



## REGULAR EVENING MEETING OF COUNCIL

Monday, July 22, 2019 at 7:00 PM  
 Fraser River Presentation Theatre  
 4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,  
 K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, R. Seifi, K. Sinclair, and J. Winslade

W. Bauer and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Evening Council Meeting - July 22, 2019**

Moved by Councillor Ferguson,  
 Seconded by Councillor Kunst,  
 That Council adopt the agenda and receive the agenda items of the  
 Regular Evening Council meeting held July 22, 2019, as amended.  
 CARRIED

Clerk's Note: Items J through N were moved to after Item D.2

#### MOTION

Moved by Councillor Ferguson,  
 Seconded by Councillor Kunst,  
 That item D.1 from the Regular Evening Meeting be deferred to  
 September, further to Council consideration.  
 CARRIED

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - July 8, 2019**

Moved by Councillor Whitmarsh,  
 Seconded by Councillor Arnason,  
 That Council adopt the Minutes of the Regular Evening Council meeting  
 held July 8, 2019.  
 CARRIED

**B.2 Public Hearing Meeting - July 8, 2019**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Arnason,  
That Council adopt the Minutes of the Public Hearing meeting held July 8, 2019.  
CARRIED

**C. PRESENTATIONS****D. DELEGATIONS****D.1 Jessica Yaniv  
File 0550-07**

Delegation deferred.

**D.2 Cheryl Wiens  
BC Greens of Langley  
File 0550-07**

Cheryl Wiens, BC Greens of Langley, appeared before Council to discuss carbon targets/budgets. She stated that the burning of fossil fuels is putting CO<sub>2</sub> in the atmosphere and causes warming, and that if concentrations exceed a certain threshold, global temperatures will rise to dangerous levels. The current emissions rate will likely exceed the safety limit in the 2030's. The Intergovernmental Panel on Climate Change (IPCC) have a target of 45% below 2010 rates by 2030, and for a net-zero rate by 2050. Seven municipalities in the Lower Mainland have declared a climate emergency and are developing carbon budgets in line with IPC targets. Metro Vancouver Regional District is set to adopt IPCC targets.

The agenda order was varied.

**J. ITEMS FROM PRIOR MEETINGS****J.1 Motion to Reconsider**

Moved by Councillor Arnason,  
Seconded by Councillor Richter,  
That Council reconsider the following motion:

"Accelerating Climate Action in the Township of Langley in Response to the Climate Emergency".  
CARRIED

**MOTION**

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

The Legislature of British Columbia and the House of Commons have acknowledged the growing urgency for further action based on current and predicted climate breakdown highlighted in the October 2018 “Intergovernmental Panel on Climate Change Report” (IPCC);

The IPCC report underscored the need to limit global warming to 1.5 degrees celsius within a strategic framework designed to reduce global net CO2 emissions by between 94% and 107% below 2010 levels, in order to reach negative net emissions by 2050;

A recent “Canada’s Changing Climate Report” (CCCR) has stated that on average, Canada is experiencing warming at twice the rate of the rest of the world;

The world is currently on track for more than 3 degrees celsius warming based on existing policies and practices that do not meet any current benchmarks or targets outlined provincially, federally, or internationally in order to stave off the most catastrophic results of accelerated warming;

The cost incurred by climate change will be greater the less action we proactively take to mitigate and adapt to it. Among other things, climate change will test our diking systems, aquifers, and storm water and sewer systems. Some of the costs associated with climate inaction would be:

- 1) An estimated \$20+ billion in costs for the Lower Mainland to mitigate and rebuild affected areas subject to major coastal flooding,
- 2) Approximate cost of \$2 million a year to switch completely to GVRD water based on local aquifer depletion,
- 3) Economic costs related to the maintenance and replacement of sewer and water infrastructure with respect to storm water and other engineered structures affected by climate change,
- 4) Human and economic costs from heat waves and wildfires,
- 5) Healthcare costs associated with increased respiratory-related illnesses due to diminished air quality,
- 6) Increasing cost of dike construction and enhancement to protect personal property and infrastructure.

A growing list of cities across Canada, to now include Vancouver, Victoria, New Westminster, and Halifax have recently declared a “climate emergency” based on the scientific information and the moral imperative to

enhance accelerated action on climate change; and

A growing legion of young people from across the globe, whose activities coalesced on March 15 as part of the newly declared “Fridays for Future” initiative, are demanding that their local governments take more immediate and aggressive action towards addressing and ameliorating this emergency;

Therefore be it resolved:

That Council acknowledge the climate emergency as evidenced by scientific studies and policy predictions that indicate dire consequences arising from the breakdown of a stable climate arising from unprecedented global warming;

That Council direct staff to establish a draft “carbon budget” for both corporate and community emissions related to planning and land development and to include a broader transportation analysis, which policies are aligned with limiting warming to the 1.5C predictive “safe” limit;

That staff report back annually as to the depletion of our remaining local carbon budget in order to facilitate “real time” policy decisions and potential trade-offs;

That staff prepare a presentation at a future CPC meeting further to the 2020 budget discussions in order to advance more prescriptive policies and initiatives across all departments, designed to accelerate actions in order to expeditiously adopt more policies under the on-going Climate Action Revenue Incentive Programme (CARIP), as well other carbon-related initiatives across the Township; and

That Council direct staff to undertake any actions, including research and investigation with respect to “best practices” as action items to meet these goals, in order to identify any and all opportunities that could be adopted to enhance climate mitigation and adaptation measures.

#### MOTION TO DIVIDE

Moved by Councillor Long,

Seconded by Councillor Kunst,

That the motion be divided.

CARRIED

#### MOTION #1

That Council acknowledge the climate emergency as evidenced by scientific studies and policy predictions that indicate dire consequences

arising from the breakdown of a stable climate arising from unprecedented global warming;  
CARRIED

**MOTION #2**

That Council direct staff to establish a draft “carbon budget” for both corporate and community emissions related to planning and land development and to include a broader transportation analysis, which policies are aligned with limiting warming to the 1.5C predictive “safe” limit; That staff report back annually as to the depletion of our remaining local carbon budget in order to facilitate “real time” policy decisions and potential trade-offs;

That staff prepare a presentation at a future CPC meeting further to the 2020 budget discussions in order to advance more prescriptive policies and initiatives across all departments, designed to accelerate actions in order to expeditiously adopt more policies under the on-going Climate Action Revenue Incentive Programme (CARIP), as well other carbon-related initiatives across the Township; and

That Council direct staff to undertake any actions, including research and investigation with respect to “best practices” as action items to meet these goals, in order to identify any and all opportunities that could be adopted to enhance climate mitigation and adaptation measures.

**REFERRAL**

Moved by Councillor Long,

Seconded by Councillor Kunst,

That this motion be referred to a future Council Priorities Committee Meeting for staff to provide further information on current activities and work.

CARRIED

**K. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including Aldergrove Fair Days, Community to Community Forum with the Kwantlen First Nation, Welcome Dinner for new physicians, and a Charity Car Wash hosted by the Volunteer Cancer Drivers Society.

**L. METRO VANCOUVER REPRESENTATIVES REPORT**

**M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

**N. OTHER BUSINESS****N.1 Neighbourhood Traffic Calming Policy Revision for School Sites**

Moved by Councillor Woodward,  
Seconded by Councillor Richter,  
Whereas the Council Policy 05-110 Neighbourhood Traffic Calming requires a minimum petition of 67% for Council or community-initiated traffic calming installations;

Whereas in coordination and consultation with the Langley School District traffic calming measures are installed at new school locations within a process exclusive to this requirement, such as they have been installed in recent years for Yorkson Creek Middle School, Lynn Fripps Elementary and Richard Bulpitt Elementary; and

Whereas traffic calming measures for an estimated four (4) existing school site locations were funded by Council within the 2019 budget, yet may not proceed within a timely fashion, or at all;

Therefore be it resolved that staff be directed to:

1. Bring forward an amendment to the Council Policy 05-110 Neighbourhood Traffic Calming that excludes existing school site locations from Sections 4.3.3 and 4.3.4; and
2. Proceed with the installation of traffic calming measures for up to four (4) or more highest-priority existing school site locations (as funding permits) for improved child safety, as approved by Council within the 2019 budget, potentially completed by the start of the 2019-2020 school season.  
CARRIED

**N.2 Public Consultation for Willoughby Arterial Road Completion Policy**

Moved by Councillor Woodward,  
Seconded by Councillor Richter,  
Whereas an updated major road funding model for 208 Street, other than only partially completed major arterial roads in Willoughby, and (potentially) the undeveloped areas of Brookwood/Fernridge, is a strategic priority of Langley Township Council;

Whereas for the Township of Langley to complete needed gaps in road and sidewalk infrastructure, the lack of a development-based funding source of the necessary land acquisition cost remains, as of yet, unsolved; and

