street days
- TransLink traveling bus engagement
- Oversized vinal map that can be used for the first round of engagement

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, December 20, 2023 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
Councillor S. Ferguson, Council Co-Chair
Councillor T. Baillie, Council Co-Chair
S. Hedao, Community Co-Chair

S. Baker, S. Bennett, P. Chhina, K, Mackie, S. Soheili, L. Solomon, and T. Taylor

Staff:
A. Jensen, Manager, Strategic and Social Planning
C. Quin, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Ferguson acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – December 20, 2023

Moved by S. Soheili,
Seconded by K. Mackie,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the December 20, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – September 20, 2023

Moved by P. Chhina,
Seconded by L. Solomon,
That the Seniors Advisory Committee adopt the Minutes of the September 20, 2023 meeting.
CARRIED

B. ADOPTION OF MINUTES

2. Seniors Advisory Committee – October 18, 2023

Moved by P. Chhina,
Seconded by L. Solomon,
That the Seniors Advisory Committee adopt the Minutes of the October 18, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Primary Care Network

Ellen Peterson of Langley Division of Family Practice provided a presentation on Primary Care Network. See Attachment A.

Discussion ensued on the Primary Care Network workplan items to identify local needs, trends, and opportunities. Opportunities to facilitate the development of coordinated health services through collaborative relationships with Township of Langley and developers should be further explored.

D. REPORTS

1. Co-Chair Reports

S. Hedao reported that he visited Brookswood Seniors Centre for discussions with emergency preparedness. He further reported the immediate need to address the HVAC system concerns.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Seniors Advisory Committee 2023 Annual Report

MOTION
Moved by S. Soheili,
Seconded by T. Taylor,
That the Seniors Advisory Committee receive and endorse the SAC 2023 Annual Report and ask staff to forward to Council.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, January 17, 2024
Location: Salmon River Committee Room
4th Floor, 20338 - 65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by P. Chhina,
Seconded by T. Taylor,.
That the meeting terminate at 9:06pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair



Langley PCN & Township Seniors Advisory

December 20, 2023

Langley Division of Family Practice
An FPSC initiative

fraserhealth
Better health. Best in health care.

Township of Langley
Est. 1873

Matsqui First Nation

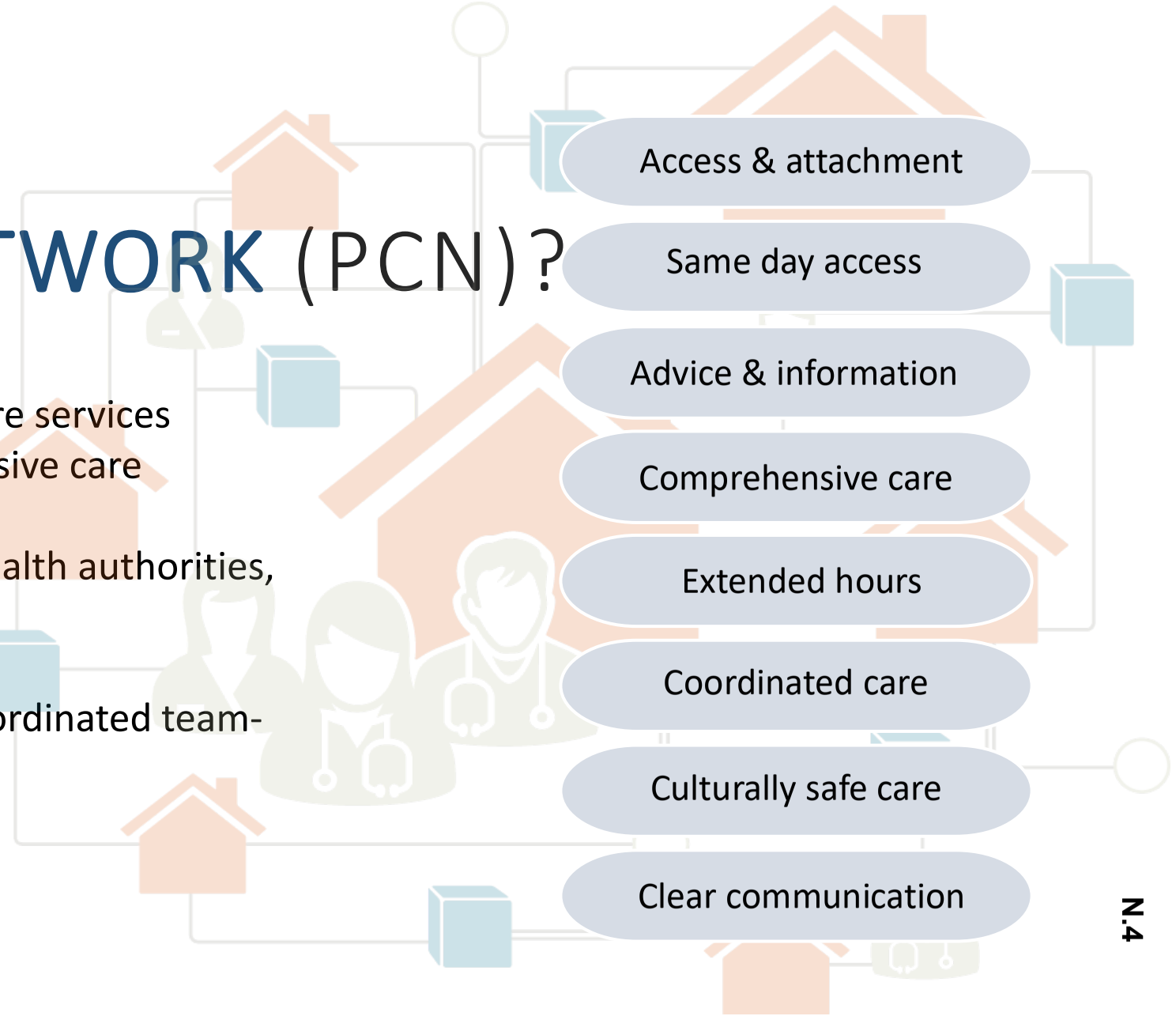
Kwantlen First Nation

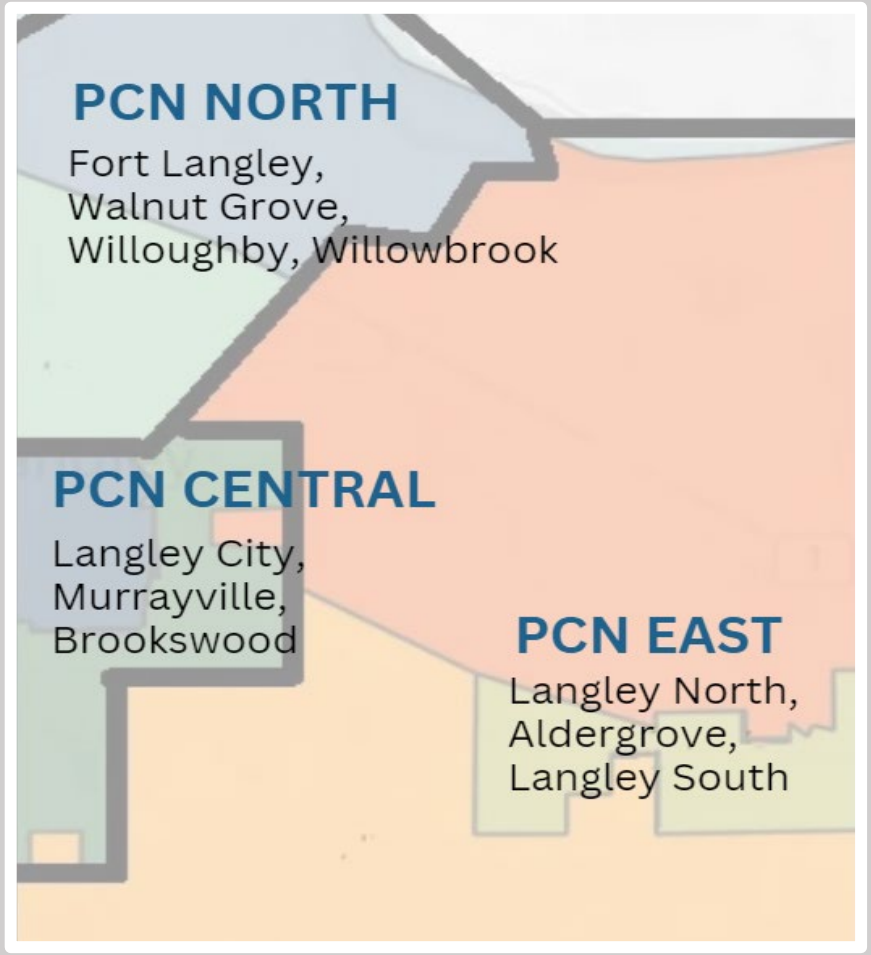
We recognize and respect that we are conducting our business today on the traditional ancestral unceded and shared territories of the Kwantlen (kwant-len), Matsqui (mats-sqwee), Katzie (kate-zee) and Métis First Nations.



WHAT IS A PRIMARY CARE NETWORK (PCN)?

