



REGULAR MEETING OF COUNCIL

Monday, June 28, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - June 28, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held June 28, 2021.

A.2 Welcome Superintendent Marsden

Recommendation: That Council welcome Superintendent Marsden as the newly appointed Officer in Charge of the Langley RCMP Detachment.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - June 14, 2021

Recommendation: That Council adopt the Minutes of the Regular Council meeting held June 14, 2021.

Attachments: [B.1 06-14 Regular minutes.pdf](#)

B.2 Public Hearing Meeting - June 14, 2021

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held June 14, 2021.

Attachments: [B.2 06-14 Public Hearing minutes.pdf](#)

C. DELEGATIONS**C.1 Gerry Mazzei
File 0550-07**

Recommendation: Request by Gerry Mazzei, to appear before Council to discuss the Council Process Committee recommended motions of June 21, 2021 regarding Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 - 56 Avenue and 5670 - 264 Street).

Clerk's Note: Please refer to Items K.3, K.4 and K.5.

Attachments: [C.1 Gerry Mazzei.pdf](#)

**C.2 Ben Taddei
Conwest
File 0550-07**

Recommendation: Request by Ben Taddei, Conwest, to appear before Council to discuss the Council Process Committee recommended motions of June 21, 2021 regarding Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 - 56 Avenue and 5670 - 264 Street).

Clerk's Note: Please refer to Items K.3, K.4 and K.5.

Attachments: [C.2 Ben Taddei.pdf](#)

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.**

**Telecommunication Tower Application No. 000004
(Cypress Land Services / Rogers / 23718 - 72 Avenue)
Report 21-82
File CD 11-16-0037**

Recommendation: That Council authorize staff to forward this report, the minutes of the telecommunication tower Council Meeting, and any accompanying correspondence from area residents, to Industry Canada for information;

That Council consider Cypress Land Services' application to Industry Canada regarding a proposed 35 m (115 ft) high telecommunication tower and accessory compound at 23718 - 72 Avenue and adopt one of the following resolutions:

a) "That Council advise Industry Canada that it does not object to Cypress Land Services' application to construct a 35 m (115 ft) high telecommunication tower and accessory compound at 23718 - 72 Avenue."

or

b) "That Council advise Industry Canada that it objects to Cypress Land Services' application to construct a 35 m (115 ft) high telecommunication tower and accessory compound at 23718 - 72 Avenue."

Attachments: [E.1 cd Cypress TT.pdf](#)

**E.2 2021 UBCM Resolution - Accelerated South of Fraser
Transit Service Improvements
Report 21-80
File ENG 8500-01**

Recommendation: That Council support submission of a resolution to the Union of BC Municipalities (UBCM) for consideration at the September 2021 convention, requesting the Province of British Columbia accelerate and expand transit service improvements south of Fraser, including expediting the construction of planned rapid transit infrastructure and increasing bus service.

Attachments: [E.2 en UBCM Resolution Transit Improvements.pdf](#)

**E.3 Archaeological Site Protection Policy
Report 21-83
File CD 6830-20**

Recommendation: That Council approve the Archaeological Site Protection Policy and Guidelines for Archaeological Chance Find Management to provide for the protection and conservation of archaeological sites in the Township of Langley.

Attachments: [E.3 cd Archaeological Site Protection Policy.pdf](#)

**E.4 Housing Action Plan Update
Emerging Directions Report
Report 21-85
File CD LSP00014**

Recommendation: That Council receive the Housing Action Plan update Emerging Directions Report (Attachment A) and authorize staff to proceed with the next steps for the completion of the project.

Attachments: [E.4 cd Housing Action Plan Update.pdf](#)

**E.5 2020 Annual Report and 2020 Statement of Financial Information
Report 21-84
File FIN 0640-20/1830-25**

Recommendation: That Council approve the 2020 Annual Report including 2020 Audited Financial Statements upon receiving and considering submissions and questions from the public; and

That Council approve the 2020 Statement of Financial Information (SOFI).

Attachments: [E.5 fin 2020 Annual Report Stmt of Fin Information.pdf](#)

**E.6 Agricultural Land Commission Application No. 100384
(Stevens / 1000 - 232 Street)
Report 21-86
File CD 10-09-0024**

Recommendation: That Council refer the application to the Agricultural Land Commission and advise that the proposed non-farm use application submitted by Fawne Budlong to permit filming and film-related activities on the property located at 1000 - 232 Street complies with the Township's Zoning Bylaw (subject to ALC approval) and is compatible with overall objectives of the Township's Rural Plan.

