



# REGULAR MEETING OF COUNCIL

Monday, March 8, 2021 at 1:00 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 Council Meeting - March 8, 2021**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Council meeting held March 8, 2021.

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

#### **B.1 Regular Council Meeting - February 22, 2021**

**Recommendation:** That Council adopt the Minutes of the Regular Council meeting held February 22, 2021.

**Attachments:** [B.1 02 22 Regular minutes](#)

### **C. DELEGATIONS**

#### **C.1 Bryan Miller Your Local Community File 0550-07**

**Recommendation:** Request by Bryan Miller, Your Local Community, to appear before Council to discuss solutions to combat litter, graffiti and build a better community.

**Attachments:** [C.1 Bryan Miller](#)

#### **C.2 Cathy Peters File 0550-07**

**Recommendation:** Request by Cathy Peters, to appear before Council to raise awareness regarding Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in BC.

**Attachments:** [C.2 Cathy Peters](#)

### **D. PRESENTATIONS**

**E. REPORTS TO COUNCIL**

- E.1 Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

**Development Variance Permit Application  
No. 100126 (19689 Telegraph Trail Properties Ltd. /  
19689 Telegraph Trail)  
Report 21-21  
File CD 09-03-0133**

**Recommendation:** That Council authorize issuance of Development Variance Permit No. 100126 for property located at 19689 Telegraph Trail to facilitate 480 square metre (5,175 square feet) addition to an existing industrial building, as follows:

- a. Section 702.5(a) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum building setback requirement from a front lot line from 10.0 metres to 5.0 metres for an addition to a principal building as indicated in Schedule A.
- b. Section 111.3 - Landscaping, Screening and Fencing of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the depth of front yard landscaping area along a front lot line from 5.0 metres to 2.0 metres in substantial compliance with Schedule A.

Although not part of the Development Variance Permit requirements, the applicant is advised that prior to issuance of a building permit, the following item will need to be finalized:

- a. On-site landscaping to be secured by letter of credit at the building permit stage.

**Attachments:** [E.1 cd DVP No. 100126 Telegraph Trail](#)

**E.2**

**Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

**Heritage Alteration Permit Application  
No. 101201 (Bouwman / 21393 Old Yale Road)  
Report 21-18  
File CD 08-01-0106**

**Recommendation:** That Council authorize issuance of Heritage Alteration Permit No. 101201 for property located at 21393 Old Yale Road to facilitate subdivision into two (2) lots and the construction of two (2) single family dwellings, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedule "A";
- b. On-site landscape plans and tree management plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
- c. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2."

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to final subdivision approval the following items will need to be finalized:

- a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township's Subdivision and Development Servicing Bylaw;
- b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
- c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
- d. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees;
- e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw;

- f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act, to restrict the location of driveways to the rear lane.

**Attachments:** [E.2 cd HAP No. 101201 Bouwman](#)

**E.3**

**Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.**

**Development Permit Application No. 101177  
(Foundation Properties (Northpoint) Ltd. /  
19800 Block of 88 Avenue)  
Report 21-20  
File CD 08-34-0082**

**Recommendation:** That Council authorize issuance of Development Permit No. 101177 to Foundation Properties (Northpoint) Ltd., for property located in the 19800 Block of 88 Avenue, 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";
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15.0 m (49.2 ft) to 50.9 m (167.0 ft);
- e. Registration of a statutory right of way for the purposes of a greenway along 88 Avenue;
- f. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- h. 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;

- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- e. 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;
- f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

**Attachments:** [E.3 cd DP No. 101177 Northpoint](#)

**E.4                    Agricultural Land Commission Application  
No. 100385 (Henry / 23717 - 72 Avenue)  
Report 21-19  
File CD 11-21-0019**

**Recommendation:** That Council consider the non-farm use application submitted by Madrone Environmental Services Ltd. to the Agricultural Land Commission to permit continued operation of a drilling business, D & B Auger Services Inc., on a portion of the property located at 23717 - 72 Avenue within the Agricultural Land Reserve, and select one of the following:

- a) Not refer the application to the Agricultural Land Commission; or
- b) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits.