- A supportive network of local primary care services working together to increase comprehensive care
- A partnership between local Divisions, health authorities, First Nations, and community partners
- Access to timely, comprehensive, and coordinated team-based care





LANGLEY'S PCNS

Langley has been approved for three PCNs - these are divided as **North**, **East**, and **Central**.

In each, physicians, nurse practitioners, nurses, allied health providers, health authority services, and community organizations will work together to provide residents with increased and enhanced access to primary care using a team-based and collective approach to care.

ALLIED HEALTH & TEAM BASED CARE

- What does this mean for our older adult populations? • How do these look in practice? • In the community?

Seniors Team



4 Registered Nurses (RN)

2 Licensed Practical Nurses (LPN)

3 Clinical Pharmacists

2 Physiotherapists

1 Social Worker

Cultural Safety Team



1 Elder or Knowledge Keeper

1 Cultural Coordinator

1 Registered Nurse

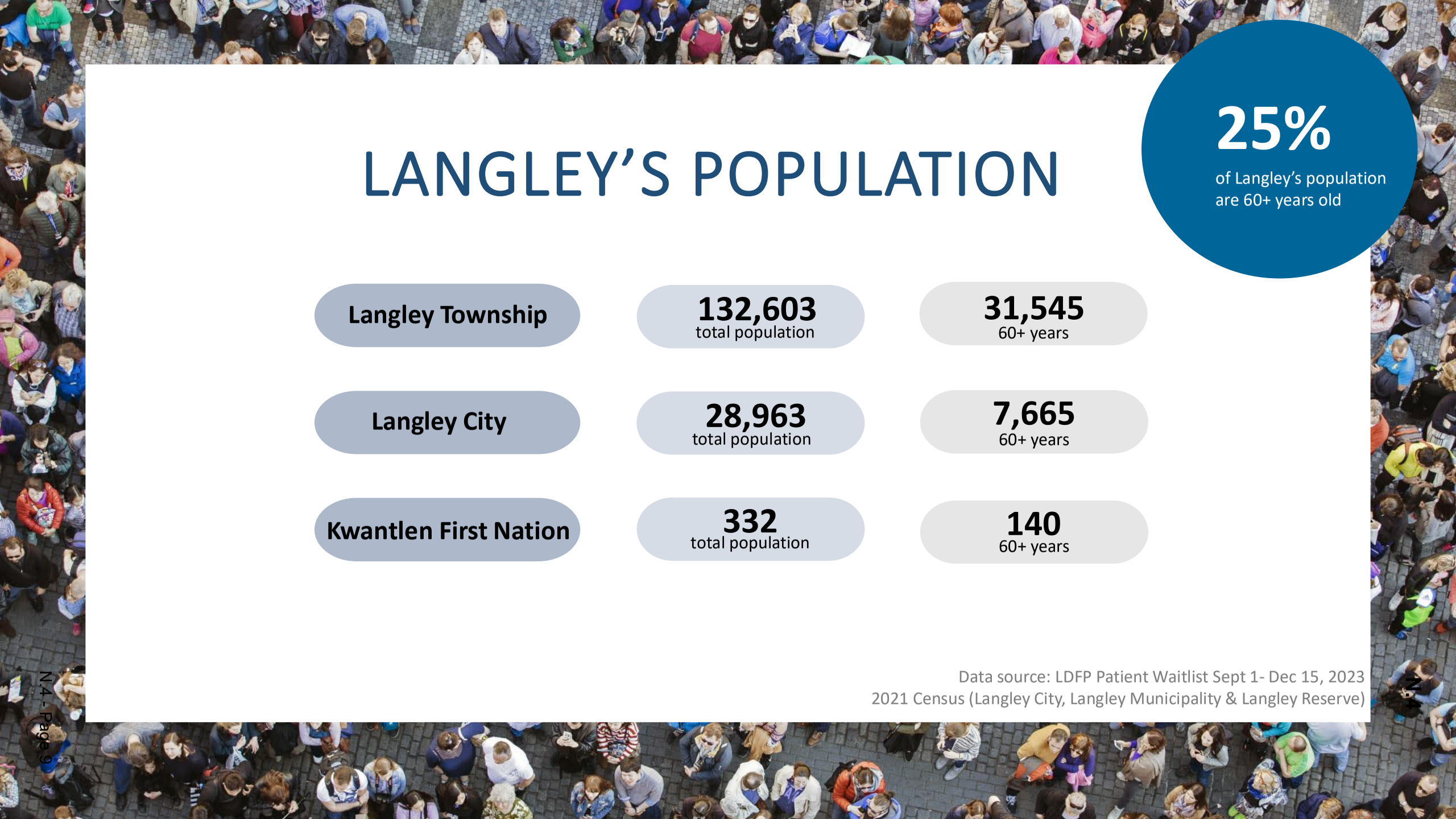
MHSU Team



9 Clinical Counsellors (CC)

(3 FTEs already practicing)

1 Psychologist



LANGLEY'S POPULATION

25%
of Langley's population are 60+ years old

Langley Township	**132,603** total population	**31,545** 60+ years
Langley City	**28,963** total population	**7,665** 60+ years
Kwantlen First Nation	**332** total population	**140** 60+ years

Data source: LDFP Patient Waitlist Sept 1- Dec 15, 2023
2021 Census (Langley City, Langley Municipality & Langley Reserve)

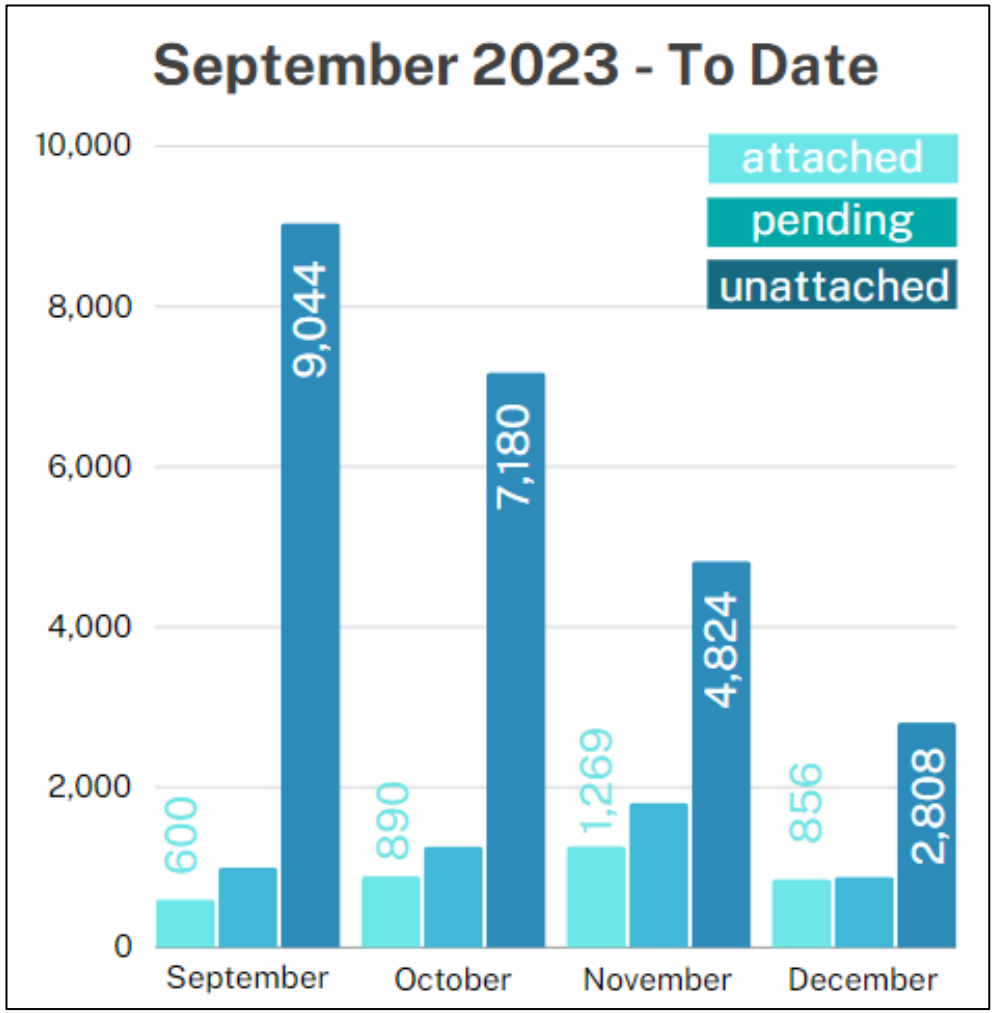
PATIENT ATTACHMENT

Total Population: 161,898 Attachment Goal: 25,975

3595 **Patients (all ages) have been attached** to a Langley family physician or nurse practitioner since September 2023

567 Of those patients are older adults **60 years old and over**





PCN FRAIL & ELDERLY INTEGRATION

Outcome: Improved access and integration of primary care with Frail Elderly Specialized Community Service Programs (SCSPs) and community senior services.

Year One (Sept 2023-2024)

Assess	Assess system gaps limiting access to Home Health, geriatric and community-based programs
Develop	Develop and test improved systems for community access and transitions of care
Collect	Collect Home Health data to support the development of appropriate PCN resources
Evaluation	Create and implement evaluation tools

WORKPLAN OPTIONS: IDENTIFYING LOCAL NEEDS, TRENDS & OPPORTUNITIES

Strengthening collaborative relationships between the Township and local organizations to promote healthier communities, including access to health care.

