



REGULAR MEETING OF COUNCIL

Monday, May 31, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

B. ADOPTION AND RECEIPT OF AGENDA ITEMS

B.1 Regular Council Meeting - May 31, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 31, 2021.

C. ADOPTION OF MINUTES

C.1 Regular Council Meeting - May 10, 2021

Recommendation: That Council adopt the Minutes of the Regular Council meeting held May 10, 2021.

Attachments: [C.1 05-10 Regular minutes.pdf](#)

C.2 Public Hearing Meeting - May 10, 2021

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held May 10, 2021.

Attachments: [C.2 05-10 Public Hearing minutes.pdf](#)

D. DELEGATIONS

D.1 Barry Dashner File 0550-07

Recommendation: Request by Barry Dashner, to appear before Council to discuss the Fort Langley Streetscape upgrades.

Attachments: [D.1 Barry Dashner.pdf](#)

D.2 **Christine Bishop**
Christy Juteau
File 0550-07

Recommendation: Request by Christine Bishop and Christy Juteau, to appear before Council to discuss the Horne Pit development and environmental protection.

Attachments: [D.2 Christine Bishop and Christy Juteau.pdf](#)

E. PRESENTATIONS

E.1 **Langley Situation Table**

Recommendation: That Council receive the presentation by Maja Langrish and Fraser Waldron, Office of Crime Reduction & Gang Outreach, Policing and Security Branch, Ministry of Public Safety and Solicitor General, regarding a potential Langley Situation Table.

E.2 **Environmental Compensation on Municipal Lands**

Recommendation: That Council receive the presentation by staff on environmental compensation on municipal lands.

Clerk's Note: Council referred the following motion to a future meeting at the May 10, 2021 Regular Council meeting:

That Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.

Attachments: [E.2 cd Environmental Compensation on Municipal Lands.pdf](#)

E.3 **Aldergrove Interim Public Plaza Update**

Recommendation: That Council receive the presentation by staff providing an update on the Aldergrove Interim Public Plaza.

Clerk's Note: Council requested additional information on what the public plaza will include and cost implications at the May 10, 2021 Regular Council meeting. Please refer to Item F.1.

E.4 Aldergrove Intersection Road Widening

Recommendation: That Council receive the presentation by staff on road widening of Fraser Highway and/or 272 Street.

Clerk's Note: Council requested staff provide other options as opposed to road widening of Fraser Highway and/or 272 Street at the May 10, 2021 Regular Council meeting.

F. REPORTS TO COUNCIL

**F.1 Aldergrove Interim Public Plaza Update
Report 21-64
File ENG 6125-20 APPS1**

Recommendation: That Council receive the Aldergrove Interim Public Plaza Update report for information and provide direction to staff based on the information presented and outlined in the Financial Implications section of this report.

Attachments: [F.1 en Aldergrove Interim Public Plaza Update.pdf](#)

F.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.

**Development Permit Application No. 101174
(Waterstone Anderson Ltd. / 1078289 BC Ltd. /
7500 Block of 198B Street)
Report 21-60
File CD 08-22-0101**

Recommendation: That Council authorize issuance of Development Permit No. 101174 to Waterstone Anderson Ltd. and 1078289 BC Ltd. for property located at 7500 block of 198B Street 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. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

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. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Registration of an easement securing the required visitor parking stalls;
- d. Registration of party wall and common elements maintenance agreements on title of all lots;
- e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
- f. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- g. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- h. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- i. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
- j. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

Attachments: [F.2 cd DP 101174 Waterstone Anderson Ltd.pdf](#)

F.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. 101021
(Infinity Properties Ltd. / 7500 Block of 197 Street)
Report 21-59
File CD 08-22-0086**

Recommendation: That Council authorize issuance of Development Permit No. 101021 to Infinity Properties Ltd. for property located in the 7500 Block of 197 Street subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building and signage plans being 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; and
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned R-CL(SD);
- e. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
- f. Discharge of a restrictive covenant registered on the property prohibiting development until a Development Permit has been issued;
- g. On-site landscaping to be secured by letter of credit at building permit stage;
- h. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- i. Payment of supplemental development permit application fees and building permit administration fees.