Whereas the Report to Mayor and Council 19-113 dated July 8, 2019, reviewing the proposed Willoughby Arterial Road Completion Amenity Policy outlined within the Memo to Council dated April 8, 2019, has been received and considered by Council;

Therefore be it resolved that staff be directed to:

1. Draft and bring forward to Council for consideration a Willoughby Arterial Road Completion Amenity Policy document based on the staff analysis within the Report to Mayor and Council 19-113 dated July 8, 2019, with direction to lower the estimated per acre amenity fee overall by removing the following sections of arterial roads to be completed within the proposed amenity policy:

- a. 200 Street from 72 to 80 Avenue (-\$9.02M);
- b. 200 Street from 66 to 68 Avenue (-\$4.29M);
- c. 80 Avenue from 212 to 216 Street (-\$1.76M); and
- d. 212 Street Connector from 80 Avenue to the Smith Neighbourhood Plan boundary (-\$5.83M);

2. Engage with the development industry and community at-large regarding a Willoughby Arterial Road Completion Amenity Policy as soon as practical, but before or simultaneously with the commencement of the 2020 budget process.

CARRIED

The agenda order then resumed.

## **E. REPORTS TO COUNCIL**

## **F. BYLAWS FOR FIRST AND SECOND READING**

**F.1            Rezoning Application No. 100555 and  
Development Permit Application No. 101052  
(Shen/Fung / 20343 - 72 Avenue)  
Bylaw No. 5495  
Report 19-124  
File CD 08-23-0186**

Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495, rezoning 0.4 ha (1.1 ac) of land located at 20343 – 72 Avenue to Comprehensive Development Zone CD –132, to facilitate the development of 66 apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager

of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate Neighbourhood Plan requirements, secure a community stormwater detention site to serve the storm catchment area;
2. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 72 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 72 Avenue to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of restrictive covenants:
  - 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. Prohibiting access from 72 Avenue;
9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Central Gordon Estate Amenity Zoning Policy including payment of applicable Central Gordon amenity fee; and
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5495 authorize issuance of Development Permit No. 101052 subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "G";



- b. Landscape plans being in substantial compliance with Schedule “H” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. All signage being in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;

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

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. 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;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development; and further

That Council authorize staff to schedule the public hearing for the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 101052.

CARRIED

Councillor Davis opposed

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COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter, and left the meeting at 7:32pm.

**F.2            Zoning Bylaw 2019 Update**  
**Bylaw No. 5490**  
**Report 19-118**  
**File CD OB00003**

Moved by Councillor Whitmarsh,  
 Seconded by Councillor Davis  
 That council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zoning Bylaw 2019 Update) Bylaw 2019 No. 5490, intended to clarify and update various sections of the Zoning Bylaw and authorize staff to schedule the required public hearing.  
 CARRIED

Councillor Woodward re-entered the meeting at 7:33pm.

**F.3            Official Community Plan Amendment and**  
**Rezoning Application No. 100160 and**  
**Development Permit Application Nos. 100971,**  
**101091 and 101092**  
**(Mitchell Latimer 80 / 197 Inc. / 19648 and**  
**19678 - 80 Avenue and 7661 - 197 Street)**  
**Bylaw No. 5491**  
**Bylaw No. 5492**  
**Report 19-127**  
**File CD 08-22-0083 / 0091**

Moved by Councillor Ferguson,  
 Seconded by Councillor Arnason,  
 That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492, rezoning 7.78 ha (19.23 ac) of land located between 76 and 80 Avenues from 196 to 197 Streets, to Residential Compact Lot Zones R CL(A), R-CL(B), R-CL(SD) and Comprehensive Development Zone CD-131, to facilitate the development of 21 single family lots, 38 semi detached lots and 106 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
  - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services in the Northwest Phase of the Latimer Neighbourhood Plan;
  - b. Secure a community stormwater detention site to serve the storm catchment area;
2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Northwest Phase of the Latimer Neighbourhood Plan (as required by the Latimer Neighbourhood Plan);
3. 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;
4. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 4.5 metre wide street greenway on the south side of 80 Avenue, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
8. Registration of a cross access easement in favour of the Rizun Heritage Residence property over the proposed Townhouse site;
9. Registration of restrictive covenants:
  - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
  - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse, and semi-detached units);
  - c. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
  - d. Prohibiting development of the semi-detached units until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
  - e. Identifying the Streamside Protection and Enhancement Areas;
  - f. Prohibiting clearing of the R-CL(A) and R-CL(SD) lots (with the exception of servicing areas) until such time as a final tree management plan incorporating tree retention, replacement protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;

10. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the Rizun Heritage Residence;
11. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;
13. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491, is consistent with the Township's Five Year Financial Plan, as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5492 authorize issuance of Development Permit No. 100971 (single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;

- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5492 authorize the issuance of Development Permit No. 101091 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

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

That Council at time of final reading of Rezoning Bylaw No. 5492 authorize issuance of Development Permit No. 101092 (townhouse units) subject to the following conditions:

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

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit

stage;

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

d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

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 the Community / Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit Nos. 100971, 101091, and 101092; and further

That Council authorize the applicant to proceed with the preparation of the proposed community stormwater detention site following third reading, should such be granted, and in advance of final reading of Bylaw No. 5492 or Bylaw No. 5484 (ToL Project No. 08-22-0071) subject to the following conditions:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Provision of a shoring plan, if required, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
5. Provision of Water Sustainability Act approvals to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
7. Provision of Traffic Management Plan and security to the acceptance of the Township of Langley General Manager of Engineering and Community

Development;

8. Confirmation by the applicant, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, that works undertaken prior to final reading of the bylaw is completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning application; and

9. Provision of a security bond to the acceptance of the Township of Langley General Manager of Engineering and Community Development.  
CARRIED

Councillors Richter and Woodward opposed

#### **F.4**

##### **Heritage Revitalization Agreement**

**Application No. 100574 - Rizun Residence**

**(Mitchell Latimer 80 Inc. / 19678 - 80 Avenue)**

**Bylaw No. 5493**

**Report 19-125**

**File CD 08-22-0092 / 6800-25-RIZ01**

Moved by Councillor Long,

Seconded by Councillor Davis,

That Council give first and second reading to Heritage Revitalization Agreement Authorization Bylaw (Rizun Residence) 2019 No. 5493 and authorize staff to schedule the Public Hearing.

CARRIED

### **G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

#### **G.1**

##### **Cannabis Production Farm Bylaw**

**Bylaw No. 5496**

**Bylaw No. 5497**

**Bylaw No. 5498**

**Report 19-119**

**File CD BA000023**

Moved by Councillor Kunst,

Seconded by Councillor Whitmarsh,

That Council give first, second and third reading to Cannabis Production Farm Bylaw 2019 No. 5496;

That Council give first, second and third reading to the Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2019 No. 5497;

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5498; and further

That Council authorize staff to refer Cannabis Production Farm Bylaw 2019 No. 5496 to the Minister of Agriculture for approval.

#### AMENDMENT

Moved by Councillor Kunst,

Seconded by Councillor Richter,

That Cannabis Production Farm Bylaw 2019 No. 5496 be amended to include a provision that a noise and mitigation qualified professional be required to provide accommodations in the management plan, as appropriate.

CARRIED

#### MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was CARRIED

### **H. BYLAWS FOR CONSIDERATION AT THIRD READING**

#### **H.1**

**Rezoning Application No. 100564**

**Development Variance Permit Application No. 100100**

**(Amundson / 4685 - 224 Street)**

**Bylaw No. 5479**

**Report 19-103**

**File CD 10-31-0172**

Moved by Councillor Davis,

Seconded by Councillor Richter,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Amundson) Bylaw 2019 No. 5479".

CARRIED

Development Variance Permit No. 100100

Running concurrently with this Bylaw is Development Variance Permit No. 100100 (Amundson / 4685 – 224 Street) in accordance with Attachment A subject to the following conditions:

1. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
2. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.



**H.2            Official Community Plan Amendment and  
Rezoning Application No. 100187  
(Oakbrook Foundation / 23400 - 44 Avenue)  
Bylaw No. 5486  
Bylaw No. 5487  
Report 19-104  
File CD 10-33-0091**

Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That Council give third reading to “Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5486”;  
and

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment  
(Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation)  
Bylaw 2019 No. 5487”.

**AMENDMENT**

Moved by Councillor Long,  
Seconded by Councillor Richter,  
That a prerequisite be added that states that if and when municipal water  
becomes available in the area, that the proponent be required to hook up.  
**CARRIED**

Mayor Froese opposed

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

**H.3            Heritage Revitalization Agreement  
(Parry-Evans Residence)  
Bylaw No. 5227  
Report 19-98  
File CD 08-23-0126 / RZ 100427 / 6800-25-THO01**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council give third reading to “Heritage Revitalization Agreement  
Authorization Bylaw (Parry-Evans Residence) 2019 No. 5227”.  
**CARRIED**

**H.4            Rezoning Application No. 100488 and  
Development Permit Application No. 100904  
(Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue)  
Bylaw No. 5485  
Report 19-102  
File CD 08-26-0195**

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to "Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No.  
5485".