Attachments: [E.6 cd Stevens ALC.pdf](#)

**E.7 Agricultural Land Commission Application No. 100383
(Sparks / 20883 Louie Crescent)
Report 21-87
File CD 09-12-0011**

Recommendation: That Council consider the subdivision application submitted by Marlyn Sparks for the property located at 20883 Louie Crescent within the Agricultural Land Reserve and select one of the following options:

a) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits noting Council IS supportive of the proposal;

b) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits noting Council is NOT supportive of the proposal; or

c) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits with NO comment.

Attachments: [E.7 cd Sparks ALC.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Official Community Plan Amendment and
Rezoning Application No. 100219 and
Development Permit Application No. 101199
(Quadra Holdings Ltd.) / 8264 - 208 Street and
20880 - 83 Avenue)
Bylaw No. 5725
Bylaw No. 5726
Bylaw No. 5727
Report 21-88
File CD 08-25-0110**

Recommendation: That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5726, to rezone 2.02 ha (5.0 ac) of land located at 8264 - 208 Street and 20880 - 83 Avenue to Comprehensive Development Zone CD-162 to facilitate development of 410 rental apartment units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley's 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 road dedications, widenings, and necessary traffic improvements including dedication of the east half of 208 Street (including greenway), 82 Avenue (including greenway), south half of 83 Avenue (including greenway) and associated roundabouts in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;

3. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street, both sides of 82 Avenue and the south half of 83 Avenue;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Compliance with Age Friendly Amenity Area requirements;
6. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
7. Registration of restrictive covenants acceptable to the Township:
 - a. A Housing Agreement securing 127 units as affordable apartment rental units in compliance with Bylaw 5462 and 283 apartment units as rental at 10% below market rate for a term not less than 21 years;
 - b. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 - Adaptable Housing Requirements of the Township's Official Community Plan;
 - c. Prohibiting access to 208 Street and parking on 208 Street; and
 - d. Securing vehicular and pedestrian access to 8192 and 8206 - 208 Street to the south through the subject development.
8. Approval of Rezoning Bylaw No. 5726 by the Ministry of Transportation and Infrastructure;
9. Compliance with the requirements of the Community Amenity Contributions Policy if applicable, Willoughby Arterial Roads Completion and Amenity Policy if applicable, Yorkson Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy; and
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

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725 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, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council grant first and second reading to Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject site;

That Council at time of final reading of Rezoning Bylaw No. 5726 authorize issuance of Development Permit No. 101199 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 and Age Friendly Amenity Area requirements;
- c. All signage being in compliance with the Township's Sign Bylaw;
- d. All rooftop mechanical equipment to be screened from view; and
- e. 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 an onsite 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 schedule the required public hearing for Bylaws No. 5725 and 5726 in conjunction with the hearing for proposed Development Permit No. 101199.

Explanation - Bylaw No. 5725

Bylaw 2021 No. 5725 amends the Yorkson Neighbourhood Plan to increase the maximum permitted density to 82 units per acre, allow ground floor residential uses on the mixed use portion of the site and

allow a maximum building height of six storeys for an apartment development on lands located at 8264 - 208 Street and 20880 - 83 Avenue.

Explanation - Bylaw No. 5726

Bylaw 2021 No. 5726 rezones land at 8264 - 208 Street and 20880 - 83 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-162 to accommodate 410 rental apartment units and 222 square metres of commercial area.

Explanation - Bylaw No. 5727

Bylaw 2021 No. 5727 authorizes the Township of Langley to enter into a Housing Agreement with 83 Apartments East Ltd. and 83 Apartments West Ltd. to secure rental housing and affordable rental units on the subject properties located at 8264 - 208 Street and 20880 - 83 Avenue.

Attachments: [F.1 cd Quadra RO.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 Soil Deposit and Removal Bylaw Amendments Bylaw No. 5724 Report 21-81 File ENG 5280-14

Recommendation: That Council authorize staff to forward all soil or fill use applications involving the removal of soil, or deposit of soil and other material having a volume of 600 cubic metres or less to the provincial Agricultural Land Commission (ALC) for consideration, without the need for Council consideration of referral to the ALC on an individual basis, subject to compliance with the provisions of the Township of Langley Zoning Bylaw, Soil Deposit and Removal Bylaw; and other regulations as may be applicable;

That Council give first, second, and third reading to Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2021 No. 5724 to amend the volume fee requirements for soil or other material previously deposited without a permit issued pursuant to the Soil Deposit and Removal Bylaw; and

That Council direct staff to continue with the current practice of enforcing Bylaw provisions in cases where deposit or removal of soil, or other material, exceeds 600 cubic metres without a permit.

