



## REGULAR MEETING OF COUNCIL

Monday, September 20, 2021 at 1:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending in person and electronically as per Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

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

M. Bakken, S. Gamble, S. Harvey-Renner, S. Ruff, R. Seifi, P. Tulumello,  
and J. Winslade

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

### **ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES**

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

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

#### **A.1 Regular Council Meeting - September 20, 2021**

Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That Council adopt the agenda and receive the agenda items of the  
Regular Council meeting held September 20, 2021, as amended.  
CARRIED

Clerk's Note: Item O. 2 was added to the agenda.

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

#### **B.1 Regular Council Meeting - July 26, 2021**

Moved by Councillor Kunst,  
Seconded by Councillor Arnason,  
That Council adopt the Minutes of the Regular Council meeting held July  
26, 2021.  
CARRIED

**C. DELEGATIONS****C.1            Jordan Sparrow, President  
Township of Langley Professional Firefighters IAFF Local 4550  
File 0550-07**

Jordan Sparrow, President, IAFF Local 4550, appeared before Council to provide an update on the ongoing staffing issues for the Fire Department and how it impacts overall service levels. He noted that in 2006, Council moved to a composite staffing model. He expressed concern that the current level of staffing may not meet work safe standards for firefighters to enter a building. Crews often wait for on-call firefighters to arrive. Fire trucks are fully staffed only 75% of the time. Occupational stress is a concern amongst firefighters. He asked Council to continue their support of firefighters by considering these staffing issues.

**MOTION**

Moved by Councillor Long,

Seconded by Councillor Ferguson,

That the delegation from Jordan Sparrow, IAFF Local 4550, regarding firefighter staffing be referred to the 2022 budget discussions.

**CARRIED**

**D. PRESENTATIONS****D.1            Metro 2050 Plan**

Jerry Dobrovolny, CAO / Commissioner of Metro Vancouver Regional District, and Heather McNell, General Manager of Regional Planning and Housing Services, Metro Vancouver, provided a presentation regarding the Metro 2050 Plan. The goals of the Plan are to:

1. Create a Compact Urban Area;
2. Support a Sustainable Economy;
3. Protect the Environment and Respond to Climate Change and Natural Hazards;
4. Provide Diverse and Affordable Housing Choices; and
5. Support Sustainable Transportation Choices.

Each member municipality will work within local context and contribute what they can towards regional targets.

Fall engagement opportunities include Council/Board presentations, public webinar, intergovernmental advisory committee, feedback for, and open houses. The bylaw will go for first reading in early 2022 with a Public Hearing in February/March. Final reading of the bylaw is planned for July 2022.

**D.2 Tree Regulations Toolkit**

Marcin Pachcinski, Division Manager, Electoral Area and Environment, Regional Planning and Housing Services, Metro Vancouver provided a presentation regarding the Tree Regulations Toolkit. The purpose of the Toolkit is to serve as a resource on using regulatory tools that influence the preservation and growth of trees and tree canopy. The structure of the Toolkit includes:

1. Overview of available regulatory approaches in BC;
2. Considerations for selecting the right tools for your community; and
3. Descriptions of each tool including:
  - a. Higher-level plans
  - b. Tools that regulate land use
  - c. Tools that primarily regulate trees.

The Toolkit was created to support municipal efforts to incorporate tree protection measures into land used plans and regulations, and to help retain trees and grow canopy cover across the region.

**D.3 Transport 2050 Plan**

Eve Hou, Manager Policy Development, TransLink, provided a presentation regarding the Transport 2050 Plan. She commented that Transport 2050 provides a 30-year blueprint for regional transportation projects, policies, and programs. It is a shared strategy in partnership with Metro 2050, Climate 2050, staff from municipalities, and the Province. Draft goals include convenient, reliable, affordable, safe and comfortable, and carbon-free choices for users. The draft strategy has been in development since 2019 with public engagement and input along the way. The final phase of online public engagement will take place this fall with the final Strategy being put forward for adoption by the Mayors' Council in early 2022.