- February 13, 2023, LDFP presented to Council Langley's PCN Service Plan
  - endorse and promote the plan
  - support recruitment
  - access to Township infrastructure for care delivery

- Council passed:

  That the presentation regarding a Primary Care Network in the Township of Langley be referred to staff to report back with workplan options for support of the Primary Care Network, for Council consideration.

WORKPLAN OPTIONS

Workplan Proposal/Item	Who & Why
Communicate Township facility rental rates for non-profit organizations	Provides accessible space and opportunities to educate community members on health-related topics including the progression of the PCN. Additionally, allows LDFP's PCN team to engage patients is central and welcoming space when their feedback is needed.
Opportunities to develop space in new facilities for health care services and training	Langley's care providers are teachers. This is our number one source of new recruitment. Having clinical space to grow medical student's hands on experience and practice as a team under the supervision of practicing providers would increase care accessibility outside of regular hours, while taking burden of patients that may not be attached and enhance both patient and provider experience.
Ensure non-profit organizations engaged in health services are informed of community-level growth trends	Support planning and delivery of allied health placement and care navigation funded be the PCN. Community demographics are vital in the planning and delivery of essential health care services. Let's plan care to be accessible and needed to those in the communities it is serving.
Promote Township's Development Activity webpage as a highlight of development with potential space for health services.	Knowing where development is planned and estimated time of availability would allow LDFP to share new space opportunities with incoming providers looking to open new practices or current practices looking to expand their services. Space is already limited and trying to find opportunities for practice growth and team-based care can be delayed because of it.

CONT'D…

Workplan Proposal/Item	Who & Why
Invitation to collaborate with FHA (present to Council, Langley Healthier Community Partnerships, invitation to community planning team)	Building partnerships and relations with FHA ensures that all providers and local governments are on the same page and path for growth while keeping our patients and the health of our community as a top priority.
Collaborate with LDFP to explore additional opportunities to support health care professional recruitment and retention.	Recruitment and retention cannot happen without space to house practices – more opportunity for first right of refusal on planned space and/or an enhanced application for those practices looking to build and expand. Additionally, the more resources and community support there are to serve patients with streamlined access, the easier it is for providers to care for potential patient panels. A strong community retains strong providers.
Explore opportunities to facilitate coordinated health services in neighbourhood centres through neighbourhood plan policy initiatives.	Health services accessible through neighbourhood centres increase care availability to populations that may not otherwise have the means to get to a private practice – transportation, hours of operations, childcare availability, and language are just a few of the barriers for patients trying to access care. Neighbourhood centres are more likely to be on a bus route, open later and have children's activity programs available to patients.



HOW CAN THE SENIOR ADVISORY COMMITTEE HELP?

- Advocate
- Share
- Recruit
- Communicate
- Participate
- Engage

Township of Langley
Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, January 3, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
Councillor M. Kunst, Council Co-Chair
Councillor B. Martens, Council Co-Chair

R. Ardron, B. Mason, F. Pepin, and T. Quiring

Staff:
S. Mikicich, Manager, Heritage Planning
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Kunst acknowledged the Traditional Territories of the Coast Salish Peoples.

Code of Ethics Signing

Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".*

Election

T. Quiring nominated R. Ardron to be the Community Co-Chair for 2024.
F. Pepin seconded the nomination.

R. Ardron was elected Community Co-Chair for 2024, by acclamation, and assumed the position of Chair.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee
January 3, 2024

Moved by T. Quiring,
Seconded by B. Mason,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the January 3, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee December 6, 2023

Moved by T. Quiring,
Seconded by B. Mason,
That the Heritage Advisory Committee adopt the minutes of the December 6, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Kunst provided a brief update on the construction at salishan Place by the River.

2. Report from Manager, Heritage Planning

No report.

3. Museum Manager's Report

No report.

4. Heritage Review Panel

No report.

5. Pioneer Recognition Planning Committee Report

No report.

6. Museum Advisory Group Report

No report.

E. CORRESPONDENCE

F. 2022 WORK PROGRAM

1. Review and Prioritization of the 2024 Work Plan

S. Mikicich provided the draft 2024 Work Plan based on the Committee's mandate. The plan was divided into two (2) sections:

Ongoing Committee Work:

1. Documenting Heritage Sites;
2. Heritage Register Recognition Program;
3. Heritage Building Incentive Program;
4. Impacts of Development on Heritage Sites and Areas;
5. Consider or inquire into matters as requested by Council;
6. Committee Liaison to Museum Advisory Committee; and
7. Committee Liaison to Langley Pioneer Recognition Planning Committee.

Priority Projects for 2024:

8. Heritage Building Incentive Program;
9. Langley's Rural Heritage;
10. Heritage Information, Education, and Awareness; and
11. Heritage Strategy Update.

MOTION
Moved by T. Quiring,
Seconded by F. Pepin,
That the Heritage Advisory Committee endorse the draft 2024 Work Plan, as presented.
CARRIED

COUNCIL
Moved by F. Pepin,
Seconded by R. Ardron,
That the Heritage Advisory Committee recommends that Council approve the Heritage Advisory Committee 2024 Work Plan, presented as Attachment A.
CARRIED

2. Committee Liaison Appointments

MUSEUM ADVISORY GROUP

F. Pepin stated he was willing to serve again as the committee liaison to the Museum Advisory Group in 2024. B. Mason also expressed his interest in being involved on the Group.

MOTION
Moved by R. Ardron,
Seconded by T. Quiring,
That the Heritage Advisory Committee endorse the appointment of F. Pepin and B. Mason (alternate) as the committee liaisons to the Museum Advisory Group for the year 2024.
CARRIED

F. 2022 WORK PROGRAM

PIONEER RECOGNITION PLANNING COMMITTEE

Deferred to the February meeting.

3. HAC Terms of Reference

The committee reviewed the proposed, amended Terms of Reference which incorporated updates to the description of the Pioneer Recognition Planning Committee. Discussion ensued regarding the responsibilities of the Pioneer Recognition Committee members. The matter will be discussed at the February meeting.

G. COUNCIL REFERRALS

The following item was referred to the Heritage Advisory Committee at the December 18, 2023 Regular Council Meeting:

1. Former Aldergrove Fire Hall No. 3 - 2900 – 272 Street

That the former Aldergrove Fire Hall No. 3 located at 2900 – 272 Street be added to the Township of Langley Community Heritage Register pursuant to Section 598 of the Local Government Act based on architectural, contextual, and associative values, its compatibility or usability for new uses within its current context, and its current condition; and

That the matter be referred to the Heritage Advisory Committee for the history of the site to be researched and a plaque be created and installed.

S. Mikicich commented that Council has deemed this building to have heritage value and would like it formally recognized. He provided background information including a heritage assessment prepared by Donald Luxton & Associates, and a staff report from 2019. He stated that a Statement of Significance will be prepared for the Heritage Advisory Committee to review. It was suggested to have representatives from the Fire Department, past and present, at a future plaque ceremony. This matter will be discussed further when the Statement of Significance is finalized and presented to the committee.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that the site at the Old Yale Barn has been cleared and is now ready for the new roof installation. A temporary fence will be placed around the barn before construction begins.

He further reported that he visited with the family who donated the 1890's log cabin to the Society and noted that they were pleased with how the building's site has been cleaned up and how the relocated structure will be used in the future.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. Alder Grove Heritage Society Update

T. Quiring reported that she attended the Abbotsford Heritage Society's opening of the South Poplar School. She further reported that the Alder Grove Heritage Society held its Annual General Meeting on December 17, 2023, that the porch light has been replaced, and that the Langley Firefighter Charities donated $1,000 as part of their "12 Days of Giving" which has been earmarked towards putting new tires on the 1954 GMC fire truck the society is restoring.

3. 2024 Meeting Schedule

Provided for information.

4. 2024 Membership List

Provided for information.

5. HAC Photo

Deferred to the February meeting.

I. NEXT MEETING

Date: Wednesday, February 7, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by T. Quiring,
Seconded by R. Ardron,
That the Heritage Advisory Committee now resolve into a Closed Meeting for discussion of the following item, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90 (1) (n) Consideration; and
Item B.1 - Section 90 (1) (a) Personnel.
CARRIED

K. TERMINATE

Moved by T. Quiring,
Seconded by B. Mason,
That the meeting terminate at 8:04pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

ATTACHMENT A

HERITAGE ADVISORY COMMITTEE 2024 WORK PLAN

The Heritage Advisory Committee proposes to undertake the following work in 2024 consistent with its mandate. Calendar months show the estimated time and duration of when this work will occur.

Approved by Council:

A. ONGOING COMMITTEE WORK

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
1	**Documenting Heritage Sites** ▪ Continue to provide recommendations for additions to the Community Heritage Register, and provide input on Statements of Significance for resources listed on the Register.	X	X	X	X	X	X	X	X	X	X
2	**Heritage Register Recognition Program** ▪ Continue to recognize new additions to the Community Heritage Register with commemorative plaques.	X	X	X	X	X	X	X	X	X	X
3	**Heritage Building Incentive Program** ▪ Review annual applications to the HBIP and make recommendations for awarding of grants – through the Heritage Review Panel.[1]			X	X	X					
4	**Impacts of Development on Heritage Sites and Areas** ▪ Provide timely input, as may be requested, on heritage sites facing transition, and historic areas potentially impacted by development – through the Heritage Review Panel.	X	X	X	X	X	X	X	X	X	X

[1] The Heritage Review Panel is a special-purpose subcommittee of the Heritage Advisory Committee.