Explanation - Bylaw No. 5724

Bylaw 2021 No. 5724 updates Soil Deposit and Removal Bylaw 2013 No. 4975 by amending the volume fee requirements for soil or other material previously deposited without a permit.

Attachments: [G.1 en Soil Deposit and Removal Bylaw Amendments.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.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. 100643 and
Development Permit Application No. 101193
(Stevovic / 20452 - 80 Avenue)
Bylaw No. 5723
Report 21-69
File CD 08-23-0196**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Stevovic) Bylaw 2021 No. 5723".

Explanation - Bylaw No. 5723

Bylaw 2021 No. 5723 rezones 1.36 ha (3.36 ac) of land at 20452 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to accommodate a townhouse development consisting of 60 units.

Development Permit No. 101193

Running concurrently with this Bylaw is Development Permit No. 101193 (Stevovic / 20452 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. 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;

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 an on-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.

Attachments: [H.1 cd Stevovic rz dp.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

- I.1 Drinking Water Conservation Bylaw Update**
Bylaw No. 5716
Report 21-71
File ENG 5600-10

Recommendation: That Council give final reading to "Drinking Water Conservation Bylaw No. 5321 Amendment Bylaw 2021 No. 5716".

Explanation - Bylaw No. 5716

Bylaw 2021 No. 5716 amends Drinking Water Conservation Bylaw 2018 No. 5321 by including provisions for water restriction exemption permits related to the application of nematodes to combat the European Chafer Beetle.

Attachments: [I.1 eng Drinking Water Conservation Bylaw Update.pdf](#)

- I.2 Drainage Development Works Agreement Bylaw**
(1081760 BC Ltd.)
Bylaw No. 5697
Report 21-76
File CD 07-23-0070

Recommendation: That Council give final reading to "Drainage Development Works Agreement (1081760 BC Ltd.) Bylaw 2021 No. 5697".

Explanation - Bylaw No. 5697

Bylaw 2021 No. 5697 authorizes the execution of a Development Works Agreement between the Township of Langley and 1081760 BC Ltd., for the provision of Drainage Works in the Fernridge 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.2 cd Drainage Development Works Agreement Bylaw.pdf](#)

I.3

**Rezoning Application No. 100601 and
Development Permit Application No. 101151
(19708 86 Ave Langley Holdings Corp. /
Denciti Development Corp. / 19700 Block of 86 Avenue)
Bylaw No. 5628
Report 20-105
File CD 08-27-0069**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (19708 86 Ave Langley Holdings Corp.) Bylaw 2020 No. 5628".

Explanation - Bylaw No. 5628

Bylaw 2020 No. 5628 rezones property located in the 19700 block of 86 Avenue in the Carvolth Neighbourhood Plan Area to Carvolth Business Park Zone C-18 to accommodate construction of two (2) multi-tenant industrial buildings.

Development Permit No. 101151

That Council authorize issuance of Development Permit No. 101151 (19708 86 Ave Langley Holdings Corp. / Denciti Development Corp. / 19700 Block of 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
- e. All refuse areas to be located in an enclosure and screened to the

acceptance of the Township of Langley General Manager of Engineering and Community Development;

f. All outdoor storage areas being covered by a dust free surface;

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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
- 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 to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 27, 2020 attached to the Bylaw have been satisfactorily addressed. The written submission opportunity for the Bylaw was held on September 14, 2020 with third reading given on September 14, 2020.

Attachments: [I.3 cd Langley Holdings Denciti RZ DP.pdf](#)

I.4

Rezoning Application No. 100503
Development Permit Application No. 100945
(Genaris Properties Ltd. / 20559 - 86 Avenue)
Bylaw No. 5436
Report 19-73
File CD 08-26-0192

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436".

Explanation - Bylaw No. 5436

Bylaw 2019 No. 5436 rezones a portion of property located at 20559 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units.

