



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: New Subdivision and Development Servicing  
Bylaw 2021, No.3126

File #: [Required]

Doc #:

From: Hirod Gill, P. Eng.  
Manager of Engineering Services

Date: June 28, 2021

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## RECOMMENDATION:

THAT the report of the Manager of Engineering Services dated June 28, 2021 regarding new Subdivision and Development Servicing Bylaw 2021, No. 3126 be received for information.

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## PURPOSE:

The purpose of this report is to provide a summary of the proposed new Subdivision and Development Bylaw 2021, No. 3126 and related policy and Fees and Charges Bylaw changes to prior to Council's consideration of the bylaw.

## CURRENT BYLAWS AND POLICY IN EFFECT:

1. Subdivision & Development Servicing Bylaw, 2008, No. 2744
2. Pavement Cut Policy CO-57
3. Fees and Charges Bylaw, 2010, No. 2737

## COMMENTS/ANALYSIS:

The current Subdivision & Development Servicing Bylaw, 2008, No. 2744 (hereafter called the current bylaw), lays out the criteria and standards of works and services to be provided for the subdivision/development of lands. The current bylaw was last updated in 2008 and has two distinct sections; one related to development and subdivision regulations that reflects requirements outlined in the Local Government Act and

Community Charter, and the other section is related to engineering design standards, which is purely an engineering technical document that outlines engineering design criteria. These engineering standards apply to both land developments as well as general engineering projects. It is proposed that the engineering standards be separated from the subdivision and development regulations of the current bylaw to introduce two independent documents as follows:

- 1- New Subdivision and Development Servicing Bylaw 2020, No. 3126 (hereafter called the proposed Bylaw): Attachment #1 contains the proposed Bylaw. This document includes the proposed subdivision/development regulations and procedures plus any other onsite (within the private property) works and services required by the City; and
- 2- Design Criteria Manual: Attachment #2 contains the Design Criteria Manual that will be an independent and technical document (not part of the bylaw). The Design Criteria Manual sets the engineering design and construction standards in the City of Langley for both land developments, and the City's capital/operating projects.

These two draft documents include updated requirements and standards are consistent with many municipalities in the Lower Mainland. The proposed changes promote improved environmental sustainability, enhanced street landscaping and multi modal transportation, and offer greater certainty, clarity, and flexibility to the development community.

Separating the proposed Bylaw (covering subdivision and development application regulations and requirements) from the Design Criteria Manual (covering engineering and construction standards) simplify engineering standards amendments from time to time without having to revise the bylaw.

A detailed description of the methodology and objectives used in updating the existing bylaw is provided in Attachment #3.

### ***Highlighted Revisions/Updates***

Attachment #4 highlights the major updates in the proposed Bylaw & Design Criteria Manual. These updates are not new to the development community and consulting engineers as they are widely practiced in other municipalities in the Lower Mainland.

Tables 1 and 2 of Attachment #4, briefly explain the nature of the updates/changes, why they were needed, and the expected benefit from setting these new criteria. The intent of these Tables is to assist readers to quickly review the new requirements in the proposed Bylaw and Design Criteria Manual. Table 2 provides detailed design information for developers and consulting engineers.

Housekeeping revisions such as typos, grammar, etc. are not listed in Tables 1 and 2 of Attachment #4 as these changes are inconsequential.

The proposed Bylaw and the Design Criteria Manual are linked to this report as attachments #1 & #2.

### ***Subdivision and Development Bylaw Readings for Consideration***

The proposed Bylaw will be on the June 28 Council agenda for first and second Readings. If Council grants the first and second Readings, staff will post copies of the proposed Bylaw and Design Criteria Manual together with a copy of this report on the City of Langley's website for two months and will advertise in the local newspaper and social media for public, development community, and consulting engineers to review and comment. Staff will also email developers and consulting engineering firms, that are doing business regularly in the City, to invite them to review and comment on the proposed Bylaw and Design Criteria Manual.

Electronic copies of these two documents will also be forwarded to the City's legal advisors for review and comments.

At the end of the two-month period, staff will review the received comments for consideration in the final draft of these two documents and will report back to Council for consideration.

### ***Repealing Pavement Cut Policy***

The Pavement Cut Policy CO-57 addresses pavement cuts within the City highways and roads. This policy requires all applicant to fill out both the "Highway Use Permit" (HUP) and "Pavement Cut" forms prior to cutting pavements at the City roads.

The Design Criteria Manual brings in all the Pavement Cut Policy requirements under one comprehensive document to provide a "one stop shop" for developers, contractors, and consulting engineers. Enforcement will be addressed through the Highway and Traffic Regulation Bylaw, 2013 No. 2871

The Design Criteria Manual also introduces a change on how the "Permanent Pavement Restoration" should be completed. City crews will now complete the final pavement repair (after 12 months) using fees collected from developers and contractors.

The City's Pavement Cut Policy CO-57 will be repealed, as its content is now included in the Design Criteria Manual.

### ***Amendment to the Fees and Charges Bylaw***

The current charges for pavement reinstatement and degradation fees need to increase in the Fees and Charges Bylaw, 2010, No. 2837 to reflect their true cost to the City. As such, staff recommend Council approve:

1. The permanent pavement reinstatement fee increase from \$80 per square meter to \$100 per square meter; and
2. Pavement degradation fee increase from \$10 per square meter to \$15 per square meter.

Attachment #5 outlines the proposed amendments to the Fees and Charges Bylaw No. 2837.

### **BUDGET IMPLICATIONS:**

There are no anticipated budget implications.

**ALTERNATIVES:**

N/A

Respectfully Submitted,



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Hirod Gill, P.Eng.  
Manager of Engineering Services

Reviewed by,



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Rick Bomhof, P.Eng.  
Director of Engineering, Parks & Environment

Reviewed by,



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Carl Johannsen, RPP, MCIP  
Director Development Services

**Attachments:**

Attachment #1: [Subdivision and Development Servicing Bylaw 2020, No. 3126](#) (a hyperlink to City's website)

Attachment #2: [Design Criteria Manual](#) (a hyperlink to City's website)

Attachment #3: Bylaw Update Methodology

Attachment #4: Summary of Major Proposed Updates to the City of Langley Subdivision and Development Servicing Bylaw 2008, No. 2744

Attachment #5: Fees and Charges Bylaw 2010, Bylaw No. 2837, Amendment No. 30, 2021, No. 3176 (proposed changes highlighted and in "Track Change" mode)

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer