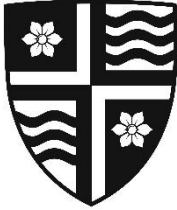


Township of
Langley



Est. 1873

REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, October 23, 2017, at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

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

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

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Evening Council Meeting – October 23, 2017

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held October 23, 2017.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Evening Council Meeting – October 2, 2017

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council adopt the Minutes of the Regular Evening Council meeting
held October 2, 2017.
CARRIED

2. Public Hearing Meeting – September 12, 2017

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council adopt the Minutes of the Public Hearing meeting held
September 12, 2017.
CARRIED

B. ADOPTION OF MINUTES

3. Public Hearing Meeting – October 2, 2017

Moved by Councillor Fox,
 Seconded by Councillor Quaale,
 That Council adopt the Minutes of the Public Hearing meeting held
 October 2, 2017.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

- 1. Doug Hadley**
Royal Canadian Legion, Branch 265, Aldergrove
 File 0550-07

Doug Hadley, Royal Canadian Legion, Branch 265, Aldergrove, presented Mayor Froese with the ceremonial first poppy for the 2017 Poppy Campaign.

- 2. Brian Harder**
Back Country Horsemen of BC
 File 0550-07

Brian Harder, Back Country Horsemen, appeared before Council to discuss budget consideration in the 2018 and 2019 Township of Langley budgets for completion of the South Langley Regional Trail from 264 Street to 268 Street. He noted that volunteers have supplied machinery, supplies, and labour to help finish this trail and that linking Campbell Valley Regional Park to Aldergrove Lake Regional Park will increase access to a greater number of users. He asked Council to commit to \$200,000 over two years to finish the trail.

E. REPORTS TO COUNCIL

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Fox declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 7:12pm.

- 1. Development Permit Application No. 100687**
(Otter Farm & Home Co-Operative / 24795 Fraser Highway)
Report 17-104
 File 10-27-0052

E. REPORTS TO COUNCIL

Moved by Councillor Davis,
 Seconded by Councillor Long,
 That Council authorize issuance of Development Permit No. 100687 to Otter Farm & Home Co-operative for property located at 24795 Fraser Highway, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- b. Landscape plans being in substantial compliance with Schedule "F";
- 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) to the acceptance of the Township;
- d. All signage being in compliance with Schedules "C" and "D" and in compliance with the Township's Sign Bylaw;
- e. Section 111.3 of Township Zoning Bylaw No. 2500 being varied from 2.0 metres in depth landscaping area to 0 metres for a portion of the site adjacent to 248 Street as shown on Schedule F;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- g. All refuse areas to be located in an enclosure and screened 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. Onsite landscaping being secured by a letter of credit at the building permit stage;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- d. Payment of supplemental Development Permit application fees; and
- e. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions regarding Development Permit No. 100687 from the public:

There were no submissions received from the public.

CARRIED

Councillor Fox re-entered the meeting at 7:13pm.

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Public Safety Radio Building Amplification System**
Bylaw No. 5319
Report 17-110
 File 1275-01

Moved by Councillor Sparrow,
 Seconded by Councillor Davis,
 That Council give first, second and third reading to the Public Safety Radio Building Amplification System Bylaw 2017 No. 5319.
CARRIED

2. **64 Avenue and 224 Street**
Water Local Area Service Construction Bylaw Amendment
Bylaw No. 5238
Report 17-105
 File 5320-20-WTR14-07

Moved by Councillor Davis,
 Seconded by Councillor Long,
 That Council give first, second and third reading to Local Area Service Bylaw 2016 No. 5238 Amendment Bylaw 2017 No. 5315.
CARRIED

Councillor Arnason opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. **Rezoning Application No. 100472**
Development Permit Application No. 100852
(Yorkson Medical Ltd./7900 Block 206 Street)
Bylaw No. 5312
Report 17-96
 File CD 08-23-0132

Moved by Councillor Quaale,
 Seconded by Councillor Sparrow,
 That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No. 5312.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Development Permit No. 100852

Running concurrently with this Bylaw is Development Permit No. 100852 in accordance with Attachment A subject to the following conditions:

- h. Building plans being in substantial compliance with Schedules "A" through "I";
- i. Section 602.6 of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a building of 14.6 metres in height as shown in Schedules "C" through "F";
- j. Landscape plans being in substantial compliance with Schedules "J" through "N", and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- k. All signage being in substantial compliance with Schedules "B" through "F" and "N", and the Township's Sign Bylaw,
- l. All refuse areas to be located in the underground parkade;
- m. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "H" and Schedule "L".

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

- a. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit.

2. **Murrayville Community Plan Amendment and Rezoning Application No. 100141 and Development Permit Application No. 100857 (Zenterra / 4800 Block of 221 Street)**
Bylaw No. 5310
Bylaw No. 5311
Report 17-94
 File 11-06-0205

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Moved by Councillor Quaale,
 Seconded by Councillor Long,
 That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No 2661 Amendment (Zenterra) Bylaw 2017 No. 5310"; and

Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra) Bylaw 2017 No. 5311.

AMENDMENT

Moved by Councillor Quaale,
 Seconded by Councillor Sparrow,
 That the proponent be required to secure off-road parking for construction vehicles.

CARRIED

Councillor Richter opposed

MAIN MOTION, AS AMENDED

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

Councillors Arnason and Richter opposed

Development Permit No. 100857

Running concurrently with these Bylaws is Development Permit No. 100857 in accordance with attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "O";
- b. Landscape plans being in substantial compliance with Schedules "P" through "S" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule "S" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located underground or in an enclosure and screened 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. Payment of supplemental Development Permit application fees, the Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. 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;
- e. Registration of a restrictive covenant requiring onsite detention.

