



## REGULAR AFTERNOON MEETING OF THE TOWNSHIP COUNCIL

Monday, September 11, 2017 at 2:30 PM  
 Fraser River Presentation Theatre  
 4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, C. Fox, B. Long, A. Quaale, K. Richter,  
 M. Sparrow, and B. Whitmarsh

M. Bakken, S. Gamble, R. Seifi, S. Scheepmaker, K. Sinclair, and J.  
 Winslade

W. Bauer, P. Cordeiro, and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Afternoon Council Meeting Agenda - September 11, 2017**

Moved by Councillor Fox,  
 Seconded by Councillor Quaale,  
 That Council adopt the agenda and receive the agenda items of the  
 Regular Afternoon Council meeting held September 11, 2017, as  
 amended.  
 CARRIED

Clerk's Note: Items F.7 and F.4 were moved before Item F.1

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

#### **B.1 Regular Afternoon Council Meeting - July 24, 2017**

Moved by Councillor Arnason,  
 Seconded by Councillor Whitmarsh,  
 That Council adopt the Minutes of the Regular Afternoon Council meeting  
 held July 24, 2017.  
 CARRIED

### **C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING**

Moved by Councillor Whitmarsh,  
 Seconded by Councillor Quaale,  
 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(1) (e) Property; (k) Negotiations;  
 Item E.1 - Section 90(1) (g) Legal; Section 90(2) (b) Intergovernmental Relations;  
 Item E.2 - Section 90(1) (e) Property;  
 Item E.3 - Section 90(1) (k) Negotiations; Section 90(2) (b) Intergovernmental Relations;  
 Item F.1 - Section 90(2) (b) Intergovernmental Relations; and  
 Item I.1 - Section 90(1) (e) Property; (k) Negotiations.  
 CARRIED

#### **D. PRESENTATIONS**

#### **E. DELEGATIONS**

**D.1            Tamara Jansen  
                  Darvonda Nurseries Ltd.  
                  File 0550-07**

Tamara Jansen appeared before Council to discuss Agricultural Land Commission Application No. 100306, 6690 and 6710 – 216 Street. She commented that Darvonda Nurseries would like to swap the non-ALR component of their property to another site to use the area as a throughway.

Colin Fry, representing Darvonda Nurseries, commented that Darvonda is trying to reconfigure the farm to relocate the non ALR portion from one area to another.

**D.2            Michael Sanderson  
                  Sanderson Planning Ltd.  
                  File 0550-07**

Michael Sanderson, Sanderson Planning Ltd., appeared before Council to discuss Agricultural Land Commission Application No. 100317, 25160 – 72 Avenue. He commented that 3% of the property is be requested for Non-Farm use for filming purposes for a 10-year period to permit current filming activities to conclude. He further noted that the proposed temporary film use/activity is consistent with the Township's Rural Plan and the RU-3 zoning. He asked Council to support forwarding the application to the Agricultural Land Commission for consideration.

**D.3 Kevin and Mel MacInnes  
0550-07**

Kevin and Mel MacInnes appeared before Council to discuss Agricultural Land Commission Application No. 100317, 25160 – 72 Avenue. They commented that they are currently using their property to film “When Calls the Heart”. The film revenue is put back into the land for agriculture gain. They stated that filming does not impact day to day farming processes. They further commented that farmers and land owners use filming to make supplemental income to help with the increased cost of farming.

The agenda order was varied.

**F. REPORTS TO COUNCIL**

**F.7 Provincial Agricultural Land Commission Application No. 100306  
Darvonda Nurseries Ltd. / Jansen / 6690 and 6710 - 216 Street  
Report 16-93  
File CD 11-18-0042**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Long,  
That Council authorize referral of the application for exclusion of 0.40 ha (0.99 ac) of land from the Agricultural Land Reserve and inclusion of 0.46 ha (1.15 ac) into the Agricultural Land Reserve for property located at 6690 and 6710 – 216 Street.  
CARRIED

Councillor Arnason opposed

**F.4 Provincial Agricultural Land Commission Application No. 100317  
(MacInnes / 25160 - 72 Avenue)  
Report 17-90  
File CD 11-14-0025**

Moved by Councillor Fox,  
Seconded by Councillor Quaale,  
That Council advise the Agricultural Land Commission that the proposed non-farm use application submitted by Roderick and Wendy MacInnes, to permit continued filming and film related activities on a portion of the property located at 25160 – 72 Avenue, complies with the Township’s Zoning Bylaw (subject to Agricultural Land Commission approval), and is compatible with overall objectives of the Township’s Rural Plan.  
CARRIED

The agenda order then resumed.

**F.1 Gateway Transportation Collaboration Forum Studies Update  
Report 17-91  
File ENG 0360-20**

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council receive copies of studies undertaken by the Gateway Transportation Collaboration Forum for the Fraser River and Roberts Bank Trade Areas and confirm the list of projects, as identified in this report, for future implementation.

**MOTION TO DIVIDE**

Moved by Councillor Richter,  
Seconded by Councillor Davis,  
That the motion be divided.  
**CARRIED**

**MOTION**

That Council receive copies of studies undertaken by the Gateway Transportation Collaboration Forum for the Fraser River and Roberts Bank Trade Areas.  
**CARRIED**

**MOTION**

That Council confirm the list of projects, as identified in this report, for future implementation.