**E. REPORTS TO COUNCIL****E.1 Yorkson Community Park 2021 Phasing Update  
Report 21-106  
File ENG 6125-20-WILL2-2021**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Arnason,  
That Council receive this update on the development status of Yorkson Community Park and proposed development plan for their consideration during future Capital Budget reviews.  
CARRIED

**E.2 South Campbell Heights - Brookswood Aquifer  
Report 21-104  
File ENG 5280-23**

Moved by Councillor Arnason,  
Seconded by Councillor Kunst,  
That Council receive the South Campbell Heights – Brookswood Aquifer  
Report for information.  
CARRIED

**E.3 Langley Building Bylaw Enforcement Policy  
Report 21-102  
File CD 4320-01**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Long,  
That Council adopt the Langley Building Bylaw Enforcement Policy  
presented as Attachment A.  
CARRIED

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

**F.1 Official Community Plan Amendment and  
Rezoning Application No. 100192 and  
Development Permit Application No. 101212  
(Compass Cohousing / 20353 - 66 Avenue)  
Bylaw No. 5736  
Bylaw No. 5737  
Report 21-107  
File CD 08-14-0222**

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council give first and second reading to Langley Official Community  
Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)  
Bylaw No. 1998 No. 3800 Amendment (Southwest Gordon Estate  
Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Compass  
Cohousing) Bylaw 2021 No. 5736 and Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Compass Cohousing) Bylaw 2021 No. 5737,  
rezoning a 0.53 ha (1.32 ac) portion of land located at 20353 – 66 Avenue  
to Comprehensive Development Zone CD-165 to facilitate the  
development of 40 condominium units subject to the following  
development prerequisites being satisfied to the acceptance of the  
Township of Langley General Manager of Engineering and Community  
Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure

- required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Southwest Gordon Estate Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
  3. Provision of road dedications, widenings, and necessary traffic improvements for 203 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Southwest Gordon Estate Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
  4. Dedication and construction of a 4.5 m wide street greenway on the east side of 203 Street along the frontage of the subject portion of the site, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
  5. Upgrade the Fortis ROW into a linear park system, including recreational pathway connection in accordance with the Southwest Gordon Estate Neighbourhood Plan;
  6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
  7. Compliance with Age Friendly Amenity Area requirements;
  8. Registration of restrictive covenants acceptable to the Township:
    - a. Identifying the units (minimum 10% for apartments) required in accordance with Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
    - b. Prohibiting left turn ingress and egress from 203 Street;
    - c. Prohibiting reliance on on-street parking;
  9. Compliance with the Community Amenity Contributions Policy if applicable;
  10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Compass Cohousing) Bylaw 2021 No. 5736 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. 5737 authorize issuance of Development Permit No. 101212, 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 Schedule "C" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. All rooftop mechanical equipment to be screened from view; and
- d. 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 an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5736 and 5737 in conjunction with the hearing for proposed Development Permit No. 101212.

CARRIED

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

**G.1            2022 Permissive Tax Exemptions  
Bylaw No. 5733  
Report 21-101  
File FIN 1970-04**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,

That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw 2021 No. 5733.

CARRIED

**G.2 Land Acquisition Loan Authorization Bylaw 2021 and  
Alternative Approval Process  
Bylaw No. 5742  
Report 21-105  
File FIN 1760-20**

Moved by Councillor Kunst,  
Seconded by Councillor Davis,  
That Council give first, second and third reading to Land Acquisition Loan Authorization Bylaw 2021 No. 5742 for the purpose of borrowing funds in the amount of \$2.78 million for Land Acquisition capital project repayable from general revenue; and

That Council provide an Alternative Approval Process, in accordance with Section 86 of the Community Charter, for Land Acquisition Loan Authorization Bylaw 2021 No. 5742 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a) Elector responses shall be in the form set out in Attachment "A".
- b) The deadline for the submission of elector responses forms shall be 4:30 PM on Monday, January 31, 2022 (the "Deadline").
- c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.
- d) This Alternative Approval Process applies to the entire area of the Township, and a fair determination of the total number of electors of the Township of Langley is 91,943.
- e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the Community Charter.

CARRIED

Councillors Arnason and Long opposed

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

**H.1 Rezoning Application No. 100593 and  
Development Permit Application No. 101179  
(1185954 BC Ltd. / Kumar Architecture Ltd. / 7189 - 208A Street)  
Bylaw No. 5732  
Report 21-99  
File CD 08-13-0091**

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to "Township of Langley Zoning Bylaw

1987 No. 2500 Amendment (1185954 BC Ltd.) Bylaw 2021 No. 5732".  
CARRIED

Development Permit No. 101179

Running concurrently with this Bylaw is Development Permit No. 101179 (1185954 BC Ltd. / Kumar Architecture Ltd. / 7189 – 208A 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 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Completion of a subdivision to create five (5) rowhouse lots;
- e. Registration of party wall and common element maintenance agreements on the title;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

## **J. CORRESPONDENCE**

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



**J.1 Temporary Use of Water - Project Relief Request  
File 6410-01**

MOTION

Moved by Mayor Froese,

Seconded by Councillor Whitmarsh,

That Council receive the letter from H. Peter Fassbender, Chair, Murrayville Rental Housing LP, and waive the \$50.00 per day charge for temporary use of water until the permanent hookups and infrastructure are completed. The estimated temporary usage will be approximately seven months, which will equate to a cost of \$10,500.00, funded from Council contingency.

