



REGULAR EVENING MEETING OF COUNCIL

Monday, November 19, 2018 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 19, 2018

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held November 19, 2018.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - October 1, 2018

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held October 1, 2018.

Attachments: [B.1 10 01 Regular Evening Minutes.pdf](#)

B.2 Inaugural Council Meeting - November 5, 2018

Recommendation: That Council adopt the Minutes of the Inaugural Council meeting held November 5, 2018.

Attachments: [11 05 Inaugural minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

D.1 Marina MacLean File 0550-07

Recommendation: Request by Marina MacLean, to appear before Council to request a traffic signal be installed at the intersection of 216 Street and 90 Avenue to increase community safety and lessen the risks posed to members of the community.

Attachments: [D.1 Marina MacLean.pdf](#)

**D.2 Laura Ballance
 File 0550-07**

Recommendation: Request by Laura Ballance, to appear before Council to discuss lighting issues on McBride Street in Fort Langley.

Attachments: [D.2 Laura Ballance.pdf](#)

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100518
 (1092215 BC Ltd / 26264 - 30A Avenue)
 Bylaw No. 5416
 Report 18-152
 File CD 10-24-0066**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1092215 BC Ltd.) Bylaw 2018 No. 5416, to rezone a 2.0 ha (5.0 ac) property located at 26264 - 30A Avenue to General Industrial Zone M-2 to allow industrial uses, subject to the following development prerequisites being completed prior to final reading:

1. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including the dedication of the north half of 29 Avenue along the full effective frontage of the site, and dedication of a 1.0m widening along the south side of 30A Avenue along the full frontage of the site, in accordance with the Township's Subdivision and Development Servicing Bylaw;
4. In accordance with Township Master Sewer Servicing Plan, secure a location (30.0 m x 20.0 m) on 28 Avenue (26100 Block) for the future sanitary lift station;
5. Provision of a traffic impact study from a qualified professional Engineer;
6. Registration of a restrictive covenant acceptable to the Township prohibiting clearing of the site until such time as a final tree management plan is secured to the acceptance of the Township;
7. Protection of Streamside Protection and Enhancement Areas in

accordance with Schedule 3 (Development Permit Areas: Streamside Protection and Enhancement) of the Langley Official Community Plan Bylaw 1979 No. 1842;

8. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure; and

9. Payment of supplemental Rezoning application fees; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5416.

Explanation - Bylaw No. 5416

Bylaw 2018 No. 5416 rezones a 2.0 ha (5.0 ac) of land located at 26264 - 30A Avenue to General Industrial Zone M-2 to permit future industrial development.

Attachments: [F.1 cd 1092215 BC Ltd RZ.pdf](#)

F.2

**Rezoning Application No. 100507 and
Development Permit Application No. 100950
(Essence Properties Inc. / 20139 and 20159 - 80 Avenue)
Bylaw No. 5421
Report 18-155
File CD 08-26-0199**

Recommendation: That Council give first and second reading Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421, rezoning 1.98 ha (4.9 ac) of land located at 20139 and 20159 - 80 Avenue to Comprehensive Development Zone CD-131, to facilitate the development of 107 townhouses, subject to the following development prerequisites being satisfied 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, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 80 and 81 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 Avenue;
5. Provision of a final tree management plan incorporating tree

retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

6. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
7. Consolidation of the two (2) lots into one (1) lot;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
 - d. Registration of a 4.0 metre wide public access right of way through the site;
 - e. Prohibiting permanent access to and from the site from 80 Avenue
9. Compliance with the requirements of the Latimer Neighbourhood Plan Amenity Zoning Policy and Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy and the Community Amenity Contributions Policy;

That Council at time of final reading of Rezoning Bylaw No. 5421 authorize issuance of Development Permit No. 100950, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "Z";
- b. On-site landscaping plans being in substantial compliance with Schedules "AA" through "EE", 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; 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 the rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100950.

Explanation - Bylaw No. 5421

Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses.

Attachments: [F.2 cd Essence RZ DP.pdf](#)

F.3

**Official Community Plan Amendment and
Rezoning Application No. 100169
Brewery Lounge Endorsement Application No. 000040
(Jackpot Properties Ltd. / 19664 - 64 Avenue)
Bylaw No. 5431
Bylaw No. 5432
Bylaw no. 5433
Report 18-154
File CD 08-10-0056**

Recommendation: That Council give first and second reading to Land Use Contract No. 74 Discharge (Jackpot Properties Ltd.) Bylaw 2018 No. 5431, discharging Land Use Contract No. 74 from the property located at 19664 - 64 Avenue;

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433, to include property located at 19664 - 64 Avenue as part of Development Permit Area 'B', and

amend Regional Commercial Zone C-1 to permit brewing and distilling uses on a 0.52 ha (1.28 ac) property located at 19664 - 64 Avenue, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433, 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council consider the endorsement request for a new brewery lounge (indoor and outdoor) for Camp Beer Company located at 19664 - 64 Avenue;