**AMENDMENT**

Moved by Councillor Richter,  
Seconded by Councillor Ferguson,  
That the clearing of the lot in advance of final reading not be permitted.  
**DEFEATED**

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

**AMENDMENT**

Moved by Councillor Richter,  
Seconded by Councillor Arnason,  
That the proponent be required to include Green Roofs.  
**DEFEATED**

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

**MAIN MOTION**

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

Councillor Richter opposed

Development Permit No. 100904

Running concurrently with this Bylaw is Development Permit No. 100904  
(Carvolth Developments Ltd. / 20161 and 20187 – 86 Avenue) in  
accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "K"

- through “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
  - d. All signage being in compliance with the Township’s Sign Bylaw and Schedule “I”;
  - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “J”;
  - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township.

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

- a. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101051;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. 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;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

**H.5                    Rezoning Application No. 100450 and  
Development Permit Application Nos. 100825 and 101057  
(Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and  
7415 - 198B Street and 7400 Block of 197 Street)  
Bylaw No. 5484  
Report 19-99  
File CD 08-22-0071**

Moved by Councillor Whitmarsh,  
 Seconded by Councillor Kunst,  
 That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 73 Inc.) Bylaw 2019 No. 5484".

CARRIED

Development Permit No. 100825

Running concurrently with this Bylaw is Development Permit No. 100825 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 – 198B Street and 7400 Block of 197 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(B);
- b. Building plans being in substantial compliance with Schedules "A" through "N";
- c. On-site landscaping plans being in substantial compliance with Schedules "O" through "V", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101057

Running concurrently with this Bylaw is Development Permit No. 101057 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 – 198B Street and 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

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

## H.6

**Official Community Plan Amendment and  
Rezoning Application No. 100162  
Development Permit Application No. 100978 and  
Development Variance Permit Application No. 100105  
(Qualico Developments / 7720 and 7780 - 202A Street, and  
7767 - 204 Street)  
Bylaw No. 5451  
Bylaw No. 5452  
Report 19-71  
File CD 08-23-0173**

Moved by Councillor Ferguson,  
Seconded by Councillor Kunst,  
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5451”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5452”.

**AMENDMENT**

Moved by Councillor Long,

Seconded by Councillor Woodward

That prerequisite number three be amended to include the words “202A Street” immediately after the words “traffic improvements for” and the words “Latimer Neighbourhood Plan and” immediately before the words “Yorkson Neighbourhood Plan”.

**CARRIED**

**MAIN MOTION, AS AMENDED**

The question was called on the Main Motion, as amended, and it was  
**CARRIED**

Councillors Arnason and Richter opposed

Development Permit No. 100978

Running concurrently with this Bylaw is Development Permit No. 100978 (Qualico Developments / 7720 and 7780 – 202A Street, and 7767 – 204 Street) in accordance with Attachment A subject to the following conditions:

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

Development Variance Permit No. 100105

Running concurrently with this Bylaw is Development Variance Permit No. 100105 (Qualico Developments / 7720 and 7780 – 202A Street, and 7767 – 204 Street) in accordance with Attachment B subject to the following conditions:

- a) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 9, 10, 18 and 56, indicated on Schedule “A”;
- b) Section 401.5 (1) – Siting of Buildings and Structures of Township of

Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres on proposed Lots 9, 10, 18 and 56, indicated on Schedule "A".

## **I. BYLAWS FOR FINAL ADOPTION**

### **I.1 Subdivision and Development Servicing Bylaw**

**Bylaw No. 5382**

**Report 19-111**

**File CD 3900-25**

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to "Subdivision and Development Servicing Bylaw 2019 No. 5382".  
CARRIED

Councillor Arnason opposed

### **I.2 Rezoning Application No. 100477 and Development Permit Application No. 100895 (Archwood Developments Ltd. / 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue) Bylaw No. 5408 Report 18-117 File CD 08-26-0178**

Moved by Councillor Arnason,  
Seconded by Councillor Woodward,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Archwood Developments Ltd.) 2018 Bylaw No. 5408".  
CARRIED

Development Permit No. 100895

Moved by Councillor Arnason,  
Seconded by Councillor Long,  
That Council authorize issuance of Development Permit No. 100895 (Archwood Developments Ltd. / 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "BB" subject to integration and Township acceptance of lot grading;
- b. Landscape plans being in substantial compliance with Schedules "BC"

through “BG” and in compliance (subject to Township acceptance of lot grading) 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 Schedules “X”, “AL” and “BB”, and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings to the acceptance of the Township;
- f. Registration of restrictive covenants to the acceptance of the Township:
  - i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
  - ii. prohibiting reliance on street parking; and,
  - iii. prohibiting access to 204 Street for the townhouse units.

