



REGULAR EVENING MEETING OF COUNCIL

Monday, November 6, 2017 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - November 6, 2017

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held November 6, 2017.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - October 23, 2017

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held October 23, 2017.

Attachments: [B.1 10 23 Regular Evening minutes](#)

C. PRESENTATIONS

C.1 Community Energy Association

Recommendation: Pat Bell, Community Energy Association to present an Honorable Mention Climate & Energy Action award to the Township of Langley for its Green Municipal Investment Program.

Attachments: [C.1 11 06 Presentation - Community Energy Association](#)

D. DELEGATIONS

D.1 Barbara Chu 196A Street Residents File 0550-07

Recommendation: Request by Barbara Chu, 196A Street Residents, to appear before Council to discuss the proposed extension of 10 Avenue (Project 07-10-0028).

Attachments: [D.1 11 06 Delegation - 10 Avenue - Chu](#)

D.2 Kevin Connolly
File 0550-07

Recommendation: Request by Kevin Connolly to appear before Council to discuss the need for repaving of 24 Avenue from 264 Street to 268 Street.

Attachments: [D.2 11_06 Delegation - Paving - Connolly](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 Rezoning Application No. 100476
(Wagner Hills Farm Society / 8061 - 264 Street)
Bylaw No. 5313
Report 17-117
File CD 11-25-0031

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wagner Hills Farm Society) Bylaw 2017 No. 5313 amending the Community Care Facility Zone P-2J, as it pertains to lands located at 8061 - 264 Street to allow care, treatment, board and lodging for a maximum of 119 beds for supportive residential addiction recovery program, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5313.

Explanation - Bylaw No. 5313

Bylaw 2017 No. 5313 amends Community Care Facility Zone P-2J by increasing the maximum number of beds permitted for a supportive residential recovery program from 50 to 119 (including staff).

Attachments: [F.1 11_06 cd Wagner Hills Farm RZ](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 Bylaw Notice Enforcement Bylaw Amendment
Bylaw No. 5323
Report 17-119
File PS 1275-01

Recommendation: That Council give first, second and third reading to "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5323".

Explanation - Bylaw No. 5323

Bylaw 2017 No. 5323 amends Bylaw Notice of Enforcement Bylaw 2008 No. 4703 to provide for fine amounts for the Public Safety Radio Building Amplification System Bylaw 2017 No. 5319.

Attachments: [G.1 11 06 ps Bylaw Notice Enforcement Amend 5319](#)

G.2

**Drainage Development Works Agreement Bylaw
(Qualico Developments (Vancouver) Inc.)**

Bylaw No. 5296

Report 17-113

File CD 08-26-0181

Recommendation: That Council give first, second and third reading to "Drainage Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2017 No. 5296"; and further

That Council authorize, upon adoption of Drainage Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2017 No. 5296 the execution of a Development Works Agreement with Qualico Developments (Vancouver) Inc. substantially in the form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the southwest phase of the Yorkson Neighbourhood Plan area.

Explanation - Bylaw No. 5296

Bylaw 2017 No. 5296 authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Inc. for the provision of Drainage Works in the Yorkson Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

Attachments: [G.2 11 06 cd Qualico DWA](#)

G.3

Highway Closing and Dedication Removal (Lynterra)

Bylaw No. 5322

Report 17-37

File ADM PM002403

Recommendation: That Council give first, second and third reading to "Highway Closing and Dedication Removal (Lynterra) Bylaw 2017 No. 5322".

Explanation - Bylaw No. 5322

Bylaw 2017 No. 5322 authorizes the closure and highway dedication

removal from a portion of 219A Street and 220 Street at 44A Avenue.

Clerk's Note: No report is included in the Regular Evening agenda package as this was dealt with as a property matter.

Attachments: [G.3 11 06 adm Bylaw 5322](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

- I.1 Public Safety Radio Building Amplification System**
Bylaw No. 5319
Report 17-110
File 1275-01

Recommendation: That Council give final reading to "Public Safety Radio Building Amplification System Bylaw 2017 No. 5319".

Explanation - Bylaw No. 5319

Bylaw 2017 No. 5319 requires that certain buildings and alterations, reconstructions and renovations of certain buildings, have radio amplification systems to support the uninterrupted operation of the Township's public safety communications service provider as experienced by its users, including but not limited to fire services and law enforcement personnel.

This Bylaw is enforceable by Bylaw Offence Notices pursuant to the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended.

