



# REGULAR AFTERNOON MEETING OF TOWNSHIP COUNCIL

Monday, September 19, 2016 at 2:30 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## AGENDA

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

#### **A.1 Regular Afternoon Council Meeting Agenda - September 19, 2016**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Afternoon Council meeting held September 19, 2016.

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

#### **B.1 Regular Afternoon Council Meeting - September 12, 2016**

**Recommendation:** That Council adopt the Minutes of the Regular Afternoon Council meeting held September 12, 2016.

**Attachments:** [B.1 09 12 Regular Afternoon Minutes.pdf](#)

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

**Recommendation:** 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) (e) Property; (k) Negotiations; and  
Item G.1 - Section 90(1) (g) Legal.

### **D. PRESENTATIONS**

**E. DELEGATIONS****E.1                    Big Brothers Big Sisters of Langley  
File 0550-07**

**Recommendation:** Request by Big Brothers Big Sisters of Langley, to appear before Council to discuss Big Brothers Big Sisters Month and to recognize a 40 year volunteer who has been awarded the Governor General Sovereign's medal.

**Attachments:** [E.1 Big Brothers Big Sisters of Langley.pdf](#)

**F. REPORTS TO COUNCIL****F.1                    Strata Title Conversion Application No. 000006  
(Simpson / 23963 - 36A Avenue)  
Report 16-93  
File CD 10-28-0030**

**Recommendation:** That Council consider approval of the strata plan, pursuant to Section 242 of the Strata Property Act, submitted by Nathan Simpson, on behalf of 1036707 BC Ltd. proposing to convert two (2) previously occupied single family dwellings located at 23963 - 36A Avenue into two (2) strata title lots, subject to the following conditions being met to the acceptance of the Township prior to Township execution of the strata plan:

1. The two (2) single family dwellings being in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township;
2. Registration of a restrictive covenant allowing only one (1) single family dwelling on each strata lot;
3. Submission of certification that each strata lot is suitable for and capable of sustaining independent septic tank and field sewerage systems in accordance with the Ministry of Health's Sewerage System Regulations, to the acceptance of the Township;
4. Registration of a restrictive covenant securing the design, construction and maintenance of the septic system (including primary and reserve field locations) as may be required; and
5. Verification that the well on each strata lot is in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township.

**Attachments:** [F.1 cd Simpson Strata Title Conversion.pdf](#)

**F.2                      Strata Title Conversion Application No. 000005  
                              (Klaver / 20725 - 0 Avenue)  
                              Report 16-95  
                              File CD 07-02-0043**

**Recommendation:** That Council consider approval of the strata plan, pursuant to Section 242 of the Strata Property Act, submitted by Eleanor Wrigley, on behalf of Darrell Klaver proposing to convert two (2) previously occupied single family dwellings located at 20725 - 0 Avenue into two (2) strata title lots, subject to the following conditions being met to the acceptance of the Township prior to Township execution of the strata plan:

1. The two (2) single family dwellings being in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township;
2. Registration of a restrictive covenant allowing only one (1) single family dwelling on each strata lot;
3. Submission of certification that each strata lot is suitable for and capable of sustaining independent septic tank and field sewerage systems in accordance with the Ministry of Health's Sewerage System Regulations, to the acceptance of the Township;
4. Registration of a restrictive covenant securing the design, construction and maintenance of the septic system (including primary and reserve field locations) as may be required; and
5. Verification that the well on each strata lot is in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township; and
6. Verification that there is only one driveway access for each strata lot.

**Attachments:** [F.2 cd Klaver Strata Title Conversion.pdf](#)

**F.3                      Financial Report Update - June 30, 2016  
                              Report 16-88  
                              File FIN 1830-03**

**Recommendation:** That Council receive the Financial Report Update - June 30, 2016 No. 16-88 for information.

**Attachments:** [F.3 fin 16-88 Financial Report Update - June 30, 2016.pdf](#)

**G. CORRESPONDENCE****G.1 Trinity Western University - Presentation Request  
File 0550-10**

**Recommendation:** That Council receive the letter from David R. Clements, Trinity Western University, requesting approval of a 15 minute presentation at the October 3, 2016 Regular Evening Council meeting, regarding the success of the Blaauw Eco Forest agreement.

Clerk's Note: Request Council consider approving a 15 minute presentation from David Clements, Trinity Western University.

**Attachments:** [G.1 Blaauw Eco Forest presentation request.pdf](#)

In an effort to make the community aware, the following proclamation has been requested:

**G.2 International Day of Older Persons  
File 0630-01**

**Recommendation:** That Council receive communications from Leslie Gaudette, Member, Langley Seniors Community Action Table, requesting their flag be raised on September 30, 2016 to recognize the International Day of Older Persons. Proclamation request for October 1, 2016 is also included.

Clerk's Note: Request Council consider raising the International Day of Older Persons flag on September 30. Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

**Attachments:** [G.2 International Day of Older Persons.pdf](#)

**H. MINUTES OF COMMITTEES****H.1 Heritage Advisory Committee - September 7, 2016  
Council Priorities Committee - September 12, 2016  
File 0540-20**

**Recommendation:** That Council adopt the Minutes from the Council Priorities Committee meeting held September 12, 2016 and receive the Minutes of the Heritage Advisory Committee meeting held September 7, 2016.

**Attachments:** [H.1 09 07 HAC Minutes.pdf](#)  
[H.1 09 12 CPC Minutes.pdf](#)

**H.2                      Heritage Advisory Committee Recommended Motion  
File 0540-20**

**Recommendation:** That Council approve establishment of a task force, as per the Terms of Reference endorsed by Council on June 13, 2016, comprised of the following members: J. Aldag, A. Doyle, M. Forsythe, D. Klein Geltink, J. McGregor, D. Miller, J. Watt and A. Cappon, to run for the duration of the Historic Context and Themes Project to June 30, 2017.

**H.3                      Council Priorities Committee Recommended Motion  
File 0540-20**

**Recommendation:** That Council direct staff to undertake the following steps:

1. Undertake a Needs Assessment for a Comprehensive "Preferred Target CAC" Policy approach.
2. Engage the Development Industry, stakeholders, and the public to obtain feedback.
3. Present the policy framework to Council for approval.

**I. OTHER BUSINESS**

At the September 12, 2016 Regular Afternoon Meeting of Council, Councillor Richter provided the following Notice of Motion:

**I.1                      216 Street Interchange**

**Recommendation:** Whereas Forest Hills residents are very concerned about the proposed truck route on 216 Street north of the planned 216 Street Highway 1 Interchange, and have been meeting/contacting members of Council throughout the summer; and

Whereas Council will be receiving a report from staff on this planned 216 Street Interchange in October;

Be it resolved that Council ask staff to specifically include the removal of truck traffic on 216 Street north of the new Interchange in their upcoming consultations with the Provincial Ministry of Transportation and in their report back to Council expected in October 2016.

**J. TERMINATE**