Attachments: [F.3 cd DP 101021 Infinity Properties Ltd.pdf](#)

**F.4 Sanitary Sewer Local Area Service
19900 Block of 36A Avenue
Report 21-58
File ENG 5320-20-SWR21-01**

Recommendation: That Council consider the request of property owners and authorize staff to prepare and distribute the official petition to the benefitting properties in the 19900 block of 36A Avenue, as shown in

Attachment A, to determine the level of support to proceed with a Local Area Service for provision of municipal sanitary sewerage in accordance with applicable regulations, policies, and procedures;

That subject to determination of sufficiency of the petition process, staff be authorized to set the interest rate for the 36A Avenue 19900 block Sanitary Sewer Local Area Service project at 3.27%, which is equivalent to the Municipal Finance Authority of British Columbia's 20 year Capital Financing Rate plus 0.25%; and further

That Council authorize funding the project from Local Area Service Reserves, as identified in the Financial Implications section of this report and authorize staff to proceed with the preparation of necessary bylaws subject to completion of a successful petition process.

Attachments: [F.4 en Local Area Service 19900 Block of 36A Ave.pdf](#)

G. BYLAWS FOR FIRST AND SECOND READING

**G.1 Land Use Contract Discharge and
Rezoning Application No. 100651
(Mufford Industrial Park Ltd. / 20626 Mufford Crescent)
Bylaw No. 5684
Bylaw No. 5685
Report 21-63
File CD 08-11-0094**

Recommendation: That Council give first and second reading to Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684, discharging Land Use Contract No. 20 from the property located at 20626 Mufford Crescent;

That Council give first and second reading to the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685 and rezone the property to General Industrial Zone M-2A, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Dedication of 3.0 m to widen the south side of Mufford Crescent, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Dedication of 1.0 m to widen the north side of 62 Avenue in

accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw; and
4. Amending the existing Sanitary Statutory Right of Way BH219149 to be an all purpose Statutory Right of Way; and further

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.

Explanation - Bylaw No. 5684

Bylaw 2021 No. 5684 discharges Land Use Contract No. 20 from property located at 20626 Mufford Crescent.

Explanation - Bylaw No. 5685

Bylaw 2021 No. 5685 rezones land at 20626 Mufford Crescent to General Industrial Zone M-2A.

Attachments: [G.1 cd RZ 100651 Mufford Industrial Park Ltd.pdf](#)

**G.2 Rezoning Application No. 100661
 (McDonald / 23639 - 36A Avenue)
 Bylaw No. 5715
 Report 21-61
 File CD 10-28-0049**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715 rezoning a 0.46 ha (1.15 ac) property located at 23639 - 36A Avenue to Rural Zone RU-3A to accommodate a subdivision to create two (2) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Provision of security for a hydrogeological study; and
2. Compliance with the Community Amenity Contributions Policy; 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. 5715.

Explanation - Bylaw No. 5715

Bylaw 2021 No. 5715 rezones the property located at 23639 - 36A Avenue from Rural Zone RU-3 to Rural Zone RU-3A to accommodate subdivision of the lot into two (2) fee simple single family lots.

Attachments: [G.2 cd RZ 100661 McDonald.pdf](#)

G.3

**Rezoning Application No. 100543 and
Development Permit Applications No. 101171 and
101211 (M-3 Management Inc. / Lugg /
7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686 rezoning 2.29 ha (5.65 ac) of land located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of 45 lots (nine (9) single family lots and 36 semi-detached lots) subject to the following development prerequisites being satisfied to the 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. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
4. Provision of an enhanced sidewalk along the east side of 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
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. Registration of restrictive covenants:
 - a. Prohibiting development of the semi-detached lots until a

Development Permit is issued for the lots proposed to be zoned R-CL(SD);

b. Prohibiting clearing of the semi-detached R-CL(SD) lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);

c. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for R-CL(SD) zoned lots; and

d. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;

7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;

8. 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,

9. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize the issuance of Development Permit No. 101171 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A 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;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize issuance of Development Permit No. 101211 (single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- 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;
- c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit fees prior to issuance.

