



## REGULAR EVENING MEETING OF COUNCIL

Monday, January 21, 2019 at 7:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

---

### 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, and K. Sinclair

W. Bauer, R. Nelson, and K. Stepto

### A. ADOPTION AND RECEIPT OF AGENDA ITEMS

#### **A.1 Regular Evening Council Meeting - January 21, 2019**

Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held January 21, 2019.  
CARRIED

### B. ADOPTION OF MINUTES

#### **B.1 Regular Evening Council Meeting - January 14, 2019**

Moved by Councillor Long,  
Seconded by Councillor Kunst,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held January 14, 2019.  
CARRIED

#### **B.2 Public Hearing Meeting - January 14, 2019**

Moved by Councillor Woodward,  
Seconded by Councillor Ferguson,  
That Council adopt the Minutes of the Public Hearing meeting held  
January 14, 2019.  
CARRIED

### C. PRESENTATIONS

**D. DELEGATIONS****D.1            Langley Community Music School  
File 0550-07**

Carolyn Granholm, Langley Community Music School, appeared before Council to discuss the school's activities, achievements, and their 50th anniversary celebratory events planned for 2019. She noted that the school is recognized nationally and internationally through the students who have gone on to universities in other parts of the world and are now respected professional musicians. Their vision has always been to be a centre for musical excellence and innovation and to enrich the development of the arts and culture within the community. The School offers a wide range of programming for all ages and levels. The School also presents the Rose Gellert Hall Series and Concerts Café Classico Series. She extended an invitation to everyone to come to one of the many 50th Anniversary Concerts throughout the year.

**D.2            Alder Grove Heritage Society  
File 0550-07**

Michael Pratt and Michelle Bridges, Alder Grove Heritage Society, appeared before Council to discuss reconsideration of plans to demolish the former Aldergrove Fire Hall located at 2900 – 272 Street. They commented that the Fire Hall has been a gathering place in Aldergrove for over 60 years. It symbolizes community pride. Heritage BC states that buildings built in the 1950's and 1960's should now begin the process of getting on the Heritage Register. They ask that this building be preserved and be used for a unique business and mixed use space.

**D.3            Jessica Yaniv  
File 0550-07**

Delegation withdrawn.

**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING****F.1            Tandem Parking  
Bylaw No. 5442  
Report 19-08  
File CD BA 000022**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No.

5442, for the purpose of establishing a 50% maximum for tandem parking spaces in a townhouse use; and authorize staff to schedule the required Public Hearing.

**AMENDMENT**

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442 be amended to state that 2.5 spaces per dwelling unit be provided by tandem parking, but no more than 15% of all dwelling units in a townhouse development may have tandem parking spaces.

**DEFEATED**

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

**MAIN MOTION**

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

Councillors Richter and Woodward opposed

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

**G.1 Amendments to the Election and Political Sign Bylaw**

**Bylaw No. 5411**

**Bylaw No. 5443**

**Report 19-06**

**File ADM 3900-25**

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That Council give first, second, and third reading to "Township of Langley Election and Political Signs Bylaw 2015 No. 5034 Amendment Bylaw 2018 No. 5411";

That Council give first, second, and third reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5443"; and

That Council direct staff to bring forward an amendment to the "Bylaw Notice Enforcement Bylaw 2008 No. 4703" to provide ticketing provisions should General Local Election signage be placed prior to the submission of the required refundable fee.

## REFERRAL

Moved by Councillor Long,  
Seconded by Councillor Ferguson,  
That the amendments to the Election and Political Sign Bylaw be referred to a future Council Priorities Committee for further discussion.

CARRIED

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

**H.1            Rezoning Application No. 100506 and  
Development Permit Application No. 100949  
(Hayer Builders Group (Frame Townhomes) Ltd. /  
20088 - 82 Avenue)  
Bylaw No. 5422  
Report 18-166  
File CD 08-26-0187**

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

## REFERRAL

Moved by Councillor Woodward,  
Seconded by Councillor Richter,  
That Rezoning Application No. 100506 be referred back to staff to work with the proponent to reduce the amount of tandem parking to 10%, to improve the character of the buildings, and to clarify why no significant trees are being retained.

## MOTION DIVIDED

The motion was divided.

## MOTION #1

That Rezoning Application No. 100506 be referred back to staff to work with the proponent to reduce the amount of tandem parking to 10%.

DEFEATED

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

## MOTION #2

That Rezoning Application No. 100506 be referred back to staff to work with the proponent to improve the character of the buildings.

CARRIED

Mayor Froese and Councillors Ferguson, Kunst, and Long opposed

**MOTION #3**

That Rezoning Application No. 100506 be referred back to staff to clarify why no significant trees are being retained.

CARRIED

Mayor Froese and Councillors Ferguson and Whitmarsh opposed

Development Permit No. 100949

Running concurrently with this Bylaw is 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";
- 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;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**I. BYLAWS FOR FINAL ADOPTION**

**J. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including McDonald's Ribbon Cutting and Ralph's Farm Market Ribbon Cutting.

**K. METRO VANCOUVER REPRESENTATIVES REPORT**

Mayor Froese and Councillors Arnason, Ferguson, Long, and Richter attended Metro Board meetings.