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
5	**Consider or Inquire into Matters as Requested by Council** ▪ Respond to referrals from Council.	X	X	X	X	X	X	X	X	X	X
6	**Committee Liaison to Museum Advisory Committee** ▪ Maintain liaison with the Langley Centennial Museum by appointing a liaison to the Museum Advisory Committee. The Heritage Advisory Committee will receive regular reports from the Committee Liaison on initiatives of interest to the Committee.	X	X	X	X	X	X	X	X	X	X
7	**Committee Liaison to Langley Pioneer Recognition Committee** ▪ Maintain liaison to the Langley Pioneer Recognition Committee by appointing a liaison. The Heritage Advisory Committee will receive regular reports from the Committee Liaison and participate in the annual event.	X	X	X	X	X	X	X	X	X	X

B. PROJECT PRIORITIES FOR 2024

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
8	**Heritage Building Incentive Program** ▪ Subject to Council approval, begin implementation of proposed changes to eligibility, funding, and process to ensure that this grant program continues to have a meaningful impact in supporting private conservation efforts.			X	X	X	X	X	X	X	X
9	**Langley's Rural Heritage** ▪ Consider the findings of the Rural Heritage Task Force, as presented in its final report dated December	X	X	X	X	X	X	X	X	X	X

DRAFT

ITEM	PROJECTS & ASSOCIATED TASKS	JAN	FEB	MAR	APR	MAY	JUN	SEP	OCT	NOV	DEC
	2023, and make further recommendations related to the recognition and conservation of Langley's rural heritage.										
10	**Heritage Information, Education and Awareness** ▪ Assist staff in the development of a communications strategy for heritage planning and conservation in the Township of Langley, based on the directions outlined by the Heritage Information, Education and Awareness Task Force.	X	X	X	X	X	X	X	X	X	X
11	**Heritage Strategy Update** ▪ Continue defining the objectives and priorities for a future update of the Township's Heritage Strategy, based on the foundational work of the Heritage Strategy Task Force and staff review of the current Heritage Strategy.	X	X	X	X	X	X	X	X	X	X

DRAFT

Township of Langley
Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

January 10, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

MINUTES

Present:
Councillor T. Baillie (Council Co-Chair)

G. Abreo, E. Barbour, A. Bayona, S. Cook, R. Jhaj, G. Sarhan, and T. Taylor

Staff:
R. Schmidt, Manager, Arts and Culture
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Baillie acknowledged the Traditional Territories of the Coast Salish Peoples.

Welcome

Councillor Baillie welcome everyone and roundtable introductions took place.

Code of Ethics Signing

Members signed the "Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".

Election

T. Taylor nominated G. Abreo to be the Community Co-Chair for 2024.
S. Cook seconded the nomination.

G. Abreo was appointed Community Co-Chair, by acclamation, and assumed the position of Chair.

RCPAC Photo

Deferred to next meeting.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – January 10, 2024

Moved by T. Taylor,
Seconded by R. Jjah,
That the Recreation, Culture, and Parks Advisory Committee approve the agenda and receive the agenda items of the January 10, 2024 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – December 13, 2023

Moved by T. Taylor,
Seconded by S. Cook,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes of the December 13, 2023 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Council Co-Chairperson's Report

No report.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Draft 2024 Work Program

The committee discussed the draft 2024 Work Program. The following items were suggested to be added:

1. 2024 TOL Christmas events – updates from staff
2. Review the Terms of Reference.

The committee was asked to bring any further suggestions of workplan items to the February meeting for further discussion.

F. WORK PROGRAM

2. Community Liaisons

Committee members considered serving as a Community Liaison on the Langley Outdoor Sports Advisory Group or the Langley Community Awards Selection Committee.

The following members volunteered to serve as Community Liaisons:

Langley Outdoor Sports Advisory Group – G. Sarhan

Langley Community Awards Selection Committee -

S. Cook
T. Taylor
G. Abreo

3. Museum Advisory Group

Committee members were asked to appoint a member to be the liaison on the Museum Advisory Group. A. Bayona expressed her willingness in being the liaison again for 2024.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2024 Meeting Schedule

Provided for information.

2. 2024 Membership List

Provided for information.

I. NEXT MEETING

Date: February 14, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by A. Bayona,
Seconded by R. Jhaj.
That the Recreation, Culture, and Parks Advisory Committee now resolve into a Closed Meeting for discussion of the following item, in accordance with and as identified under Section 90 of the Community Charter:

Item A.1 - Section 90 (1) (n) Consideration; and
Item B.1 - Section 90 (1) (a) Personnel.
CARRIED

K. TERMINATE

Moved by A. Bayona,
Seconded by R. Jahj,
That the meeting terminate at 7:24pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

From: Brittney Sander <bsander@cdha.ca>
Sent: Friday, January 19, 2024 7:59 AM
To: INFO <info@tol.ca>
Subject: NDHW - Purple Lighting Campaign 2024 (April 4-10, 2024)

Hi there,

I am reaching out to see if Aldergrove Community Centre could light up in purple to support National Oral Health Month in April.

Please let me know if you would be willing to support us. The preferred timing would be April 4-10, 2024, but we could look at other days in April.

Attached is the formal request. Please do not hesitate if you have any questions at all.

Regards,

Brittney

Brittney Sander
(she, her/elle)
Marketing & Communications Coordinator
Coordonnatrice du marketing et des communications
The Canadian Dental Hygienists Association
L'Association canadienne des hygiénistes dentaires
1122 Wellington St W, Ottawa, ON K1Y 2Y7
t: 613-224-5515 x148 • 1-800-267-5235
f/t: 613-224-7283
bsander@cdha.ca • www.cdha.ca

Unsubscribe

To whom it may concern:

We are writing to request that the municipal landmark_____ in the community of _____ be lit in purple to celebrate National Dental Hygienists Week™ (NDHW™) as part of the Canadian Dental Hygienists Association's national "Put Your Purple On!" campaign.

National Dental Hygienists Week™ is celebrated annually on April 4-10, highlighting the importance of maintaining good oral health practices while helping Canadians to understand the vital role those dental hygienists play in the health care system. Our theme "Oral Health for Total Health," reminds us that taking care of our mouth, teeth, and gums positively impacts other aspects of our lives.

Why purple? The colour purple is associated with dental hygiene and has been the official colour of dental professionals since 1897 when lilac was first chosen for the emblem of the National Association of Dental Faculties. Purple has long been the trim colour for dental hygiene graduates' caps and gowns and is said to signify compassion, purpose, and inspiration.

Last year, there were a record-breaking 105 Canadian landmarks lit in purple. Over the past several years, lightings have included: BC Place Stadium, Science World/TELUS World of Science Vancouver, Vancouver Olympic Cauldron & district markers, Calgary Tower, Edmonton High-Level Bridge, SaskTel Centre, Niagara Falls, 3D Toronto sign Nathan Philips Square, CN Tower, Halifax Convention Centre, St. John's Convention Centre, Confederation Building (St. John's), and Government House (St. John's) and many more.

We'd like to give every community in Canada, and globally, the opportunity to share in our celebrations. Please let us know if you are interested in joining our "Put Your Purple On!" campaign this April. You may contact me at bsander@cdha.ca.



CDHA is the collective national voice of more than 31,000 dental hygienists in Canada, directly representing 21,000 individual members, including students. Since 1963, CDHA has worked to advance the profession and promote the importance of oral health. Dental hygiene is the sixth largest registered health profession in Canada with professionals working in a variety of settings, including independent dental hygiene practice, with people of all ages, addressing issues related to oral health. To learn more about NDHW visit cdha.ca/ndhw. For more information on oral health, visit dentalhygienecanada.ca.

Regards,

Brittney Sander
Marketing & Communications Coordinator
Coordonnatrice du marketing et des communications
The Canadian Dental Hygienists Association
L'Association canadienne des hygiénistes dentaires
1122 Wellington St W, Ottawa, ON K1Y 2Y7
t: 613-224-5515 x147 • 1-800-267-5235
f/t: 613-224-7283
bsander@cdha.ca • www.cdha.ca

From: Brett Buchert | IAPMD <brett@iapmd.org>
Sent: Tuesday, January 23, 2024 8:16 AM
To: INFO <info@tol.ca>
Subject: The Willoughby Greenway Bridge
 Lit Teal for PMD Awareness - April 17, 2024?

Hi there,

My name is Brett, and I'm the Communications Manager at the International Association for Premenstrual Disorders, a global nonprofit organization advocating for women with premenstrual disorders.

I'm emailing to inquire about lighting the The Willoughby Greenway Bridge teal on April 17, 2024 in honor of PMD Awareness Month.