Development Permit No. 100945

That Council authorize issuance of Development Permit No. 100945 (Genaris Properties Ltd. / 20559 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Planting 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. On-site landscaping to be secured by letter of credit at Building Permit stage;
- b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the tree management plan is in place;
- 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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 13, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on May 27, 2019 with third reading given on June 10, 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.4 cd Genaris RZ DP.pdf](#)

J. CORRESPONDENCE

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

**J.1 Rail Safety Week
File 0630-01**

Recommendation: That Council receive the communication from Stephen Covey, Chief of Police and Chief Security Officer, CN, requesting the week of September 20-26, 2021 be proclaimed as Rail Safety Week.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: [J.1 Rail Safety Week 2021 Proclamation request.pdf](#)

K. MINUTES OF COMMITTEES

**K.1 Tree Protection Advisory Committee - June 8, 2021
Recreation, Culture, and Parks Advisory Committee -
June 9, 2021
Seniors Advisory Committee - June 16, 2021
Council Process Committee - June 21, 2021
File 0540-20**

Recommendation: That Council adopt the Minutes from the Council Process Committee meeting held June 21, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.

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

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

Recommendation: That Council direct staff to amend the TPAC Terms of Reference to extend the duration of the committee to allow for active participation, review, and presentation of the Community Forest Management Strategy to Council.

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

Recommendation: That Council defer further consideration of this application until the Agricultural Land Commission reconsideration of the application as to the conditions for the exclusion of the properties from the Agricultural Land Reserve has been concluded.

Clerk's Note: Written submissions and the May 10, 2021 Report to Council 21-56 are included in the agenda package.

Attachments: [K.3 cd RO 100209 Conwest.pdf](#)

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

Recommendation: That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments.

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

Recommendation: That Council direct staff to begin working on and bring forward for Council consideration an amendment to existing policies, or a new policy, regarding Community Benefit Contributions from future commercial and industrial lands.

L. MAYOR AND COUNCIL REPORT

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

N. ITEMS FROM PRIOR MEETINGS

The following Council Process Committee recommended motions were deferred at the June 14, 2021 Regular Council meeting:

**N.1 Council Process Committee Recommended Motion
File 0540-20**

Recommendation: Moved by Councillor Richter,
Seconded by Councillor Ferguson,

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.

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Attachments: [N.1 c5034 Election Sign Bylaw.pdf](#)

**N.2 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.

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That this motion be deferred to a future meeting when a full Council is present.

CARRIED

**N.3 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.

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Councillor Richter has requested reconsideration of the following motions from the June 14, 2021 Regular Council meeting:

N.4 Motion to Reconsider

Recommendation: That Council reconsider the following motions:

Fort Langley Community Park
Public Engagement Update
Report 21-72
File ENG 0810-20

That Council receive the Fort Langley Community Park Public Engagement Update Report for information.
CARRIED

MOTION 1

That Council direct staff to proceed with converting the existing pool site to a Spray Park as per Option 4 included in the Report to Council, with the funds to do so being hereby preapproved as part of the 2022 budget.
CARRIED

Councillors Arnason, Ferguson, and Richter opposed

MOTION 2

That Council direct staff to provide a report on future aquatic facilities and other options to accommodate youth in Fort Langley.
CARRIED

Attachments: [N.4 en FLCP Public Engagement Update.pdf](#)

Councillor Long has requested reconsideration of the following motion from the June 14, 2021 Regular Council meeting:

N.5 Motion to Reconsider

Recommendation: That Council reconsider the following motion:

Rezoning Application No. 100589
(Neufeld / 5759 - 240 Street)
Bylaw No. 5717
Report 21-68
File CD 11-09-0033

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 - 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;
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);
7. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
 - a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
 - b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
 - 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. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition 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. 5717.

REFERRAL

Moved by Councillor Richter,
Seconded by Councillor Arnason,

That Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) be referred for a Developer Public Information Meeting so area residents can have input into this proposal.

CARRIED

Mayor Froese and Councillors Kunst and Long opposed

Attachments: [N.5 cd RO 100589 Neufeld.pdf](#)

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

P. OTHER BUSINESS

At the June 14, 2021 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

P.1 IT Protection Against Ransomware

Recommendation: That Council direct staff to provide information on the need, cost, and scope of work regarding implementing protection against ransomware.