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; and
- d. Payment of 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. 5686 in conjunction with Development Permit Nos. 101171 and 101211.

Explanation - Bylaw No. 5686

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

Attachments: [G.3 cd RZ 100543 M-3 Management Inc.pdf](#)

G.4

**Rezoning Application No. 100612 and
Development Permit Application No. 101166
(Zenterra Developments Ltd. / 19781 - 80 Avenue)
Bylaw No. 5709
Report 21-65
File CD 08-27-0070**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709 rezoning 1.0 ha (2.5 ac) of land located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a four (4) storey multi-tenant office building, subject to the following development prerequisites being satisfied to the 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 and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site and on-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. 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);
5. Provision of final streamside enhancement plans, fencing, signage and security for the Streamside Protection and Enhancement Areas;
6. Registration of the following restrictive covenants:
 - a. Prohibiting access from 80 Avenue once the access easement over 8045 - 198A Street is functional; and
 - b. Non-disturbance restrictive covenant over watercourse area setbacks.
7. Registration of an access easement securing access to 198A Street for 19881 - 80 Avenue over the property to the east (8045 - 198A Street);
8. Registration of a public access statutory right of way for a future trail connection;
9. Compliance with the Willoughby Arterial Road Completion Amenity Program and the Latimer Amenity Policies; and,
10. Payment of applicable Neighbourhood Planning Administration

fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5709 authorize issuance of Development Permit No. 101166 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" and in compliance with the Township's Street Tree and Boulevard Planting Policy;
- 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. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable 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 for the Rezoning Bylaw No. 5709 in conjunction with proposed Development Permit No. 101166.

Explanation - Bylaw No. 5709

Bylaw 2020 No. 5709 rezones a 1.0 ha (2.5 ac) site located at 19781- 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a multi-tenant four (4) storey office building.

Attachments: [G.4 cd RZ 100612 Zenterra Developments Ltd.pdf](#)

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR FINAL ADOPTION

- I.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.**

**Rezoning Application No. 100636
(Agriteks Industries Ltd. / 6, 27250 - 58 Crescent)
Bylaw No. 5704
Report 21-53
File CD 14-08-0053**

Recommendation: That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704".

Explanation - Bylaw No. 5704

Bylaw 2021 No. 5704 amends the zoning of a property located at 6, 27250 - 58 Crescent to accommodate federally licensed cannabis processing uses on a site specific basis for a 415 square metres (4,470 square feet) strata lot in an existing industrial building located on the property.

Clerk's Note: As the above-noted bylaw does not have prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw.

Attachments: [I.1 cd RZ 100636 Agriteks Industries Ltd.pdf](#)

J. BYLAWS FOR FINAL ADOPTION

**J.1 Solid Waste Management Bylaw Update
Bylaw No. 5467
Bylaw No. 5705
Report 21-50
File ENG 5360-01**

Recommendation: That Council give final reading to "Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705".

Explanation - Bylaw No. 5467

Bylaw 2021 No. 5467 provides updated definitions and incorporates language related to separation of recycling items into new streams because of changes to Metro Vancouver regulations. Further housekeeping amendments are intended to provide clarity through updates to identification of route schedules based on collection type, transition guidelines from private collection to municipal, the initial date of service related to fees, the ability to update the collection map by removing it from the bylaw, the number and types of carts permitted, and maximum cart gross weight allowances.

Explanation - Bylaw No. 5705

Bylaw 2021 No. 5705 amends the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by updating fine amounts and offences in relation to the Solid Waste Management Bylaw 2016 No. 5200, Amendment Bylaw 2021 No. 5467.