That Council authorize staff to schedule the required public hearing for the Land Use Contract Discharge Bylaw 2018 No. 5431, Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433; and further

That Council, upon final reading of the associated Bylaws, should they proceed, adopt the following resolution, should Council decide to endorse 1165774 BC Ltd.'s request:

"That Council has considered and ENDORSED the request by 1165774 BC Ltd. to locate a 110 person brewery lounge (55 person interior and 55 person patio) serving the Camp Beer Company located at 19664 - 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 12:00AM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on December 3, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Explanation - Bylaw No. 5431

Bylaw 2018 No. 5431 discharges Land Use Contract No. 74 from property located at 19664 - 64 Avenue. Following the discharge, the lands will be subject to Regional Commercial Zone C-1.

Explanation - Bylaw No. 5432

Bylaw 2018 No. 5432 amends the "Regional Commercial" designation of the Willowbrook Community Plan to allow brewing and distilling uses on a property located at 19664 - 64 Avenue and include the property in Development Permit Area "B".

Explanation - Bylaw No. 5433

Bylaw 2018 No. 5433 amends Regional Commercial Zone C-1 to permit brewing and distilling uses on property located at 19664 - 64 Avenue.

Attachments: [F.3 cd Jackpot Properties OCP RZ.pdf](#)

F.4

**Official Community Plan Amendment and
Rezoning Application No. 100172 and
Development Permit Application No. 100946
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)
Bylaw No. 5429
Bylaw No. 5430
Report 18-157
File CD 08-13-0086**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018

No. 5430, rezoning a 1.0 ha (2.5 ac) site located at 21020 - 72 Avenue to Comprehensive Development Zone CD-133, to facilitate development of an eleven (11) lot single family residential development, subject to the following development prerequisites being satisfied 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 Northeast Gordon Estate Neighbourhood Plan Engineering Services Plan, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements (including a turn around at the eastern limit of the site) in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of the ecological greenway and stream protection area surrounding Crush Creek, including extension of the 3.0 m wide shared use trail from the existing connection point south of the subject lands north to 72 Avenue, to the acceptance of the Township;
5. Dedication and construction of a 4.5m wide street greenway on the south side of 72 Avenue to the acceptance of the Township, including provision of final off-site landscape design plans including habitat works, trail design, fencing, signage, landscaping details and security deposit to the acceptance of the Township;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
7. Provision of a final riparian and habitat compensation plan, to the acceptance of the Township.
8. Provision of a wildlife tunnel under 72 Avenue in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
9. Dedication of an additional 267 square metres (2,873 sq ft) of streamside protection area east of Crush Creek;
10. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
11. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and

compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;

12. Registration of restrictive covenants acceptable to the Township:

- a. Prohibiting reliance on onstreet parking on 72 Avenue;
- b. Prohibiting garages from being developed for purposes other than the parking of vehicles;
- c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
- d. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements; and,
- e. Notifying the property owners that reliance on sanitary sewer pump systems are required.

13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429, 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 and Resource Management Plan, and with the consultation requirements of Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 100946, at time of final reading of Bylaw No. 5430, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and further

That Council authorize staff to schedule the required public hearing for the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100946.

Explanation - Bylaw No. 5429

Bylaw 2018 No. 5429 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to accommodate the proposed density of 11.5 units per hectare (4.5 units per acre) for the site and allow the development of eleven (11) single family lots.

Explanation - Bylaw No. 5430

Bylaw 2018 No. 5430 rezones property located at 21020 - 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan area to Comprehensive Development Zone CD-133 to accommodate an eleven (11) lot single family subdivision.

Attachments: [F.4 cd Dhillion OCP RZ DP.pdf](#)

F.5

**Official Community Plan Amendment and
Rezoning Application No. 100154
(Provincial Rental Housing Corporation / 6465 - 201 Street)
Bylaw No. 5391
Bylaw No. 5392
Report 18-151
File CD 08-14-0068**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Provincial Rental Housing Corporation) Bylaw 2018 No. 5391 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Provincial Rental Housing Corporation) Bylaw 2018 No. 5392, rezoning lands located at 6465 - 201 Street to Community Care Facility Zone P-2Q, to facilitate conversion of an existing hotel to accommodate 49 units of supportive housing, subject to the following development prerequisite being satisfied prior to final reading;

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

That Council consider that Willoughby Community Plan Amendment Bylaw No. 5391 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; and further

That Council authorize staff to schedule the required public hearing for Bylaw Nos. 5391 and 5392.

Explanation - Bylaw No. 5391

Bylaw 2018 No. 5391 amends the Willowbrook Community Plan by changing the designation of a property located at 6465 - 201 Street from Regional Commercial to Institutional to facilitate conversion of a former hotel to accommodate a supportive housing facility.