**Attachments:** [E.4 cd ALC No. 100385 Henry](#)

**E.5                    Public Art Policy Review and Update  
Report 21-23  
File ACCI 7970-01**

**Recommendation:** That Council receive this report and refer the attached Public Art Policy with proposed amendments to a Council Process Committee session for discussion and consideration.

**Attachments:** [E.5 acci Public Art Policy Update](#)

**E.6 Facility Allocation Policy Review  
Report 21-24  
File PR / ENG 0340-50**

**Recommendation:** That Council approve the attached updated Facility Allocation Policy with its proposed amendments.

**Attachments:** [E.6 pr Facility Allocation Policy 2021](#)

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

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

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

**I. BYLAWS FOR FINAL ADOPTION**

**I.1 Highway Development Works Agreement  
(Qualico Developments (Vancouver) Inc.)  
Bylaw No. 5682  
Report 21-14  
File CD 08-23-0155**

**Recommendation:** That Council give final reading to "Highway Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2020 No. 5682".

Explanation - Bylaw No. 5682

Bylaw 2020 No. 5682, authorizes the execution of a Development Works Agreement between the Township of Langley and Qualico Developments (Vancouver) Inc. for the provision of Highway 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:** [I.1 cd DWA Qualico Developments](#)

**I.2 Langley 2021 - 2025 Five-Year Financial Plan Bylaw and  
Development Cost Charge Reserve Fund Expenditure Bylaw  
Bylaw No. 5692  
Bylaw No. 5691  
Report 21-16  
File FIN 1700-80**

**Recommendation:** That Council give final reading to "Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692"; and

"Development Cost Charge Reserve Fund Expenditure Bylaw 2021 No. 5691".

Explanation - Bylaw No. 5692

The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 authorizes the expenditure of funds for the Municipality. The Langley 2021 - 2025 Five-Year Financial Plan Bylaw 2021 No. 5692 is prepared pursuant to Section 165 of the Community Charter and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2021.

An expenditure that is not provided for in the 2021 - 2025 Five-Year Financial Plan is not lawful.

Explanation - Bylaw No. 5691

Bylaw 2021 No. 5691 provides for the 2021 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2021 - 2025 Five Year Financial Plan. The projects are for roads, stormwater, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition DCC Reserve, Water DCC Reserve, Stormwater DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of \$105,342,394, which include capital carry-forwards from prior years, current debt payments and new capital projects for 2021.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

**Attachments:** [I.2 fin 2021-2025 Five yr Fin Plan and DCC Bylaw](#)

**I.3 User Pay Utility Rate Bylaws for 2021****Bylaw No. 5693****Bylaw No. 5694****Report 21-17****File FIN 1700-80**

**Recommendation:** That Council give final "Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2021 No. 5693"; and

"Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2021 No. 5694".

Explanation - Bylaw No. 5693

Bylaw 2021 No. 5693 sets the minimum charge for metered water customers at \$291.25 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$279.10.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.842 per cubic meter. The current rate is \$0.807 per cubic meter.

The flat rate for residential customers will be \$582.50. The current rate is \$558.22.

Explanation - Bylaw No. 5694

Bylaw 2021 No. 5694 sets the annual flat rate per service connection at \$494.50 for residential sewer use. The current rate is \$487.28.

The rate for Non-Residential sewer use is set at \$1.391 per cubic meter of sewage discharged with a minimum of \$247.25 per service connection for each six-month period. The current rates are \$1.371 per cubic meter of sewage discharged with a minimum of \$243.64 per service connection for each six-month period.

**Attachments:** [I.3 fin User Pay Utility Rate Bylaws](#)

**I.4 Rezoning Application No. 100615 and  
Development Permit Application Nos. 101020, and 101032  
(Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street)  
Bylaw No. 5570  
Bylaw No. 5571  
Report 20-44  
File CD 08-22-0086**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2020



No. 5570"; and

"Township of Langley Phased Development Agreement (Infinity Properties Ltd.) Bylaw 2020 No. 5571".