Attachments: [J.1 eng Solid Waste Management Bylaw Update.pdf](#)

K. CORRESPONDENCE

**K.1 Langley Pos-Abilities Society - Presentation Request
File 0550-10**

Recommendation: That Council receive the correspondence from Zosia Ettenberg, Executive Director, Langley Pos-Abilities Society, requesting approval of a 10 minute presentation to Council at the June 14, 2021 Regular Council meeting regarding accessibility issues at the Brookwood plaza.

Clerk's Note: The presentation will also include a funding request for development of an online accessibility map for Langley, BC.

Attachments: [K.1 Langley Pos-Abilitis Society - Presentation Request.pdf](#)

**K.2 Shared Waters Alliance - Presentation Request
File 0550-10**

Recommendation: That Council receive the correspondence from Christy Juteau, Conservation Science Director, A Rocha Canada & Core Team, Shared Water Alliance, requesting approval of a presentation to Council. The presentation will advise of current activities of Shared Waters Alliance, areas of alignment with the Township of Langley and opportunities to join together with others to enhance collaboration towards better water quality and improved ecosystem health of Boundary Bay and tributaries flowing into it while also advancing reconciliation.

Attachments: [K.2 Shared Waters Alliance - Presentation Request.pdf](#)

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

**K.3 Graduation Week
File 0630-01**

Recommendation: That Council be advised of the request from the Langley School District to light up the 200 Street pedestrian bridge blue and green for Graduation Week June 21 - 25, 2021.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests. At the April 26, 2021 Regular Council meeting, Council amended the Proclamation Policy No. 01-121 to include the lighting of infrastructure requests, as they are a form of proclamation.

L. MINUTES OF COMMITTEES

**L.1 Heritage Advisory Committee - May 5, 2021
Recreation, Culture, and Parks Advisory Committee -
May 12, 2021
Council Process Committee - May 17, 2021
Tree Protection Advisory Committee - May 18, 2021
File 0540-20**

Recommendation: That Council adopt the Minutes from the Council Priorities Committee meeting held May 17, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.

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

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

Recommendation: That Council supports the staff recommendation of maintaining a water feature at the pumphouse by decommissioning the existing well and connecting the pumphouse to municipal water (Option 2), with interpretive signage added to the site to explain the change.

**L.3 Council Process Committee Recommended Motion
File 0540-20**

Recommendation: That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of signs that include the candidate's name to 100 signs.

**L.4 Council Process Committee Recommended Motion
File 0540-20**

Recommendation: That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the size of campaign signs to a maximum of 16 square feet.

**L.5 Council Process Committee Recommended Motion
File 0540-20**

Recommendation: That Council direct staff to enforce the placement and size of political signs pro-actively, not complaint driven.

**L.6 Tree Protection Advisory Committee Recommended Motion
File 0540-20**

Recommendation: That Council approve amending the TPAC Terms of Reference to include a member from the Lower Fraser Aboriginal Society AND the Kwantlen First Nation as voting members on the committee.

M. MAYOR AND COUNCIL REPORT

**N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE
REPRESENTATIVES REPORT**

O. ITEMS FROM PRIOR MEETINGS

The following motion was amended at the January 11, 2021 Council Process Committee meeting to forward the motion back to Council after a presentation from Metro Vancouver:

**O.1 Murrayville and Brookwood Water
Quality Improvements
Report 20-125
File ENG 5330-27-82**

Recommendation: Moved by Mayor Froese,
Seconded by Councillor Kunst,
That the Council Process Committee recommends that Council direct staff to include funding in the amount of \$6,000,000 in the

2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookswood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.

AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Long,

That this motion be forwarded to Council after a presentation from Metro Vancouver, as contemplated under Item O.4 of Council's Regular Meeting of January 11, 2021, with a request that the presentation be provided as soon as possible.

