



# REGULAR MEETING OF COUNCIL

Monday, April 12, 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 - April 12, 2021**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Council meeting held April 12, 2021.

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

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

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

**Attachments:** [B.1 03 22 Regular minutes.pdf](#)

### **C. DELEGATIONS**

#### **C.1 Ajay Gill File 0550-07**

**Recommendation:** Request by Ajay Gill, to appear before Council to discuss developing more parks in Brookwood.

**Attachments:** [C.1 Ajay Gill.pdf](#)

### **D. PRESENTATIONS**

### **E. REPORTS TO COUNCIL**

#### **E.1 UBCM Strengthening Communities' Services Program Report 21-34 File CD 5040-03**

**Recommendation:** That Council authorize staff to submit a grant application to the UBCM Strengthening Communities' Services Program and indicate support for related proposed programming activities.

**Attachments:** [E.1 cd UBCM Strengthening Communities' Services.pdf](#)

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.**

**Liquor Licence Amendment Application No. 000054  
(Domaine De Chaberton Estates Ltd. / 1064 - 216 Street)  
Report 21-31  
File CD 10-07-0003**

**Recommendation:** That Council consider the endorsement request for a structural change (addition of a new licenced area) for Domaine De Chaberton Estates Ltd. located at 1064 - 216 Street; and further

That Council adopt the following resolution, should it decide to endorse Domaine De Chaberton Estates Ltd.'s request:

"That Council has considered and ENDORSED the request by Domaine De Chaberton for the structural change (addition of a new licenced area) for the existing winery lounge serving Chaberton Estate Winery located at 1064 - 216 Street, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise 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 through a written submission opportunity prior to the Council Meeting on April 12, 2021 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."

**Attachments:** [E.2 cd Domaine De Chaberton.pdf](#)

E.3

**Budget Transfer Request 202A Street (7700 to 7900 Block)  
Report 21-38  
File ENG 5330-23-127**

**Recommendation:** That Council authorize the transfer of \$677,692 from existing funding sources to add to a previously approved capital project to facilitate completion of 202A Street (RDS1302) to ultimate standards.

**Attachments:** [E.3 en 202A St \(7700-7900 Blk\) Budget Transfer Request.pdf](#)

**E.4****2021 Capital Improvement and Community Grants****Report 21-33****File ACCI 1850-20**

**Recommendation:** 1.0 That Council approve an amendment to the Community Grants Policy 06-022 and add a new category called "Combined Format Events" in Table A and include the following condition statement to the general and category specific policy criteria:

In years where Provincial Health Orders restrict the number of community residents that can participate in programs, projects and events organized by community organizations that is below the required minimum number of participants stipulated by grants criteria, Council may approve grants that are based on a virtual/physical combination delivery format; and furthermore

That the upper limit for the new Combined Format Events category grant be set at \$5,000 and be awarded on condition that the organization provide a list of ten (minimum) local community based artists, performers and suppliers that will be paid fees with the funding received from the Township of Langley;

1.1 That Council approve payment of \$10,000 under the Combined Format Events Grants category and that those funds be distributed to those organizations identified in Table A;

2.0 That Council approve an amendment to the Capital Improvement Grants Policy 06-021 to add the following definitions that will improve applicant understanding of criteria and simplify the online review process:

Capital Improvements are additions, restorations, enhancements and/or major repairs to the property and facility that support preservation, safety, and community accessibility. Replacement of interior fixtures may be considered as capital improvements when failure is imminent or beyond repair.

Capital Improvements are not chattels, equipment, appliances, furnishings, signage, public art, routine facility and property maintenance and or enhancements made for revenue generation purposes;

2.1 That Council approve payment of \$51,250 under the 2021 Capital Improvements Grants category and that those funds be distributed to those organizations identified in Table B;

3.0 That Council approve a payment of \$1,000, to the Fort Langley Community Association, as identified in Table C;

4.0 That Council approve payment of \$46,500 under the 2021 Community Grants - General category to be distributed to those organizations identified in Table D;

5.0 That Council approve payment of \$10,000 under the 2021 Major Festivals Grants category to those organizations identified in Table E, conditional on the approval of their event plans by the Emergency Operations Centre (EOC), compliance with BC Health Orders, and the events as proposed being held;

6.0 That Council approve payment of \$5,000 under the 2021 Minor Festivals Grants category to those organizations identified in Table E2, conditional on the approval of their event plans by the Emergency Operations Centre (EOC), their compliance with BC Health Orders, and the events as proposed being held;

7.0 That Council approve payment of \$17,500 under the 2021 Community Grants - Banners category and that those funds be distributed to those groups as identified in Table F;

8.0 That Council approve payment of \$17,000 from 2021's funding allocations for graduating high school students to be distributed under the 2022 Community Grants - Scholarships - Public Schools category as identified in Table G;

That Council approve payment of \$4,000 from 2021's funding allocations for graduating independent high school students to be distributed under the 2022 Community Grants - Scholarships - Independent Schools category as identified in Table G2;

9.0 That Council approve payment of \$2,000 representing \$250 to each of eight (8) Langley secondary school applications from 2021's funding allocations in support of the 2022 Dry Grads category as identified in Table G3;

10.0 That Council approve payment of \$1,500 in the Ceremonial Fly-By Category as identified in Table H; and

11.0 That Council review the applications, not having met grants criteria identified as "To Be Determined by Council" in Table I, and provide funding decisions and authorize staff to adjust funding amounts accordingly.