Explanation - Bylaw No. 5570

Bylaw 2020 No. 5570 rezones 5.24 ha (13.0 ac) of land located at 7517, 7541, 7547 and 7575 - 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B) and R-CL(SD) to accommodate 58 single family lots, and 44 semi-detached units.

Explanation - Bylaw No. 5571

Bylaw 2020 No. 5571 authorizes the Township of Langley to enter into a phased development agreement with Infinity Properties Ltd., Benchmark Homes Investments Ltd. and Benchmark Management Ltd.

Development Permit No. 101020

That Council authorize issuance of Development Permit No. 101020 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street) (proposed single family lots) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial 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. 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; and

- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101032

That Council authorize issuance of Development Permit No. 101032 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of March 23, 2020 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on April 20, 2020 with third reading also given on April 20, 2020.

**Attachments:** [I.4 cd Infinity RZ DP](#)

- I.5 Rezoning Application No. 100517 and  
Development Permit Application Nos. 100985 and  
101146 (Mitchell Latimer 76 / 77 Inc. / 19600  
Block of 76 Avenue and 19610 - 78 Avenue)  
Bylaw No. 5648  
Report 20-150  
File CD 08-22-0045**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 76 / 77 Inc.) Bylaw 2020 No. 5648".

Explanation - Bylaw No. 5648

Bylaw 2020 No. 5648 rezones land in 19600 Block of 76 Avenue and 19610 - 78 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A), R-CL(B) and R-CL(SD) to permit development of 106 lots (56 single family and 50 semi-detached).

Development Permit No. 100985

That Council authorize issuance of Development Permit No. 100985 (Mitchell Latimer 76 / 77 Inc. / 19600 Block of 76 Avenue and 19610 - 78 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B);
- b. Building plans being in substantial compliance with Schedule "A" for lands zoned R-CL(SD);
- c. On-site landscaping 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;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);

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. Completion of a subdivision consistent with the rezoning bylaw;
- d. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101146

That Council authorize issuance of Development Permit No. 101146 (Mitchell Latimer 76 / 77 Inc. / 19600 Block of 76 Avenue and 19610 - 78 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 23, 2020 attached to the Bylaw have been satisfactorily addressed. A written submission opportunity was provided prior to the Bylaw receiving third reading on December 7, 2020.

**Attachments:** [I.5 cd Mitchell Grp Ph3](#)

**I.6**

**Rezoning Application No. 100459 and  
Development Permit Application No. 100921  
(1074201 BC Ltd. / Interface Architecture Inc. /  
20163 - 84 Avenue)  
Bylaw No. 5453  
Report 19-62  
File CD 08-26-0180**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1074201 BC Ltd.) Bylaw 2019 No. 5453".

Explanation - Bylaw No. 5453

Bylaw 2019 No. 5453 rezones property located at 20163 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive

Development Zone CD 134 to permit a comprehensive development consisting of 42 townhouse units.

Development Permit No. 100921

That Council authorize issuance of Development Permit No. 100921 (1074201 BC Ltd. / Interface Architecture Inc. / 20163 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules "K", "L" and "P", and the Township's Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and
- e. All refuse areas to be located within the buildings 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 Energy Conservation and Greenhouse Gas Reduction DP101018;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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,

both with accompanying legal documents as required, to the acceptance of the Township.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 15, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on May 13, 2019 with third reading given on May 27, 2019. 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. Staff note that resolution of the development prerequisites was on-going and the on-site rezoning sign remained in place.

**Attachments:** [I.6 cd Interface rz dp](#)

**I.7                      Rezoning Application No. 100535 and  
Development Permit Application No. 101014  
(Yorkson Medical Ltd. / 7900 Block 206 Street)  
Bylaw No. 5447  
Report 19-23  
File CD 08-23-0132**

**Recommendation:** That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447".

Explanation - Bylaw No. 5447

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.

Development Permit No. 101014

That Council authorize issuance of Development Permit No. 101014 (Yorkson Medical Ltd. / 7900 Block 206 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedules "I" through "L", and in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;

- c. All signage being in substantial compliance with Schedules "A", "C" through "F" and "H", and the Township's Sign Bylaw;
- d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule "B";
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules "F" and "J".