**REFERRAL**

Moved by Councillor Fox,  
Seconded by Councillor Richter,  
That the list of projects be referred to a future Council Priorities Committee for a presentation from staff and the appropriate agency to address why these projects are in the Township's best interest and the impact they will have on the Township.  
**CARRIED**

**F.2 2017 Budget Revisions for Grant Awards  
Report 17-87  
File ENG 1855-01**

Moved by Councillor Long,  
Seconded by Councillor Fox,  
That Council approve receipt and allocation of recently awarded grants as follows:

- \$1,492,977 from Transport Canada as part of the Railway Safety Improvement Program (RSIP) to the Rail Crossing Grade Correction at 72

Avenue at 240 Street account RDS1196 to facilitate safety improvements to the 72 Avenue railway crossing;

- \$794,000 from TransLink, as part of the Major Road Network and Bike (MRNB) funding program, to the 16 Avenue Improvements account RDS1220; and
- \$180,900 from TransLink, as part of the Walking Infrastructure to Transit (WITT) funding program to the improvements at 270 / 270A Streets and 30 Avenue, account RDS1207.

CARRIED

**F.3            Railway Crossing Safety Improvements**  
**Report 17-92**  
**File ENG 5400-16-001**

Moved by Councillor Fox,

Seconded by Councillor Davis,

That Council endorse including proposed railway crossing safety improvements at 29 locations throughout the Township of Langley, as identified in this report, in accordance with Transport Canada's Grade Crossings Regulations (GCR), Grade Crossings Standards (GCS) and Whistle Cessation Standards, at an estimated cost of \$6 million, in the annual capital budget over the next three years, in order to complete the required works by the deadline of November 2021; with \$3.0 million in the 2018 budget, and \$1.5 million in each of the subsequent 2019 and 2020 budgets.

CARRIED

**F.5            Provincial Agricultural Land Commission Application No. 100321**  
**Boora Farm Inc. / 3675 - 232 Street**  
**Report 17-89**  
**File CD 10-29-0020**

Moved by Councillor Long,

Seconded by Councillor Fox,

That Council advise the Agricultural Land Commission that the subdivision application submitted by Lee Mackenzie, on behalf of the owners of property located at 3675 – 232 Street, within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw, and request consideration based on agricultural merits.

DEFEATED

Councillors Arnason, Davis, Quaale, Richter, and Sparrow

**F.6 Provincial Agricultural Land Commission Application No. 100324**  
**Deol / 1351 - 272 Street**  
**Report 17-88**  
**File CD 13-07-0021**

Moved by Councillor Fox,  
Seconded by Councillor Long,  
That Council advise the Agricultural Land Commission that the subdivision application submitted by Lee Mackenzie on behalf of the owners of property located at 1351 – 272 Street, within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU 2 of the Township's Zoning Bylaw, and request consideration based on agricultural merits.  
CARRIED

Councillors Arnason, Davis, Sparrow, and Richter opposed

**F.5 Provincial Agricultural Land Commission Application No. 100321**  
**Boora Farm Inc. / 3675 - 232 Street**  
**Report 17-89**  
**File CD 10-29-0020**

MOTION TO RECONSIDER

Moved by Councillor Quaale,  
Seconded by Councillor Long,  
That Item F.5, Provincial Agricultural Land Commission Application No. 100321 Boora Farm Inc. / 3675 – 232 Street be reconsidered.  
CARRIED

Councillors Davis and Richter opposed

MOTION

Moved by Councillor Long,  
Seconded by Councillor Fox,  
That Council advise the Agricultural Land Commission that the subdivision application submitted by Lee Mackenzie, on behalf of the owners of property located at 3675 – 232 Street, within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-3 of the Township's Zoning Bylaw, and request consideration based on agricultural merits.  
CARRIED

Councillors Arnason, Davis, Richter, and Sparrow opposed

**G. CORRESPONDENCE****G.1            Wrongful Conviction Day  
File 0630-01**

Moved by Councillor Fox,  
Seconded by Councillor Arnason,  
That Council receive communications from Woojin Lim, Innocence  
Canada, requesting October 2, 2017 be proclaimed as Wrongful  
Conviction Day.  
CARRIED

**H. MINUTES OF COMMITTEES****I. OTHER BUSINESS****I.1            Cannabis Advertising**

Moved by Councillor Long,  
Seconded by Councillor Fox,  
Whereas the Government of Canada has proposed legalization of  
marihuana effective on or about July 1, 2018;

Whereas the Government of Canada and provincial and territorial  
governments have developed enactments governing advertising and  
promotion of tobacco products in Canada, based on public policy  
consensus and Canada's participation in the World Health Organization's  
Framework Convention on Tobacco Control;

Whereas although local governments have limited powers and jurisdiction  
in regard to advertising and promotion of recreational cannabis products,  
this substantially impacts other matters of concern to local governments in  
Canada;

Therefore be it resolved that the Federation of Canadian Municipalities  
(FCM) and the Union of British Columbia Municipalities (UBCM) call upon  
the Government of Canada and the provincial and territorial governments  
to coordinate public policy and regulations such that the enactments  
governing advertising and promotion of tobacco products be employed to  
apply similarly to advertising and promotion of recreational cannabis  
products.  
CARRIED

Councillor Arnason opposed

**I.2 Cannabis Distribution and Regulation**

Moved by Councillor Richter,  
Seconded by Councillor Fox,  
That a letter be sent to the Federation of Canadian Municipalities (FCM),  
the Union of British Columbia Municipalities (UBCM), and the Province of  
British Columbia to encourage them to support the Ontario model for  
distribution and regulation of recreational cannabis.  
CARRIED

**I.3 Development Applications in Brookwood/Fernridge**

Moved by Councillor Fox,  
Seconded by Councilor Richter,  
That staff prepare a report, as soon as possible, with the number of  
development applications that have come in between May 16, 2017 and  
July 24, 2017 that comply with both the 1987 Brookwood/Fernridge  
Community Plan and the 2017 Brookwood/Fernridge Community Plan.  
CARRIED

Councillors Arnason, Long, and Whitmarsh opposed

**J. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Quaale,  
That the meeting terminate at 6:25pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

\_\_\_\_\_  
Township Clerk