**Attachments:** [E.4 acci 2021 Grants Report to Council.pdf](#)

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

**F.1 Rezoning Application No. 100606 and  
Development Permit Application No. 101162  
(1151245 BC Ltd. / Flat Architecture Inc. /  
20276 - 72B Avenue)  
Bylaw No. 5688  
Report 21-37  
File CD 08-23-0199**

**Recommendation:** That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1151245 BC Ltd.) Bylaw 2021 No. 5688 rezoning 0.44 ha (1.1 ac) of land located at 20276 - 72B Avenue to Comprehensive Development Zone CD-132, to facilitate the development of 66 condominium units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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;
2. Provision of any road dedications, widenings, and necessary traffic improvements for the south half of 72B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Registration of a statutory right-of-way for construction of a 3.5 m greenlink along the eastern boundary, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
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);
6. Compliance with Age Friendly Amenity Area requirements;
7. Acceptance of final landscape drawings;
8. Registration of a restrictive covenant identifying the units (10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;

9. Registration of an access easement in favour of 20267 - 72 Avenue;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and the Township's 5% Neighbourhood Park Land Acquisition Policy; and
11. 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

That Council at time of final reading of Rezoning Bylaw No. 5688 authorize issuance of Development Permit No. 101162 subject to the following conditions:

- a. Building plans in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Requiring rooftop mechanical equipment to be screened from view; and
- f. 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5688 in conjunction with Development Permit No. 101162.

Explanation - Bylaw No. 5688

Bylaw 2021 No. 5688 rezones 0.4 ha (1.1 ac) of land located at 20276 - 72B Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-132 to accommodate 66 apartment units.

**Attachments:** [F.1 cd 1151245 BC Ltd.pdf](#)

#### **G. BYLAWS FOR FIRST, SECOND, THIRD READING, AND FINAL ADOPTION**

**G.1                      2021 Local Area Service Tax Bylaw**  
**Bylaw No. 5699**  
**Report 21-32**  
**File FIN 1970-09**

**Recommendation:** That Council give first, second, third reading, and final adoption to "Local Area Service Fort Langley Underground Conversion of Existing Overhead Wiring Tax Bylaw 2021 No. 5699".

Explanation - Bylaw No. 5699

Bylaw 2021 No. 5699 provides for the imposition of local area service tax for those properties on Glover Road and Mavis Avenue affected by the Fort Langley underground conversion of existing overhead wiring. The local area service project for the underground conversion was undertaken and completed pursuant to "Local Area Service (Glover Road and Mavis Avenue Underground Conversion of Existing Overhead Wiring) Construction Bylaw 2021 No. 4959.

Clerk's Note: Ministerial Order 192 continues to allow for third reading and final adoption on the same day for Parcel Tax Bylaws.

**Attachments:** [G.1 fin LAS Tax Bylaw.pdf](#)

**H. BYLAWS FOR CONSIDERATION AT THIRD READING****I. BYLAWS FOR FINAL ADOPTION**

**I.1                      Fire Prevention Bylaw  
                            Bylaw No. 5690  
                            Bylaw No. 5700  
                            Report 21-26  
                            File PS 3500-25**

**Recommendation:** That Council give final reading to "Fire Prevention Bylaw 2021 No. 5690"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5700".

Explanation - Bylaw No. 5690

Bylaw 2021 No. 5690 repeals and replaces Fire Prevention Bylaw 2013 No. 4956. The primary focus is to regulate fire prevention and suppression, specifically dealing with fire risk, alarms, hazardous activities, fire emergency planning, signage, egress, flammable and combustible liquids, fire hydrants and connections, open air burning, fees, costs and enforcement.

All references to fees and charges pertaining to fire prevention are located in the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

This Bylaw is enforceable by the bylaw offence notices pursuant to the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended.

Explanation - Bylaw No. 5700

Bylaw 2021 No. 5700 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the offences descriptions and bylaw section cross references to the new Fire Prevention Bylaw 2021 No. 5690 which replaced Fire Prevention Bylaw 2013 No. 4956.

**Attachments:** [I.1 2021 Fire Prevention Bylaw.pdf](#)



**J. CORRESPONDENCE****J.1 Request to Waive Development Cost Charges  
File 6410-01**

**Recommendation:** That Council receive the letter from Dean and Nisha Ganchar, and Tony and Carolyn Wheeler, requesting the Development Cost Charges be waived for the strata lot to fee simple lot conversion for properties located at 23668 and 23676 - 36A Avenue.