PMD Awareness Month is an internationally celebrated event in its eleventh year, with the goal to raise awareness and build advocacy for Premenstrual Dysphoric Disorder (PMDD) and Premenstrual Exacerbation (PME). PMDD and PME are much under-diagnosed reproductive mood disorders affecting 1 in 20 women of reproductive age. With this year's theme "Our Lightbulb Moment" we believe lighting up landmarks around the world will be a powerful symbol of hope for our community to spark awareness and change.

We would love if this is possible! If April 17th is already booked, any other day in April 2024 works for us. Thank you so much!

--
Best,

Brett Buchert
Pronouns: she, her, hers
Communications
International Association for Premenstrual Disorders (IAPMD)

IAPMD

IAPMD is a 501c3 non-profit organization dedicated to education, awareness, support, and advocacy for women and AFAB individuals with Premenstrual Dysphoric Disorder (PMDD) and Premenstrual Exacerbation (PME) of underlying disorders. For peer support visit iapmd.org/peer-support or facebook.com/groups/iapmd for group support.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2019 No. 5478 is to regulate, prohibit and impose requirements for tree cutting and tree protection.

Amending Bylaw 2021 No. 5712 – adopted July 26, 2021
Bylaw 2021 No. 5712 amends Tree Protection Bylaw 2019 No. 5478 by setting forth new inspection and enforcement provisions for tree conservation on private property and on land owned or in the possession of the Municipality, and to protect and enhance tree canopy coverage throughout the lifecycle of trees by: regulating tree protection, prohibiting and penalizing damage to protected trees, prohibiting and penalizing the removal of protected trees without a permit, and regulating and imposing requirements for protected tree preservation, removals, and replacements through a permit process.

Amending Bylaw 2023 No. 5838 – adopted March 13, 2023
Bylaw 2023 No. 5838 amends Tree Protection Bylaw No. 5478 by providing for exemptions within building envelopes, driveway locations, for dead and dying trees, removing the requirement for replacement trees by providing provisions for cash-in-lieu, and removing the requirement to demonstrate undue hardship. Amendments through Bylaw 5838 will be in effect for all in-stream, unissued permits and all new applications received on or after March 14, 2023.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TREE PROTECTION BYLAW 2019 NO. 5478

WHEREAS the Community Charter, S.B.C. 2003 c. 26 authorizes Council to regulate, prohibit or impose requirements in relation to Trees;

AND WHEREAS Council deems it desirable to regulate, prohibit, and impose requirements for tree cutting and tree protection;

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

1. Title

This Bylaw may be cited for all purposes as "Tree Protection Bylaw 2019 No. 5478."

2. Definitions

For the purpose of this Bylaw the following words have the following meanings:

#5712 26/07/21

"Arborist" means a person, currently certified by the International Society of Arboriculture (ISA).

#5712 26/07/21

#5838 13/03/23

"Arborist Report" means a technical report prepared by an *Arborist*, which shall include the following:

a) information relevant to the purpose for which the report is to be submitted to the *Municipality*, including, but not limited to, surveyed location, species, size, and condition of the subject *protected tree* or *protected tree*s;
b) the reasons for any proposed removal of a *protected tree* or *protected trees*;
c) clear photographs of the *protected trees*, illustrating reason for proposed removal; and
d) description of the recommended tree protection and mitigation measures for any trees being retained, including trees on neighbouring properties.

"Council" means the municipal Council of the Township of Langley.

#5712 26/07/21

#5838 13/03/23

"Critical Root Zone" means the area of land surrounding the trunk of a *protected tree* contained within a circle of radius equal to the *dbh* of the *protected tree* multiplied by 6.

#5712 26/07/21

"Cutting or Removal or Cut or Remove" means to kill, remove or substantially destroy a *protected tree* by any means, including without limitation, knocking down or cutting into the *protected tree*, the *topping* of a *protected tree* and the cutting of any main stem or other leader or trunk.

#5712 26/07/21

"DBH or dbh (Diameter Breast Height)" means the diameter of the trunk of a *protected tree* measured at a point 1.4 metres above the natural grade, except where the diameter of a *protected tree* having multiple trunks 1.4 metres above the natural grade shall be the sum of 100% of the diameter of the largest trunk and 60% of the diameter of each additional trunk.

#5838 13/03/23

"General Manager" deleted by Bylaw #5838

#5712 26/07/21 *"**Drip Line**" deleted by Bylaw #5712*

#5712 26/07/21 *"**Hazard Tree**" deleted by Bylaw #5712*

#5712 26/07/21 #5838 13/03/23 **"Hedge"** means a row of three or more *protected trees*, where the distance between the outside of one trunk and the next is 2 metres or less adjacent to the next tree, that are pruned and maintained for the purpose of forming a continuous dense screen for privacy, fencing and/or boundary definition that is no more than 10 metres in height.

"Highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right-of-way on private property.

#5712 26/07/21 **"Imminent Failure"** means the failure of a *protected tree* has started and is most likely to occur in the near future, even if there is no wind or increased load. Immediate action may be required to protect people from harm.

#5838 13/03/23 **"Municipality"** means the Corporation of the Township of Langley including its staff authorized by Council to carry out the powers and duties outlined in this Bylaw.

#5712 26/07/21 **"Owner"** has the meaning set out in the *Community Charter*, and includes a strata corporation as defined in the *Strata Corporation Act*.

"Parcel" means any lot, block or other area in which land is held or into which land is subdivided but does not include a *highway*.

#5712 26/07/21 **"Permit"** means a *permit* issued by the *Municipality* under authority of this bylaw to *cut or remove* a *protected tree* or *protected tree*s.

#5712 26/07/21 #5838 13/03/23 **"Protected Tree"** means:

a) any tree, including multi-stemmed trees, within the Township, regardless of species, having a *dbh* of 20 centimetres or more or, where measurement of the *dbh* at 1.4 metres from the ground is impossible or impractical, the *dbh* shall be measured at the natural grade of the ground;
b) a *replacement tree* previously planted as required by this bylaw or the Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced from time to time;
c) a tree with evidence of nesting or use by:
    i. raptors, as defined in the Wildlife Act, R.S.B.C. 1996, c. 488;
    ii. osprey;
    iii. pileated woodpecker
    iv. heron colony; or
    v. a hummingbird; and
d) any tree, regardless of height or *dbh*, where located on land that is in the ownership or possession of the *Municipality*.

#5712 26/07/21 **"Pruning"** means the selective removal of branches, according to arboricultural techniques in "ISA Best Management Practices: Pruning" to improve quality, or to remove dead or diseased wood, or to correct undesirable growth patterns.

"Public Utility" means the *Municipality*, B.C. Hydro Authority, Telus, FortisBC, and any other utility company or its contractors providing a public service or utility.

#5712 26/07/21 ***"Qualified Tree Risk Assessor"*** *deleted by Bylaw #5712*

#5838 13/03/23 ***"Replacement Tree"*** *deleted by Bylaw #5838*

#5712 26/07/21 **"Sound Horticultural and Arboricultural Practices"** means planting, *pruning*, and practices as defined by Best Practices of the International Society of Arboriculture (ISA), and the standards put forth in the most recent edition of the "Canadian Landscape Standard as published by the CSLA/CNLA".

#5838 13/03/23 ***"Specimen Tree"*** *deleted by Bylaw #5838.*

#5712 26/07/21 **"Stream"** includes any of the following that provides fish habitat:

a) any "Fish Bearing" Class "A", or "Non-Fish Bearing", Class "B" and "C" watercourse based on the Township of Langley's Watercourse Classification Map, or other current information from the Federal Department of Fisheries and Oceans, and/or the Provincial Ministry of Forest, Lands, and Natural Resources Operations;
b) a watercourse, whether it usually contains water or not;
c) a pond, lake, river, creek or brook; or
d) a ditch, spring, or wetland that is connected by surface flow to something referred to in paragraph b) or c) of this definition.

The *Municipality* will ask for further environmental site evaluation by a Qualified Professional, in order to satisfy Township policies and procedures related to environmental sustainability goals and climate change mitigation policies.

#5712 26/07/21 **"Topping"** means the removal of major portions of a tree crown by cutting branches to stubs or to the trunk or cutting of the main leader or branches, and includes *re-topping* of previously *topped protected trees* as defined by the International Society of Arboriculture.

#5712 26/07/21 ***"Tree"*** *deleted by Bylaw #5712*

#5712 26/07/21 **"Tree Protection Barrier"** means a sturdy protection barrier or temporary fence at least 1.2 metres in height, installed around the *critical root zone* of a *protected tree* that is to be retained as per Schedule "A".

#5838 13/03/23

"Tree Retention Area" means those areas within the Municipal boundary of the Township of Langley.

#5712 26/07/21 **"Tree Risk Assessment Qualification" (TRAQ)** means an *Arborist* with additional training and qualified by the International Society of Arboriculture as proven proficient in basic tree risk assessment as defined in the "ISA Best Management Practices: Tree Risk Assessment".

#5838 13/03/23

#5838 13/03/23 ***"Undue Hardship"*** *deleted by Bylaw #5838.*

#5712 26/07/21 ***"Watercourse"*** *deleted by Bylaw #5712*

3. Application of Standards

Except as otherwise set out in this bylaw, the standards and requirements for property prescribed in this bylaw apply to *protected trees* which are:

#5712 26/07/21

a) On land owned or in the possession of the *Municipality*

b) On a privately-owned *parcel* of land in the *Municipality*

c) within a development permit area;

d) within a *tree retention area*; or

e) identified for retention and protection as part of a subdivision, development permit or building permit approval process.