Explanation - Bylaw No. 5392

Bylaw 2018 No. 5392 rezones a property located at 6465 - 201 Street from Community Commercial Zone C-2 to Community Care Facility Zone P-2Q to permit 49 units of supportive housing.

Attachments: [F.5 cd BC Housing RZ.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Temporary Borrowing Bylaws
(Facility Capital Works and Transportation Capital Works) and
Municipal Security Issuing Resolution
Bylaw No. 5423
Bylaw No. 5424
Report 18-149
File FIN 1760-30**

Recommendation: That Council give first, second, and third reading to Temporary Borrowing (Facility Capital Works) Bylaw 2018 No. 5423 towards the estimated cost of Facility Capital Works;

That Council give first, second, and third reading to Temporary Borrowing (Transportation Capital Works) Bylaw 2018 No. 5424 towards the estimated cost of Transportation Capital Works;

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of a 2019 bond issue, \$7.0 million as authorized through Facility Capital Works Loan Authorization Bylaw 2018 No. 5346;

That Council approve borrowing from the Municipal Finance Authority of British Columbia (MFA), as part of a 2019 bond issue, \$12.95 million as authorized through Transportation Capital Works Loan Authorization Bylaw 2018 No. 5347;

That Metro Vancouver Regional District be requested to consent to our borrowing of \$7.0 million as authorized through Facility Capital Works Loan Authorization Bylaw 2018 No. 5346 over a twenty (20) year term and include the borrowing in their security issuing bylaw; and

That Metro Vancouver Regional District be requested to consent to our borrowing of \$12.95 million as authorized through Transportation Capital Works Loan Authorization Bylaw 2018 No. 5347 over a twenty (20) year term and include the borrowing in their security issuing bylaw.

Explanation - Bylaw No. 5423

Bylaw 2018 No. 5423 provides for temporary borrowing pending the issuance of debenture securities to complete Facility Capital Works, in the amount of \$7.0 million pursuant to Facility Capital Works Loan Authorization Bylaw 2018 No. 5346.

Explanation - Bylaw No. 5424

Bylaw 2018 No. 5424 provides for temporary borrowing pending the issuance of debenture securities to complete Transportation Capital Works, in the amount of \$12.95 million pursuant to Transportation Capital Works Loan Authorization Bylaw 2018 No. 5347.

Attachments: [G.1 fin Temp Borrowing Bylaws and Municipal Security Issuing](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

- I.1 **Rezoning Application No. 100456**
(Edgar / Woodhaven Homes Inc. / 7000 Block of 206 Street)
Bylaw No. 5269
Report 17-33
File CD 08-14-0198

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269".

Explanation - Bylaw No. 5269

Bylaw 2017 No. 5269 rezones three (3) properties located at the 7000 Block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B

to facilitate a residential development consisting of 24 single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 10, 2017 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on April 24, 2017 with third reading given on May 8, 2017. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaw was delayed due to the change of ownership.

Attachments: [I.1 cd rz Edgar Woodhaven Homes.pdf](#)

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. OTHER BUSINESS

Councillor Woodward presented the following Notice of Motion within the deadlines according to Council's policy:

M.1 Brookwood-Fernridge Community Plan

Recommendation: Whereas at the October 23, 2017 Regular Evening Meeting of Township Council, Council Carried a motion 7-2, with Councillors Richter and Arnason opposed, directing staff to simultaneously commence and accelerate completion of three Brookwood-Fernridge neighbourhood plans: Booth, Rinn and Fernridge;

Whereas with many important issues still to resolve, and extensive public and stakeholder consultation needed, quality, consensus-driven neighbourhood planning will take time;

Whereas acceleration and simultaneous adoption of multiple neighbourhood plans did not occur in Willoughby as has been directed for Brookwood-Fernridge;

Whereas many residents of the Brookwood-Fernridge area remain concerned about the pace of development and missing infrastructure

in Willoughby repeating itself within the undeveloped areas of Brookwood-Fernridge;

Whereas many residents of the Brookwood-Fernridge area remain concerned about aquifer protection, the lack of an economically - viable plan for significant tree canopy preservation, mobile home park resident displacement, and creating a major roads crisis in Brookwood-Fernridge as we now have in Willoughby; and

Whereas the Brookwood-Fernridge Community Plan as adopted states very clearly in Section 9.1 Page 50, "Growth and change in Brookwood-Fernridge should proceed in phases based on neighbourhood plan areas," and that this is inconsistent with separate direction to staff to accelerate and simultaneously complete three neighbourhood plans;

Therefore be it resolved that staff be directed to focus on completing one neighbourhood plan at a time starting with Booth or Fernridge, with as much time and public consultation as is required to achieve consensus among the community's residents and major stakeholders, as much as can reasonably be achieved.

N. TERMINATE