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

- a. Issuance of Energy Conservation and Greenhouse Gas Reduction DP101011;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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, both with accompanying legal documents as required, to the acceptance of the Township.

CARRIED



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**COUNCILLOR DECLARES CONFLICT OF INTEREST**

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 8:14pm.

**I.3            Official Community Plan Amendment and  
Rezoning Application No. 100115 and  
Development Permit Application No. 100768  
(Beedie Development Group / 26550 Gloucester Way)  
Bylaw No. 5444  
Bylaw No. 5445  
Report 19-27  
File CD 14-06-0128**

Moved by Councillor Long,  
Seconded by Councillor Woodward,  
That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444”;  
and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445”.  
CARRIED

Development Permit No. 100768

Moved by Councillor Arnason,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Permit No. 100768 (Beedie Development Group / 26550 Gloucester Way) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “C”
- b. Landscape plans being in substantial compliance with Schedule “D” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules “A” and “C” and the Gloucester Development Permit Guidelines and 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), to the acceptance of the Township;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible

architectural treatments;

- f. All outdoor storage areas being covered by a dust free surface;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

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

- a. Payment of supplemental Development Permit application fees and Building Permit administration fees;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- c. 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 to the acceptance of the Township;
- d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage.

CARRIED

Councillor Ferguson re-entered the meeting at 8:15pm.

**I.4            Rezoning Application No. 100506 and  
Development Permit Application No. 100949  
(Hayer Builders Group (Frame Townhomes) Ltd. /  
20088 - 82 Avenue)  
Bylaw No. 5422  
Report 19-28  
File CD 08-26-0187**

Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Frame Townhomes) Ltd.) Bylaw 2018 No. 5422".  
CARRIED

Councillor Richter opposed

Development Permit No. 100949

Moved by Councillor Kunst,

Seconded by Councillor Long,

That Council authorize issuance of Development Permit No. 100949  
((Hayer Builders Group (Frame Townhomes) Ltd. / 20088 - 82 Avenue) in  
accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “N”; and
- b. On-site landscaping plans being in substantial compliance with Schedules “O” through “R”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

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

Councillor Richter opposed

**I.5            Official Community Plan Amendment and  
Rezoning Application No. 100146 and  
Development Permit Application No. 100889  
(Vesta Properties Ltd. Phase 6 / 8304, 8336 and  
8384 - 200 Street and 20080 - 84 Avenue)  
Bylaw No. 5398  
Bylaw No. 5399  
Report 18-97  
File CD 08-26-0186**

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd. Phase 6) Bylaw 2018 No. 5398”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 6) 2018 Bylaw No. 5399”.  
CARRIED

Councillor Richter opposed

Development Permit No. 100889

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Permit No. 100889 (Vesta Properties Ltd. Phase 6 / 8304, 8336 and 8384 – 200 Street and 20080 – 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “AM”;
- b. On-site landscaping plans being in substantial compliance with Schedules “AN” through “AAA”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules “P” through “S”, “X” through “AB”, and “AG” through “AI”, and with the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;

e. All refuse areas to be located within the buildings to the acceptance of the Township;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
  - b. 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;
  - c. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
  - d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;
  - e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
  - f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
  - g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
- CARRIED

Councillors Arnason and Richter opposed

## I.6

**Rezoning Application No. 100529 and  
Development Permit Application No. 101008  
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)  
Bylaw No. 5454  
Report 19-74  
File CD 11-31-0045**

Moved by Councillor Long,  
Seconded by Councillor Woodward,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454".  
CARRIED

Development Permit No. 101008

Moved by Councillor Long,

Seconded by Councillor Kunst,

That Council authorize issuance of Development Permit No. 101008 (CrewH (Redwood Park) Homes Ltd. / 21750 – 96 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “I”;
- b. Landscape plans being in substantial compliance with Schedules “J” through “P” 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. 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), to the acceptance of the Township;

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

- a. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, both with accompanying legal documents as required, to the acceptance of the Township.

CARRIED

#### **O. TERMINATE**

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That the meeting terminate at 8:19pm.

CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township Clerk