**L. ITEMS FROM PRIOR MEETINGS**

The following item was referred from the December 10, 2018 Regular Afternoon Council Meeting for further discussion:

**L.1 Booth, Fernridge and Rinn Neighbourhood Plans  
Terms of Reference  
Report 18-162  
File CD LRP00014**

**MOTION #1**

Moved by Councillor Long,

Seconded by Councillor Davis,

That Council endorse the Project and the Neighbourhood Team Terms of Reference for neighbourhood planning in the Booth, Fernridge and Rinn areas of the Brookwood-Fernridge Community Plan, substantially in the form outlined in Attachments A and B.

**CARRIED**

Councillors Arnason, Richter, and Woodward opposed

**MOTION #2**

Moved by Councillor Whitmarsh,

Seconded by Councillor Kunst,

That the Neighbourhood Planning Team be increased to 12 members to add three members; two from the developed parts of Brookwood-Fernridge and one from the rural area surrounding Brookwood-Fernridge.

**AMENDMENT**

Moved by Councillor Richter,

Seconded by Councillor Woodward,

That the motion be amended to read as follows:

That the Neighbourhood Planning Team be increased to 12 members to add three residents; two from the developed parts of

Brookwood-Fernridge and one from the rural area surrounding Brookwood-Fernridge.

CARRIED

Councillor Long opposed

MAIN MOTION, AS AMENDED

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

Councillors Arnason, Long, and Woodward opposed

MOTION #3

Moved by Councillor Richter,

Seconded by Councillor Davis,

That the Neighbourhood Planning Team be instructed to provide a Terms of Reference for Council approval that shall include three subcommittees, one for each separate neighbourhood with a maximum of 10 people each, with each sub-committee chaired by a member of the Neighbourhood Planning Team.

CARRIED

Councillors Arnason and Long opposed

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

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter, and left the meeting at 9:23pm.

## **N. OTHER BUSINESS**

### **N.1 Streamside Protection Regulations**

Moved by Councillor Arnason,

Seconded by Councillor Davis,

Whereas the Township of Langley is governed by a Sustainability Charter which supports the preservation and enhancement of the natural environment;

Whereas Schedule 3 of the Township's Official Community Plan provides for streamside protection regulations and riparian setbacks which currently do not apply to lands located in the Gloucester Industrial Estates;

Whereas Technical Report 807 (1978) for land development prepared by the DFO currently forms the basis for development adjacent to fish bearing streams in the Gloucester Industrial Estates; and

Whereas the Gloucester Community Plan Bylaw No. 2556 was adopted in 1988, and Council has not subsequently considered its provisions relative to new policies and regulatory frameworks designed to enhance riparian and wetland protection of watercourses throughout the Township;

Therefore be it resolved that Council direct staff, in consultation with the DFO and consistent with provincial guidelines, to bring forward for Council consideration an area plan review and draft amendment bylaw to facilitate the adoption of the current Streamside Protection Regulations for the entire Gloucester Community Plan area.

#### REFERRAL

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That this motion be referred to staff for more background information and jurisdiction analysis.

CARRIED

Councillors Arnason, Davis, and Richter opposed

## **N.2 Streamside and Riparian Protection Enforcement of Current Requirements**

Moved by Councillor Arnason,

Seconded by Councillor Richter,

Whereas sections 3.13.15 through 3.13.19 of the 2016 Official Community Plan (OCP) [Township Streams and Riparian Areas] apply throughout the entire area of the Township; and

Whereas under section 3.13.19 all watercourses and riparian areas are designated as Streamside Protection Development Permit Areas; and

Whereas all development in these DP areas requires a development permit and all development must comply with the guidelines stipulated in Schedule 3 to the OCP; and

Whereas the Gloucester Industrial Park Community Plan provisions governing riparian area protection are also set out in section 4.0 of the Plan;

Therefore be it resolved that during the Township review of the Gloucester Plan, Council hereby directs Staff to take all such action as may be necessary and possible to vigorously enforce all the Township's current DP and other streamside protection requirements in the Gloucester Plan area, consistent with the provincial Riparian Areas Protection Act and guidelines of the Department of Fisheries and Oceans.



## REFERRAL

Moved by Councillor Woodward,  
Seconded by Councillor Whitmarsh,  
That this motion be referred to staff.

CARRIED

Councillor Richter opposed

Councillor Ferguson rejoined the meeting at 9:38pm.

**N.3 Latimer Neighbourhood Plan Mixed-Use Exception**

Moved by Councillor Woodward,  
Seconded by Councillor Richter,  
Whereas mixed-use nodes spread throughout high-density residential neighbourhoods enable “vibrant, pedestrian-orientated areas where residents can access a variety of small-scale retail and other commercial services” (Latimer Neighbourhood Plan - Page 22); and

Whereas mixed-use nodes are a fundamental component of quality pedestrian-orientated neighbourhoods and, therefore, should not be compromised; and

Whereas within the Latimer Neighbourhood Plan’s Land Use Plan (LNP Page 68) properties 20115 and 20139 80 Avenue (5 Acres) are designated Apartment - Mixed Use; and

Whereas within the text definition of Apartment - Mixed Use (LNP Pages 22-23) these two properties are granted a unique exclusion from the Land Use Plan, an exclusion from the land use plan not granted to any other properties; and

Therefore be it resolved that staff be directed to bring forward a Latimer Neighbourhood Plan text amendment to remove the unique exclusion for 20115 and 20139 – 80 Avenue from the Apartment - Mixed Use definition and requirements.

## REFERRAL

Moved by Councillor Woodward,  
Seconded by Councillor Whitmarsh,  
That this motion be referred to staff for further clarification.

CARRIED

**O. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That the meeting terminate at 9:51pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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