This bylaw does not apply to:

#5712 26/07/21

f) private land used for the production or *cutting* of *protected trees* under a valid, existing licence for a tree farm, nursery or Christmas trees; or

g) land that is currently designated as Agricultural Land Reserve as defined under the Agricultural Land Commission Act; or

h) land that is subject of a development application.

4. Schedule and Severability

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

This Bylaw is cited as “Tree Protection Bylaw No. 5478”.

RESTRICTIONS AND EXEMPTIONS

#5712 26/07/21

5. Restrictions

#5838 13/03/23

5.1. A person must not cut or remove any *protected tree*, or cause, suffer or permit any *protected tree* to be *cut or removed*, except in accordance with the terms and conditions of a valid *permit* issued under this bylaw.

5.2. A person must comply with the terms and conditions of a *permit* issued under this bylaw.

#5838 13/03/23

5.3. Except to the extent permitted by a *permit*, or as provided for in Section 6 and Section 8, a person must not damage a *protected tree* by carrying out any of the following activities:

a) *cutting* or damaging the roots of a *protected tree* growing within the *critical root zone*;

b) operating trucks, backhoes, excavators or other heavy equipment within the *critical root zone* of any *protected tree*;

c) storing or placing fill, building materials, asphalt or a building or structure on land inside the *critical root zone* of a *protected tree*;

d) denting, gouging, tearing, girdling, piercing or otherwise damaging the trunk or removing bark from a *protected tree*;

e) depositing concrete washout or other liquid or chemical substances harmful to the health of a *protected tree*, or burying garbage or debris on land inside the *critical root zone* of a *protected tree*;

f) adding or removing soil from inside the *critical root zone* of a *protected tree*;

g) blasting or burning inside the *critical root zone* of a *protected tree*;

h) *cutting* back a *protected tree*'s branches contrary to *sound horticultural and arboricultural practices* so as to significantly alter the form of the tree canopy consistent with the typical form of the species, except if the *protected tree* forms part of a *hedge*;

i) trenching utilities or irrigation lines, or otherwise undermining the roots of a *protected tree* growing inside the *critical root zone*; or

j) altering the ground water or surface water level within the *critical root zone* of a *protected tree*.

#5838
13/03/23

5.4. Not including trees in a Streamside Protection and Enhancement Area, a *permit* to *cut or remove* a *protected tree* may be issued by the *Municipality* only in the following circumstances:

a) Where the *Municipality*, or an engineer employed by any *public utility*, certifies that in their opinion a tree is impairing, interfering with, or presents a risk or hazard to the operation of *public utility* equipment and appurtenances and that the impairment, interference or risk cannot be reduced or removed in any way other than the removal of the *protected tree*;

b) Where a *protected tree* is situated on a lot outside the Agricultural Land Reserve, which is zoned to permit agricultural use and the application is accompanied by an *Arborist report* and by a sworn declaration of the *owner* declaring that the *protected tree* is to be *cut or removed* to permit agricultural use, that the agricultural use cannot be located elsewhere on that lot so as to accommodate the *protected tree*, and where the *owner* enters into a restrictive covenant registered on the title of the lot documenting that the *owner* has agreed not to make application for development of the lot for a period of ten (10) years, and that all applicable provisions of this bylaw, as determined by the *Municipality*, will apply should the development application be considered for the lot within the ten (10) year period.

c) Where the *Owner* submits an application for tree removal supported by photographic evidence that the tree(s) are dead, dying, damaged, diseased or in decline beyond expectations of recovery;

d) Where the *Owner* submits an application for tree removal for a *protected tree* in *imminent failure;*

e) Where the *Owner* submits an application for tree *removal* related to a building permit application permitted by Zoning Bylaw 1987 No 2500 as amended or replaced from time to time, or amended by an approved Board of Variance application, and where the building envelope or septic field layout, location, or shape will impact the viability of the *protected tree;*

f) Where the *Owner* submits an application for tree *removal* related to a driveway application permitted by the Highway and Traffic Bylaw 2020 No 4758, as amended or replaced from time to time, where the driveway layout, location, or shape will impact the viability of the *protected tree*; or

g) Where the *protected tree*, by virtue of its size and species, is inappropriate for its location, supported by an *Arborist report* which documents the reasons that

the *protected tree*, by virtue of its size, species, and location is inappropriate, all to the satisfaction of the *Municipality.*

5.5. Deleted by Bylaw #5838

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6. Exemptions

6.1. A *permit* is not required to *cut or remove* a *protected tree* where:

a) a development permit, rezoning and/or subdivision has been approved which addresses the removal of the *protected tree*;

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b) the *tree cutting or removal* is in respect of a *protected tree* situated on a lot within the Agricultural Land Reserve and is necessary for the purposes of active farm operations as defined in the Farm Practices Protection (Right to Farm) Act, as amended from time to time, or farm operations which will be commenced within 30 days or within a longer time period if deemed reasonable by the *Municipality*, in its sole discretion. Properties not located within the ALR are subject to section 5.4 b) of this Bylaw;

c) the tree *cutting or removal* is for the installation of roads or services shown on an engineering drawing approved by the *Municipality* in respect of a building permit or subdivision approval;

d) the tree *cutting or removal* is carried out by the *Municipality* or its agents on public property;

e) the *tree cutting or removal* is carried out using standard arboricultural practices for the maintenance of above ground utility conductors by a *public utility* or its contractors;

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f) the *tree cutting or removal* is of a *protected tree* less than 20 centimetres *dbh* by a British Columbia Land Surveyor when cutting survey lines of a width of less than 2 metres;

g) the *cutting or removal* constitutes normal *pruning* of *protected trees*, including *pruning* by a *public utility* in accordance with *sound horticultural and arboricultural practices* or as required for the safe operation of overhead transmission lines; or

h) the *protected tree* is less than 20 centimetres *dbh*.

6.2. A *permit* is not required for the *pruning* of a *hedge*.

PERMIT APPLICATION PROCESS

7. General Conditions of Permit

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7.1. A *permit* for the *cutting or removal* of any *protected tree* to which this bylaw applies shall be in the form issued by the *Municipality*.

7.2. A *permit* issued under this bylaw is non-transferable.

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7.3. The *permit* shall be displayed in an accessible and visible location on the *parcel* to which it pertains during *protected tree cutting or removal* operations.

8. Application Requirements

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8.1. Every application for a *permit* shall be made in writing to the *Municipality* and shall include:

a) a non-refundable application fee in the amount set in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;

b) a *tree cutting* plan drawn to approximate scale identifying:

A. the boundaries of the subject *parcel*;

B. any abutting streets, lanes or public access rights of way;

C. the location of existing buildings and structures;

D. the location, species and *dbh* of those *protected trees* proposed to be *cut or removed*;

E. the location, species and *dbh* of those *protected trees* proposed to be retained and protected; and

F. the location of significant topographic and hydrographic features and other pertinent site information;

c) the street location and legal description;

d) the consent in writing of the registered owner of the property, if different from the applicant, authorizing the applicant to act as the owner's agent;

e) the methods proposed for control of drainage and erosion impacts during and after the *protected tree cutting or removal*;

f) the proposed methods for disposal of wood waste and other debris;

g) the proposed methods of noise and dust control during the *protected tree cutting or removal* operation;

h) the proposed completion dates for *protected tree cutting or removal*;

i) the following documents, plans and information relating to the proposed *cutting or removal* of a *protected tree*:

i. In *imminent failure,* dead, dying, damaged, diseased, or in decline beyond expectations of recovery:

A. photographic evidence;

ii. *Inappropriate* for its species, size, or location:

A. *an Arborist report*

j) Upon submission and review of any application that requires an *Arborist report,* the *Municipality* may ask for further and specific information as deemed necessary and at their sole discretion, in order to evaluate the *Arborist report* and/or the rationale for proposed *removal* of any *protected tree* or *protected trees* for its species, size and location; and

k) The *Municipality* may also request, as applicable:

i. a report prepared by a professional engineer, professional biologist or certified *Arborist* with experience in, as the circumstances require, geotechnical engineering, hydrology or tree management, certifying that the proposed *cutting or removal* of the *protected tree* will not create an adverse impact including flooding, erosion, land slip or contamination of a *stream;*

ii. where the site of the *tree cutting or removal* is on a *parcel* adjacent to or containing any part of a *stream,* a survey prepared by a BC Land Surveyor or professional engineer showing the top-of-bank of such *stream*; and

iii. any applicable Federal or Provincial submissions for approvals, including a Bird Nesting Survey if removing *protected tree* between March 15 and August 1 as per the Wildlife Act (British Columbia) and its regulations.

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9. Replacement Trees

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9.1. As a condition of issuing a *permit* issued under Sections 5.4 e), and f) of this bylaw, it is required that a cash-in-lieu payment, as outlined in Fees and Charges Bylaw 2007 No 4616 as amended or replaced from time to time, shall be paid to the *Municipality* to fulfil the replacement tree requirement at a future date on a Municipally owned property, in a location designated by the *Municipality*. The number of replacement trees to be provided by cash-in-lieu shall be as follows:

a) *Protected trees* with a *dbh* of between 20 and 30 centimetres is 1 to 1; and

b) *Protected trees* with a *dbh* of 31 centimetres or greater is 2 to 1.