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. 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;
- d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of February 25, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on March 11, 2019 with third reading given on April 1, 2019. 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. Resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place.

**Attachments:** [I.7 cd Yorkson Medical RZ DP](#)

**J. CORRESPONDENCE****J.1                    A National Three-Digit Suicide and Crisis Hotline  
File 0400-20**

**Recommendation:** That Council receive the letter from Tako van Popta, MP Langley - Aldergrove, requesting support for a national three-digit suicide hotline by passing a motion to endorse this initiative.

**Attachments:** [J.1 TOL Motion to support 988 Feb 2021](#)

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

**J.2                    Khojaly Massacre Remembrance Day  
File 0630-01**

**Recommendation:** That Council receive the letter from Tamella Severcan, Azerbaijan Cultural Centre, requesting February 25, 2021 be proclaimed Khojaly Massacre Remembrance Day.

Clerk's Note: Please note the proclamation request was received after the February 22, 2021 agenda deadline. Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

**Attachments:** [J.2 Khojaly Massacre Remembrance Day](#)

**K. MINUTES OF COMMITTEES****K.1                    Tree Protection Advisory Committee - February 16, 2021  
Seniors Advisory Committee - February 17, 2021  
File 0540-20**

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

**Attachments:** [K.1 Committee Minutes](#)

**K.2                    Seniors Advisory Committee Recommended Motion  
File 0540-20**

**Recommendation:** That Council endorse the 2021 Work Plan (see Attachment A).

**L. MAYOR AND COUNCIL REPORT****M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE  
REPRESENTATIVES REPORT****N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL  
CLOSED MEETINGS**



**O. OTHER BUSINESS**

At the February 22, 2021 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

**O.1                      216 Street North Road Signage**

**Recommendation:** Whereas residents in the area of 216 Street north of the new Highway 1 Interchange to 88 Avenue continue to experience issues with truck traffic and the need for better truck signage per emails sent to Council on February 18 and 20, 2021; and

Whereas area residents desire to have neighbourhoods that are as safe and peaceful as possible;

Therefore be it resolved that Council ask staff to undertake the following:

1. Install enhanced directional truck signage based on the "Nanaimo Signage Model" on 88 Avenue and 216 Street to stop trucks from using 216 Street to get to and from the new Highway 1 interchange since 216 Street south of 88 Avenue is not a truck route.
2. Install enhanced directional truck signage showing an arrow going straight with "Except Local Deliveries" at:
  - a) 216 Street north of 88 Avenue facing southbound traffic;
  - b) Beside the traffic light in the intersection of 88 Avenue and 216 Street facing southbound traffic;
  - c) 88 Avenue east and west bound; and
  - d) 216 Street north of Telegraph Trail.
3. Obtain any and all necessary third-party approvals to install enhanced directional truck signage on TOL roads as soon as practically possible.
4. Install these enhanced directional truck signs by April 1, 2021 or as soon as practically possible.
5. Provide active traffic enforcement for a full month as soon as the enhanced directional truck signage is installed (ie. April 1 - May 1, 2021).

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

**Recommendation:** That Council adopt the agenda and receive, for the purposes of deliberation, the agenda items of the Special Closed Meeting of Township Council pursuant to Section 90 of the Community Charter as follows:

Item A.1 - Section 90(1) (n) Consideration;  
Item F.1 - Section 90(1) (e) Property; (k) Negotiations;  
Item F.2 - Section 90(1) (i) Solicitor-Client Privilege;  
Item F.3 - Section 90(1) (e) Property; (i) Solicitor-Client Privilege;  
(k) Negotiations;  
Item F.4 - Section 90(1) (c) Labour Relations;  
(i) Solicitor-Client Privilege;  
Item F.5 - Section 90(1) (i) Solicitor-Client Privilege;  
Item G.1 - Section 90(1) (e) Property; (k) Negotiations; and  
Item H.1 - Section 90(1) (a) Personnel.

**Q. TERMINATE**