CARRIED

Councillors Davis and Long opposed

**J.2 Rail Safety Week  
File 0630-01**

Correspondence from Mike LoVecchio, Director, Indigenous Relations and Government Affairs, Canadian Pacific, requesting support to promote rail safety during Rail Safety Week, September 20-26, 2021.

MOTION

Moved by Councillor Long,

Seconded by Councillor Arnason,

That Council direct staff to promote Rail Safety Week with any resources that are available.

CARRIED

**J.3 Foster Family Month  
File 0630-01**

Correspondence from Mitzi Dean, Minister of Children and Family Development, requesting the month of October 2021 be proclaimed as Foster Family Month.

**K. MINUTES OF COMMITTEES**

**K.1 Heritage Advisory Committee - September 1, 2021  
Recreation, Culture, and Parks Advisory Committee -  
September 8, 2021  
File 0540-20**

Moved by Councillor Kunst,

Seconded by Councillor Long,

That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

CARRIED

#### **L. MAYOR AND COUNCIL REPORT**

Mayor Froese and Councillors attended several events during the course of their duties.

#### **M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT**

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

The following items have been brought forward from the July 26, 2021 Special Closed meeting for public information:

**N.1 Commercial Vehicle Enforcement  
File 4000-01**

That the legal opinion provided by Norton Rose Fulbright, regarding authority to flag, stop or pullover moving commercial vehicles pursuant to the provision of the Motor Vehicle Act be released for public information.  
CARRIED

Section 90(1) (f) Law Enforcement

**N.2 Age Limit on the Sale of Spray Paint  
File 2400-01**

That the legal opinion from Nathan Lapper, Norton Rose Fulbright, regarding the ability to regulate or place an age limit on the sale of spray paint in the Township be released for public information.  
CARRIED

Section 90(1) (i) Solicitor-Client Privilege

#### **O. OTHER BUSINESS**

**O.1 Salmon River Uplands - Rural Plan Amendments**

Moved by Councillor Arnason,  
Seconded by Councillor Long,  
Whereas the Township of Langley adopted its extant Rural Plan in 1993, which plan has amongst its stated goals, the retention and enhancement of the existing countryside character of those areas designated as agricultural or rural in the Official Community Plan;

Whereas the Salmon River Uplands are specifically addressed in the Rural Plan at paragraph 5.7.1, regarding the need for a more detailed plan to be prepared to set out policies for future growth, subdivision, and agriculture

in the area; and

Whereas specific policy goals and any planning framework for the area are currently undeveloped, and therefore do not provide adequate consideration for a variety of ensuing policy initiatives, nor an appropriate and established framework for the evaluation of proposed projects, with particular concerns already identified to include water resources, climate change mitigation method requirements, tree canopy coverage, smart growth principles, rational service provision, and other current best management planning considerations;

Therefore be it resolved that Council direct staff to provide a focused review of the current plan with respect to residential subdivision development in the Salmon River Uplands, and report back to Council on recommended amendments and enhancements to the Rural Area Plan in order to address these under-developed goals so as to provide an interim framework in which to evaluate residential development proposals within the area.

DEFERRAL

Moved by Councillor Davis,

Seconded by Councillor Arnason,

That this motion be deferred to the October 4, 2021 Regular Council meeting when all members of Council can be in attendance.

CARRIED

## O.2

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That Council give first, second and third reading to Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5744.

CARRIED

## **P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING**

Moved by Councillor Arnason,

Seconded by Councillor Davis,

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

Item A.1 - Section 90(1) (n) Consideration;

Item D.1 - Section 90(1) (f) Law Enforcement;

Item E.1 - Section 90(1) (e) Property; (g) Legal;

Item F.1 - Section 90(1) (g) Legal;

Item F.2 - Section 90(1) (i) Solicitor-Client Privilege;

Item F.3 - Section 90(2) (b) Intergovernmental Relations; and  
Item F.4 - Section 90(1) (a) Personnel.  
CARRIED

**Q. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That the meeting terminate at 3:40pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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