Attachments: [I.1 11 06 PS Bylaw 5319](#)

- I.2 64 Avenue and 224 Street**
Water Local Area Service Construction Bylaw Amendment
Bylaw No. 5315
Report 17-105
File ENG 5320-20-WTR14-07

Recommendation: That Council give final reading to "Local Area Service Bylaw 2016 No. 5238 Amendment Bylaw 2017 No. 5315".

Explanation - Bylaw No. 5315

Bylaw No. 5315 provides for various amendments to Local Area Service Bylaw No. 5238, including the following:

* In section 8 replace \$3,000,000 with \$4,800,000.

* In section 8 replace text "\$3,300,000 (Estimated price of \$3,000,000 plus 10% contingency)" with "\$5,280,000 (Estimated price of \$4,800,000 plus 10% contingency)".

* In section 11 replace 2018 with 2020 and 2019 with 2021.

Attachments: [I.2 11 06 eng Bylaw 5315](#)

**I.3 Brookwood-Fernridge Tree Protection Bylaw
Bylaw No. 5301
Report 17-59
File CD LRP00013**

Recommendation: That Council give final reading to "Brookwood-Fernridge Tree Protection Bylaw 2017 No. 5301"

Explanation - Bylaw No. 5301

Bylaw 2017 No. 5301 is to regulate, prohibit and impose requirements in relation to tree clear-cutting prior to development in undeveloped areas of Brookwood-Fernridge.

Attachments: [I.3 11 06 cd Bylaw 5301](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. ITEMS FROM PRIOR MEETINGS

The following Notice of Motion was deferred at the Regular Evening Council meeting on June 26, 2017:

**M.1 Policy Guidelines to Protect more Tree Canopy in the new
Brookwood-Fernridge OCP**

Recommendation: Moved by Councillor Arnason,
Seconded by Councillor Richter,
Whereas Council has now received for consideration a draft OCP plan for the undeveloped areas of Brookwood-Fernridge;

Whereas many of the developable properties within the undeveloped area are heavily treed and the majority of the Township's coniferous forest reserves are located within the Brookwood-Fernridge area;
and

Whereas it is deemed necessary and desirable to balance

sustainability components with development to include financial, social, and ecological considerations further to the Sustainability Charter and other Township policies, which values include the protection of significant trees for ecological, wildlife, recreation and aesthetic reasons;

Therefore, be it resolved that Council direct planning staff to draft specific criteria in order to provide a framework in which to protect more trees and give effect to the language of the draft OCP, which considerations may include:

1. Establishing defined percentages of canopy that must be protected in single-family residential developments based on a calculation with respect to potential negotiated formulas such as credits for trees saved, setbacks and side yard adjustments;
2. Reduced lot sizes with bonus density provisions for tree preservation under appropriate circumstances;
3. Requirement for supplemental plantings in order to mitigate canopy loss under prescribed circumstances and on a case by case basis;
4. Utilization of community amenity charges to secure high value forested stands and habitat areas within developing neighbourhoods;
5. All other best management practices as identified by staff in order to encourage the preservation of existing mature trees; and
6. Identification of major significant tree stands in the Brookwood-Fernridge area.

Councillor Richter has requested the following Motion be brought back for reconsideration:

M.2 Motion to Reconsider

Recommendation: That Council reconsider the following motion:

Brookwood-Fernridge Community Plan
Bylaw No. 5300
Report 17-59
File CD LRP000013

That Council give third and final readings to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300", as amended.

Explanation - Bylaw No. 5300

Bylaw 2017 No. 5300 amends the Langley Official Community Plan to provide an updated Community Plan for Brookwood-Fernridge.

Attachments: [M.2 11 06 Bylaw 5300](#)

N. OTHER BUSINESS

At the October 23, 2017 Regular Evening Meeting of Council, Councillor Richter provided the following Notice of Motion:

N.1 Council Policy

Recommendation: Whereas a key part of Council's job is to oversee the proper use of taxpayer's resources;

Whereas this oversight should occur in a transparent, objective, and arms length manner; and

Whereas sitting members of Council should not be using Township resources to benefit their businesses;

Therefore be it resolved, that Council adopt a policy that sitting members of Council not bid on Township work nor use their businesses to bid on Township work for the duration of their tenure on Council; and

Be it further resolved that Council ask staff to revise all appropriate policies to include this provision and to ensure that sitting members of Council are not asked, or encouraged, to bid on Township work; and

Be it finally resolved that Council also adopt a policy that Township resources not be used to benefit the businesses of sitting members of Council throughout their time on Council.

O. TERMINATE