If a *protected tree* or *protected trees* located on any *parcel* form part of a *hedge*, the *Municipality* may require that less than one *replacement tree* be planted and maintained for each *protected tree* that is cut.

9.2. through 9.7 deleted by Bylaw #5838.

10. Permit Issuance or Refusal

10.1. The *Municipality* may issue a *permit* if:

a) an application for a *permit* complies with the requirements of this bylaw; and

b) the proposed tree *cutting or removal* complies with this bylaw and all other applicable Municipal bylaws.

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c) the Permit Fee to Remove Protected Trees, as outlined in Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time, has been paid.

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10.2. The *Municipality* may refuse to issue a *permit* if the proposed *protected tree cutting or removal* is within a *tree retention area*.

11. Expiry

11.1. Every *permit* shall expire 12 months from the date of issue or upon such earlier date as may be specified in the *permit*.

12. Renewal, Extension or Modification

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12.1. If the tree *cutting or removal* operations authorized by a *permit* are not completed before the *permit* expires, or it becomes necessary to alter or deviate from the particulars of the *permit* application or the *tree cutting* plan submitted for a *permit*, the *Municipality* may renew, extend or modify the *permit* upon written request of the *permit* holder, subject to the following:

a) a *permit* holder has no vested right to receive an extension, renewal or modification and the *Municipality* may require that a new *permit* be obtained;

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b) the *permit* holder shall pay a non-refundable fee in the amount set from time to time in the Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;

c) the *Municipality* may not renew or extend a *permit* for a period of more than two (2) years from the date of issuance of the original *permit*;

d) the *Municipality* may require that the *permit* holder provide additional information authorized by this bylaw as a pre-condition to considering an application for a *permit* renewal, extension or modification; and

e) all terms and conditions set out in the original *permit* shall apply to each renewal, extension or modification of the *permit* except as amended or modified by the renewal, extension or modification.

REGULATIONS

13. Tree Cutting or Removal

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13.1. Every *cutting or removal* of a *protected tree* shall comply with, and every *permit* issued under this bylaw is subject to, the observance or fulfilment of the following requirements, restrictions and regulations, to the satisfaction and approval of the *Municipality*:

a) tree parts and woodwaste shall be properly disposed of by chipping or removal from site in accordance with all applicable Municipal bylaws and Provincial regulations;

b) each *protected tree* to be *cut or removed* shall be clearly identified with a flag, paint, survey tape or other such method;

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c) a *tree protection barrier*, as shown on Schedule “A”, shall be placed around any *protected tree* or *protected trees* which are not to be *cut or removed*, in such a manner to ensure that the trunk, branches and root system are not damaged by the *cutting or removal* operations. The *tree protection barrier* must be constructed prior to the issuance of the *permit* and must remain intact for any construction or demolition site throughout the entire period of construction or demolition;

d) precautions shall be taken to ensure that *protected trees* which are not to be *cut or removed* are not subject to any of the damaging activities prohibited by subsection 5.3;

e) tree *cutting or removal* activities may be carried out between the hours of 7:00 am and 8:00 pm on weekdays and 9:00 am and 5:00 pm on Saturdays, except in the event of an *imminent failure*. No *tree cutting or removal* activities may be carried out on Sundays or statutory holidays;

f) all damage to drainage facilities, *streams*, *highways* or other public or private property arising from the *removal* of a *protected tree* shall be promptly and properly repaired to the satisfaction of the *Municipality* at the expense of the *permit* holder, failing which the Municipality may undertake the necessary repairs and invoice the *permit* holder for immediate payment;

g) all *streams*, groundwater aquifers, waterworks, ditches, drains, sewers or other established drainage facilities shall be kept free of all wood waste arising from or caused by the tree *cutting or removal* operations;

h) all hazards or potential hazards arising from the tree *cutting or removal* operation shall be adequately fenced or otherwise protected for the safety of the public;

i) tree *cutting or removal* operations must not encroach upon, undermine, damage or endanger any adjacent property or any setback area prescribed in the *permit* or a bylaw; and

j) tree *cutting or removal* operations shall be limited only to the area specified in the *permit* which shall be clearly marked at the site and such markings maintained for the duration of the *permit*.

13.2. The *Municipality* may issue a *permit* subject to the observance or fulfilment of any additional conditions specified in the *permit* which in the opinion of the *Municipality* are necessary to achieve the purposes of this bylaw.

ADMINISTRATION

14. Inspection

14.1. The *Municipality* is hereby authorized at all reasonable times to enter upon and inspect any lands to determine whether the requirements, restrictions, regulations, terms, conditions and directions of this bylaw or a *permit* issued under this bylaw are being observed.

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14.2. The *Municipality* may, at all reasonable times, assess or inspect, or cause an assessment or inspection to be made of any *protected trees* to which this bylaw applies, including an assessment of the location, size, species and condition of such *protected trees*, in the following circumstances:

a) where land is subject to an application for subdivision, approval of a servicing plan prior to subdivision, a development permit, a development variance permit, a temporary commercial or industrial use permit or a building permit; or

b) when an application for a *permit* to carry out tree *cutting or removal* operations has been made under this bylaw.

14.3. No person shall prevent or obstruct or attempt to prevent or obstruct the *Municipality* from entering upon lands as authorized by subsections 14.1 and 14.2.

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14.4 Deleted by Bylaw #5838

15. Notice of Non-compliance

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15.1. The *Municipality* may give notice, in the form established in Schedule “B”, to any person of a breach of, or non-compliance with, any of the provisions of this bylaw or a *permit* issued under this bylaw, and such person shall immediately cease all tree *cutting or removal* activities until such breach or non-compliance is remedied to the satisfaction of the *Municipality*, and every *owner* of land shall refuse to suffer or permit further tree *cutting or removal* operations upon the *owner’s* land until such time as the breach or non-compliance is remedied to the satisfaction of the *Municipality*.

16. Failure to Remedy Non-compliance

16.1. In the event that a person having received notice under Section 15 fails within the time specified therein to remedy such breach, the *Municipality* or its appointed agents may enter upon the lands or any part thereof and carry out the works required to remedy the breach, and the expense of doing so shall be paid by the person in breach and, if not paid within 90 days, the expense, with interest at the prescribed rate and costs, shall be recovered from the *owner* of the lands in the same manner as municipal taxes.

17. Suspension or Cancellation of Permit

17.1. Without limiting the application of Part 19 (Offences and Penalties), if:

a) there is a contravention of any term, condition, requirement or restriction of this bylaw or a *permit* issued under this bylaw; or

b) a *permit* was issued under this bylaw on the basis of statements made in the *permit* application or a report, declaration or record required under this bylaw, that were false or misleading with respect to a material fact or that omitted to state a material fact, the omission of which made the statement false or misleading;

the *Municipality* may:

i. suspend in whole or in part the rights of the *permit* holder under the *permit*;

ii. cancel the *permit*; or

iii. amend or attach new conditions to a *permit* with the consent of the *permit* holder.

18. Right of Reconsideration

18.1. Where an applicant or *owner* of property is subject to a requirement or a decision made by the *Municipality* under this bylaw and is dissatisfied with the requirement or decision, the applicant or owner may apply to the Municipal *Council* for reconsideration of the matter within 30 days of the requirement or decision being communicated to them.

18.2. An application for reconsideration must be delivered in writing to the Municipal Clerk and must set out the grounds upon which the applicant considers the requirement or decision of the *Municipality* is inappropriate and what, if any, requirement or decision the applicant or *owner* considers the *Council* ought to substitute.

18.3. At the meeting of *Council*, *Council* may hear from the applicant and any other person interested in the matter under reconsideration who wishes to be heard and may either confirm the requirement or decision of the *Municipality* or substitute its own requirement or decision.

OFFENCES AND PENALTIES

19.1. Any person who contravenes or violates any provision of this bylaw or of any *permit* issued under this bylaw, or who suffers or allows any act or thing to be done in contravention or violation of this bylaw or any *permit* issued under this bylaw, or who fails or neglects to do anything required to be done under this bylaw or any *permit* issued under this bylaw, including a bylaw notice issued pursuant to the Bylaw

Notice Enforcement Bylaw 2008, No. 4703, as amended from time to time, commits an offence; and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.

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19.2. Where one (1) or more *protected trees* is *cut or removed* or damaged, other than as authorized by this bylaw, a separate offence is committed in respect of each such *protected tree*.

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19.3. Every person who violates any of the provisions of this bylaw or an offence against this bylaw:

a) is liable on summary conviction to a fine not exceeding ten thousand dollars ($10,000); and

b) may be subject to penalties specified in the “Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703” as amended from time to time per *protected tree* and *replacement tree*. Every day a violation or offence continues shall be deemed a new offence.

19.4. In addition to the penalties imposed under section 19.3, by order of the court, a person convicted of an offence under this bylaw may be directed to:

a) not do any act or engage in any activity that may result in the continuation or repetition of the offence;

b) pay the costs incurred by the *Municipality* in investigating and prosecuting the offence;

c) pay compensation to the *Municipality* for any damage or loss sustained by the *Municipality* because of the commission of the offence to a maximum of $25,000 or higher monetary limit as may be specified under the Small Claims Act in force at the time of the offence; or

d) take any action the court considers appropriate to remedy any harm that resulted from the commission of the offence.