CARRIED

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was **CARRIED**

Councillors Arnason, Richter and Woodward opposed

Clerk's Note: Staff provided a presentation to Council at the November 11, 2020 Council Process Committee. At the January 11, 2021 Regular Council meeting, Council requested the motion be brought back for consideration after a presentation from Metro Vancouver. At the May 10, 2021 Regular Council meeting, Metro Vancouver provided a presentation to Council regarding water services. Both staff and Metro Vancouver presentations are included in the agenda package.

Staff recommend that Council direct staff to continue the historic practice of ensuring a blended source of water supply, utilizing local aquifers, production wells and regional Metro Vancouver water supply for social, economic and environmental sustainability reasons, given the significant investment in assets, equipment and human resources over the years. Further, the blended system will ensure continued resiliency of the municipal water network, as groundwater is generally less susceptible to bacterial pollution than surface water, due to the lower level of exposure and because of the interaction between soils and ground water providing an added level of filtration and screening; particularly during natural or human caused emergencies.

Proceeding with the design and construction of the treatment plant, as recommended by staff to treat the elevated levels of iron and manganese in the Murrayville and Brookwood areas will allow resumption of the use of groundwater supplies in a sustainable manner based on a rigorous monitoring regime to ensure natural replenishment of the ground water, consistent with the Township's Sustainability Charter and recently adopted Climate Action Strategy.

Attachments: [O.1 eng Murrayville Water Quality Improvements.pdf](#)

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

Q. OTHER BUSINESS

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

Q.1 Fire Safety Plan and Framework

Recommendation: Whereas overarching Township policies arising from smart growth, climate mitigation, proximity to services and other necessary public policy goals have created more compact communities that are designed around reduced property line setbacks and significantly increased densities within core areas;

Whereas wood frame construction buildings and their surroundings are particularly vulnerable during the construction phase due to the lack of installation of firewalls, fire doors, sprinklers, or other fire safety related infrastructures, which installations can delay fire transference both within the building and to other nearby structures;

Whereas the Township of Langley's existing Fire Safety Plan (FSP) is a strategic foundational document designed to address fire prevention, safety, fire control and related issues for new construction based on best management practices;

Whereas the current FSP is a list of compliance measures aligned with broader mandatory construction and fire regulations; and

Whereas it is necessary and desirable that public safety be enhanced and property destruction be minimized, through the implementation of critical mandatory features embedded within the FSP strategy;

Therefore be it resolved that the Township's Fire Chief undertake a review of the existing FSP and framework for the purpose of providing information for Council's review and consideration with respect to potential recommendations regarding the development of legally enforceable protocols consistent with best practices, and within the context of current regulatory frameworks, provincial statutes, and municipal bylaws, to effect policy changes that would reduce the likelihood of significant structural and property damage to adjacent buildings and the local environment arising from construction-related fire incidents within vulnerable timber-framed apartments, multi-family townhouses, and mixed-use complexes in the Township.

Attachments: [Q.1 Pre-Fire Planning Process.pdf](#)

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

Q.2 Township of Langley Restart Plan

Recommendation: Whereas:

1. The Province of British Columbia has now released a four step restart plan with specific "earliest dates" and required prerequisites from May 25, 2021 to September 7, 2021;
2. The Township of Langley has multiple recreational programs currently suspended with no confirmed timeline to resume, such as Active Beyond the Bell, summer camps, and so on; and
3. The Township of Langley has multiple facilities still closed with no confirmed timeline to reopen, such as the Civic Facility, Museums, Field Houses and Ice Arenas.

Therefore be it resolved that staff be directed to outline to Council a Township of Langley Restart Plan for suspended programs and closed facilities aligned with the prerequisites and dates currently outlined by the Province of British Columbia, subject to the availability of guidance from authoritative sports organizations, and subject to change as future events and the ongoing Provincial State of Emergency may require.

R. 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) (a) Personnel;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations;
Item H.1 - Section 90(1) (a) Personnel;
Item H.2 - Section 90(1) (b) Personal; and
Item H.3 - Section 90(1) (e) Property; (k) Negotiations.

S. TERMINATE