**Attachments:** [J.1 Request to Waive DCCs.pdf](#)

**J.2 Langley Memorial Hospital Foundation - Grant Request  
File 1850-01**

**Recommendation:** That Council receive the letter from Heather Scott, Executive Director, Langley Memorial Hospital Foundation, requesting a grant to cover the portion of the 2021 municipal taxes on the Foundation's property, Lot 4 (East Parking Lot), that is not exempt (approximately \$13,000).

**Attachments:** [J.2 LMHF grant req municipal tax.pdf](#)

In an effort to make the community aware, the following proclamations have been requested:

**J.3 Day of Mourning  
File 0630-01**

**Recommendation:** That Council receive the letter from Janet Andrews, Secretary-Treasurer, New Westminster & District Labour Council (NWDLC), requesting April 28, 2021 be proclaimed Day of Mourning for Workers Killed and Injured on the Job. The NWDLC also requests Council observe one minute of silence in Council Chambers on/or before April 28, 2021.

Clerk's Note: A representative for the New Westminster & District Labour Council will appear before Council as a delegation at the April 26, 2021 Regular Council meeting. Policy No. 01-024 Approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

**Attachments:** [J.3 Day of Mourning.pdf](#)

**J.4 Post Traumatic Stress Disorder (PTSD) Awareness  
File 0630-01**

**Recommendation:** That Council receive the correspondence from Debbie White, requesting that June be proclaimed Post Traumatic Stress Disorder (PTSD) Awareness month.

Clerk's Note: Policy No. 01-024 Approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

**Attachments:** [J.4 PTSD Awareness.pdf](#)

**J.5 MS Awareness  
File 0630-01**

**Recommendation:** That Council receive the correspondence from Patricia Wilson, requesting that May be proclaimed MS Awareness month, the MS Society Flag be flown from Township offices and that a landmark building/location be lit up in red for May 30, 2021.

Clerk's Note: Policy No. 01-024 Approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. Policy No. 01-036 approved by Council, December 3, 2018: The Township of Langley does not permit the flying of any guest flags or banners on flagpoles on Township of Langley buildings or properties, including, without limitation, flags of other sovereign nations, non-profit societies, and other local organizations.

**Attachments:** [J.5 MS Awareness Month.pdf](#)

**K. MINUTES OF COMMITTEES**

**K.1 Heritage Advisory Committee - March 3, 2021  
Tree Protection Advisory Committee - March 16, 2021  
Seniors Advisory Committee - March 17, 2021  
Parcel Tax Roll Review Panel - March 18, 2021  
File 0540-20**

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

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

**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**

The following item has been brought forward from the March 8, 2021 Special Closed Council meeting for public information:

**N.1 Community Arbour Day 2021**

**Recommendation:** Whereas the Township of Langley will be planting trees for the annual Arbour Day celebration; and

Whereas Council may direct staff to arrange commemorative tree plantings for the following individuals at the 2021 Community Arbour Day celebration;

Therefore be it resolved that funds derive from Council Contingency at a cost of \$500 per tree for the below named individuals.

1. Grant Ward  
Former Township of Langley Councillor
  2. Wayne Carpenter  
Dedicated community volunteer
  3. Jennifer and Marshall Cronkhite  
Dedicated community volunteers
  4. Joanne Gammer  
Philanthropist and long-time business owner
  5. Robert and Donna Wenman  
\*Robert: Former Member of the Legislative Assembly for  
Fraser Valley West and Former Member of Parliament
- CARRIED

Section 90(1) (a) Personnel

## **O. OTHER BUSINESS**

Mayor Froese presented the following Notice of Motion within the deadlines according to Council's policy:

### **O.1 Online Developer held Public Information Meetings**

**Recommendation:** Whereas in April 2020, in order to ensure public health and safety in compliance with health authority guidelines in the context of the COVID-19 Pandemic, Council directed staff to temporarily suspend the requirements for developers to hold Public Information Meetings prior to a development application proceeding to Council for consideration;

Whereas there has been significant learning and public acceptance of online meetings over the past year; and

Whereas public engagement is an important aspect of local government proceedings generally and provides for a strong foundation early in the process for development applications specifically,

Therefore be it resolved that Council direct staff to prepare an amendment for Developer Held Public Information Meetings during the COVID-19 Pandemic, in relation with development applications pursuant to Policy 07-164, prior to such applications advancing to Council, effective immediately, based on a virtual format using generally accepted platforms.

**Attachments:** [O.1 07-164 Developer Held Public Information Meetings.pdf](#)

#### **P. 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 E.1 - Section 90(1) (e) Property; (k) Negotiations;  
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;  
Item F.1 - Section 90(1) (c) Labour Relations;  
Item F.2 - Section 90(1) (c) Labour Relations;  
Item F.3 - Section 90(1) (a) Personnel;  
Item F.4 - Section 90(1) (a) Personnel;  
Item F.5 - Section 90(1) (e) Property; and  
Item H.1 - Section 90(1) (k) Negotiations.

#### **Q. TERMINATE**