19.5. Pursuant to section 19.4 (d) the *Municipality* may seek an order directing a person convicted of an offence under this bylaw to complete an education or training program for instruction in appropriate care and management of trees to a standard established by a provincial, national or international body for professional arboriculture, landscaping, or nursery practice.

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19.6. A person who removes a *protected tree* as *imminent failure* without a *permit,* must provide documentation (photos, etc.) or, an *Arborist report*, within 24 hours of the date of *removal*, or in the case of a *removal* which takes place on a weekend or holiday, on the next business day after the date of *removal*, apply for a *permit* for such *removal*, and take all action necessary to obtain issuance of such tree *permit*.

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19.7. In addition to any other penalty which may be imposed under this bylaw, where a person *cuts, removes* or damages, or causes, suffers or permits any *protected tree* to be *cut, removed*, or damaged in contravention of this bylaw or in violation of any term or condition of a *permit* issued under this bylaw, that person, within 30 days of receiving notice of such requirement from the *Municipality*, shall provide a cash-in-lieu payment as outlined in Fees and Charges Bylaw 2007 No. 4616 as amended or replaced from time to time, for a minimum of four (4) trees for each *protected tree* unlawfully *cut, removed*, or damaged, or other such number of trees as determined by the *Municipality.*

19.7 a) and b) deleted by Bylaw #5838.

20. Repeal

20.1. Brookswood-Fernridge Tree Protection Bylaw 2017 No. 5301 is hereby repealed.

READ A FIRST TIME the	27	day of	May	, 2019
READ A SECOND TIME the	27	day of	May	, 2019
PUBLIC INPUT OPPORTUNITY	10	day of	June	, 2019
READ A THIRD TIME the	24	day of	June	, 2019
RECONSIDERED AND ADOPTED the	08	day of	July	, 2019

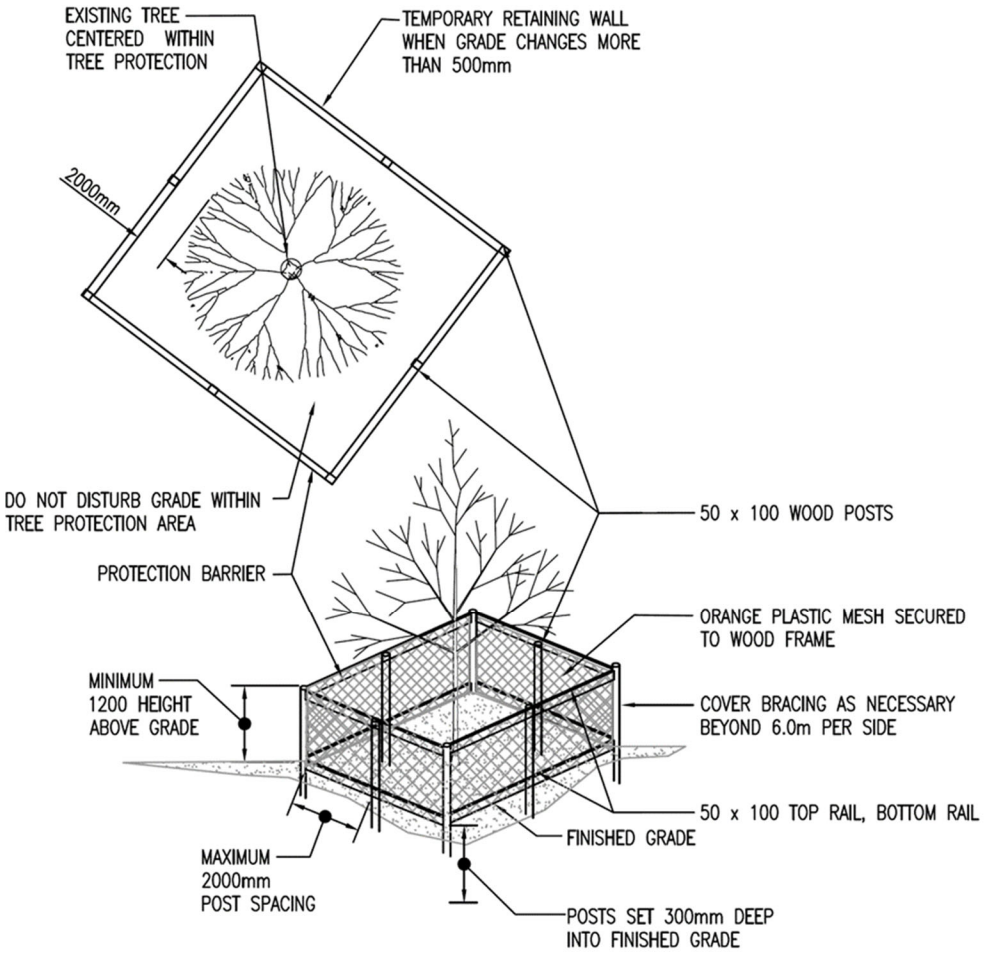
"JACK FROESE" Mayor "WENDY BAUER" Township Clerk

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SCHEDULE A to BYLAW NO. 5478

Tree Protection Detail



Notes

1. Install *tree protection barrier* before site clearing and initiation of construction.
2. Maintain *tree protection barrier* during clearing and site construction.
3. Keep area within or against protection barrier clear of building materials, litter and standing water.
4. Do not disturb existing grades within tree protection area for protected retained trees.
5. The *Owner* is responsible for maintenance within *tree protection barrier*. Damaged trees will be replaced at *Owner's* cost.
6. Tree Protection Bylaw prescribes penalties for non-compliance with bylaw.
7. Any disruption or planting within the tree protection area is to be supervised by the Municipality.
8. Retained trees to be watered to ensure tree health.
9. Where the *critical root zone* of a tree is within 4m from any excavation, demolition, construction, fille or engineering works proposed on a lot, the *Owner* shall install a *tree protection barrier* around the *critical root zone*.
10. Where the *critical root zone* of a tree on an adjacent lot is within 4m from any excavation, demolition, construction, fill, or engineering works proposed on a lot, the *Owner* shall install a *tree protection barrier* around the *critical root zone* to the property line of the *Owners'* lot.

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SCHEDULE B to BYLAW NO. 5478

NOTICE OF NON-COMPLIANCE
and
STOP WORK ORDER

YOU ARE HEREBY NOTIFIED that the Township of Langley considers activity on this property to be in breach of its ***Tree Protection Bylaw Number 5478***,

AND ALL PERSONS SHALL IMMEDIATELY CEASE the following activity on this property:

_____
_____
_____
_____
_____
_____

EVERY PERSON WHO FAILS TO COMPLY WITH THIS ORDER MAY, UPON CONVICTION FOR AN OFFENCE AGAINST THE SAID BYLAW, BE LIABLE TO A PENALTY AS STIPULATED IN THE BYLAW.

Persons affected by this Order may seek further information at the Bylaws Department, Township of Langley Civic Facility at 20338 - 65 Ave, Langley, British Columbia V2Y 3J1.

_____
ADDRESS of PROPERTY

_____
DATE FOR THE TOWNSHIP of LANGLEY

NO PERSON MAY REMOVE REVERSE, ALTER, DEFACE, COVER, OR IN ANY WAY TAMPER WITH THIS NOTICE WITHOUT AUTHORIZATION BY THE TOWNSHIP OF LANGLEY.

SCHEDULE 15. TREE PROTECTION

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW 2022 NO. 5841

TREE PROTECTION Fee Type	Description	Fees & Charges without tax
Tree Protection Application Fee	Protected tree cut or remove application fee (non-refundable)	$150
Tree Protection Application Fee to cut or remove a protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree in imminent failure, dead, dying, damaged, diseased, or in decline beyond expectations of recovery	No Fee
Cash-In-Lieu Fee for removed trees (per tree)	Imminent Failure	No Fee
	Dead, Dying, Damaged, Diseased, In Decline Beyond Expectations of Recovery	No Fee
	Building Envelope, Driveway or Septic Field Conflicts	20 to 30cm dbh $1,200 greater than 30cm dbh $600 To a maximum of $50,000
	Trees that are inappropriate for their species, size or location	$100
	Trees removed without a permit	$2,000
	Hedges	to be determined by Municipality
Permit fee to remove protected tree(s) per tree	Trees that are inappropriate for their species, size or location	$100
	Building Envelope or Septic Field Conflicts	20 to 30cm dbh $500 greater than 30cm dbh $1,000
	Driveway Conflicts	$1,000
	Protected trees removed without a permit	$2,000
	Hedges	to be determined by Municipality
Permit to cut or remove protected tree in imminent failure or a tree that is dead, dying, damaged, diseased or in decline beyond expectations of recovery	Protected tree cut or remove fee (per tree).	No Fee
Renewal, extension or modification of an issued permit	Protected tree cut or remove permit renewal, extension or modification fee (per tree)	$100
Re-Inspection Fee	Re-Inspection Fee for bylaw compliance (each occurrence)	$160