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

P.2 Tree Protection Bylaw

Recommendation: Whereas at the Regular Council Meeting of June 14, 2021, Council received a presentation from Catherine Grey, Community Co-Chair, Tree Protection Advisory Committee (TPAC) and Council referred the amendment bylaws proposed by TPAC to staff to provide a report on the implications of the proposed changes to the Bylaw;

Whereas TPAC, in their report to Council and during Catherine Grey's presentation, expressed urgency in the adoption of the amendments to the Tree Protection Bylaw 2019 No. 5478 and associated amendment bylaws; and

Whereas staff have multiple competing priorities and with the current project capacity may be unable to provide the Report to Council in a manner that would ensure the potential adoption of the bylaws prior to July 31, 2021;

Therefore be it resolved that staff be directed that the Report to Council is the priority project and take all reasonable steps necessary to provide Council with the directed report at the July 12, 2021 Regular Council meeting; and

Should the Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712 receive First, Second and Third reading on July 12, 2021, staff be directed to provide a Written Public Input Opportunity with submissions provided to Council prior to the next scheduled Regular Meeting of Council on July 26, 2021 so that Council may deliberate on the amendment bylaw prior to July 31, 2021

Attachments: [P.2 Tree Protection Bylaw.pdf](#)

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

**P.3 Rezoning Application No. 100589
(Neufeld / 5759 - 240 Street)
Bylaw No. 5717
Report 21-68**

Recommendation: Whereas Rezoning Application No. 100589 (Neufeld / 5759 - 240 Street), Bylaw No. 5717 is a rezoning of 18 ha (44.5 acres) of land located at 5759 - 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots;

Whereas this Rezoning Application involves the removal of 4083 significant trees from the site;

Whereas the loss of 4083 significant trees will have a major impact on the surrounding rural area in terms of tree canopy loss, wildlife displacement, and water retention in the area;

Whereas neighbouring properties have the right to be informed of, and to comment on, potential impacts to their properties of this proposed development in terms of its impact on the rural character of the area; and

Whereas existing COVID-19 protocols do not require Public Hearings but those protocols are in the process of being eased due to increasing vaccination levels;

Therefore be it resolved that Council require a Public Hearing for this Rezoning Application No. 100589 (Bylaw No. 5717) to allow for maximum public input; and further

That the Public Hearing be deferred until such time as a full Public Hearing can be accommodated in-person at the Fraser River Presentation Theatre, if such a deferral is needed.

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

P.4 Langley Community Farmers' Market

Recommendation: Whereas the Langley Community Farmers' Market has moved to its location from the City of Langley to Township property at the Derek Doubleday Arboretum; and

Whereas the Society provides a great benefit to the community in hosting the weekly market;

Therefore be it resolved that Township of Langley Council provide a community grant of \$2500 to the society to assist with costs associated with providing this wonderful market on Township property at the Derek Doubleday Arboretum.

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

**P.5 Request for Explanation and Confirmation of
RCMP Officer Timelines**

Recommendation: Whereas:

1. The Township of Langley's pace of development and increasing population requires ongoing expansion of its law enforcement capacity;
2. Council has funded an additional fifteen RCMP officers since 2018 and the Township of Langley has received only four; and
3. There are approximately 21 RCMP officer vacancies for the Township of Langley within the Langley RCMP detachment currently, and significant vacancies have persisted for many years;

Therefore be it resolved that Township of Langley request from the Royal Canadian Mounted Police a written summary outlining the following:

A. Reasons for the continuation of significant RCMP officer vacancies and the RCMP's ongoing, apparent challenge to provide the law enforcement capacity needed, requested and funded by Council; and

B. When the current RCMP officer vacancies for the Township of Langley and Langley RCMP detachment will be filled.

Q. 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 D.1 - Section 90(2) (b) Intergovernmental Relations;
Item D.2 - Section 90(1) (k) Negotiations;
Item E.1 - Section 90(1) (e) Property;
Item F.1 - Section 90(1) (k) Negotiations;
Item G.1 - Section 90(1) (g) Legal;
Item G.2 - Section 90(1) (c) Labour Relations;
Item G.3 - Section 90(1) (c) Labour Relations;
Item G.4 - Section 90(1) (e) Property;
Item G.5 - Section 90(1) (a) Personnel;
Item H.1 - Section 90(1) (e) Property;
Item H.2 - Section 90(1) (e) Property; (i) Solicitor-Client Privilege; and
Item H.3 - Section 90(1) (e) Property; (i) Solicitor-Client Privilege.

R. TERMINATE