I. BYLAWS FOR THIRD READING AND FINAL ADOPTION

1. **Land Use Contract Discharge Application No. 100485
 (Kandola / 27105 - 27B Avenue)
 Bylaw No. 5307
 Report 17-97
 File CD 13-19-0333**

Moved by Councillor Davis,
 Seconded by Councillor Quaale,
 That Council give third and final readings to Land Use Contract No. 19 Discharge (Kandola) Bylaw 2017 No. 5307, discharging Land Use Contract No. 19 from property located at 27105 - 27B Avenue.

CARRIED

Councillor Richter opposed

J. BYLAWS FOR FINAL ADOPTION

1. **2017 Amendments to the Permissive Tax Exemption Bylaw
 Bylaw No. 5314
 Report 17-99
 File 1970-04**

Moved by Councillor Arnason,
 Seconded by Councillor Fox,
 That Council give final reading to the Permissive Tax Exemption Bylaw 2017 No. 5314.

CARRIED

K. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Metro Vancouver Sustainability Community Breakfast, Cranberry Festival, UDI Mayor's Panel, Langley Prayer Breakfast, Celebration of Life for Hugh Davis, Pacific Riding for Developmental Abilities Facility Tour, and the Willoughby Hall Dinner.

L. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Fox reported that Metro Vancouver is going through the budget process.

Councillor Long reported that he will be attending the Zero Waste Conference.

M. ITEMS FROM PRIOR MEETINGS

1. Brookwood-Fernridge Community Plan

Staff provided a presentation regarding the input received at the Public Hearing and potential amendments for Council's consideration. The following recommendation was presented:

MOTION

Future Neighbourhood Plans

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That in the event Council adopts Bylaw 5300; the Brookwood-Fernridge Community Plan;

That Council pre-approve an expenditure in the 2018 Budget from Reserves and Surpluses in an amount up to \$500,000 for commencement of neighborhood plans for the Booth, Fernridge and Rinn Neighborhoods; and further;

That any application for or related to development in the Booth, Fernridge and Rinn Neighborhoods received after October 23, 2017 be processed concurrently with the development of the neighborhood plans for these areas.

CARRIED

Councillors Arnason and Richter opposed

M. ITEMS FROM PRIOR MEETINGS

2. Brookwood-Fernridge Community Plan

Bylaw No. 5300

Bylaw No. 5301

Report 17-59

File CD LRP000013

Moved by Councillor Quaale,
 Seconded by Councillor Whitmarsh,
 That Council give third and final readings to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300”, as amended; and

That Council give third reading to Brookwood-Fernridge Tree Protection Bylaw 2017 No. 5301.

AMENDMENT

Moved by Mayor Froese,
 Seconded by Councillor Whitmarsh,
 That the revisions listed below regarding Single Family 2 and Single Family 3 be approved:

Single Family 2

That the Single Family 2 policy provisions be amended as follows:

The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 930 m² (10,000 ft²), except for the area that is both east of 208 Street and north of 43 Avenue where a minimum lot size of 650 m² (7,000 ft²) may be considered. To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, the Single Family 2 designation provides for the consideration of single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighbourhood planning and Council's consideration at time of development.

These policies are intended to ensure large and medium-sized lot, single family housing for lands furthest away from the centres and to encourage the retention of significant trees and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 930 m² (10,000 ft²) within areas designated Single Family 2.

M. ITEMS FROM PRIOR MEETINGS

2. Permit the area that is both east of 208 Street and north of 43 Avenue to be used as single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policy #1 of this subsection.
3. Consider a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) through more detailed neighbourhood plans where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4). The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 930 m² (10,000 ft²) will be considered and policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 930 m² (10,000 ft²). For clarity, 650 m² (7,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 650 m² (7,000 ft²) and 930 m² (10,000 ft²).
4. Require single family lots that are directly across a street from lands designated Single Family 1 to maintain a minimum lot size of 930 m² (10,000 ft²), despite Policy #3 of this subsection.

Single Family 3

That the Single Family 3 policy provisions be amended as follows:

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m² (7,000 ft²). To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, to provide a range of housing types and to facilitate appropriate transitions between different land uses and densities, the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning.

Single family dwellings with a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft²), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of lot sizes and housing types described in this Section may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4), along arterial and collector roads, and within a community or neighbourhood centre, as shown on Map 1. Other regulatory mechanisms will be explored subject to more detailed neighbourhood planning and Council's consideration at time of development.

The purpose of these policies is to guide medium- and small-lot, single family housing and other complementary residential types in walkable neighbourhoods that are within or adjacent to centres and to encourage the retention of significant trees, tree stands and other natural features through residential cluster development.

M. ITEMS FROM PRIOR MEETINGS

Policies:

1. Accommodate single family dwellings on a minimum lot size of 650 m² (7,000 ft²) within areas designated Single Family 3.
2. Consider a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
 - b. where the proposed lots are located along arterial and collector roads;
 - c. where the proposed lots are located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 650 m² (7,000 ft²) may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 650 m² (7,000 ft²). For clarity, 371 m² (4,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) (e.g. 464 m² (5,000 ft²) or 557 m² (6,000 ft²) lots).

3. Explore manufactured home parks, detached and duplex strata developments (including rancher-style developments), and cottage housing/pocket neighbourhoods through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
 - b. where the proposed development is located along arterial and collector roads;
 - c. where the proposed development is located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where these housing types may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of these housing types.

4. Consider duplexes and semi-detached dwellings in neighbourhood plans along arterial and collector roads and on corner lots. The neighbourhood plan may provide further policies regarding these types of housing.
5. Restrict residential uses that are directly across a street from lands designated Single Family 1 or Single Family 2 to single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policies #2, #3, and #4 of this subsection."

M. ITEMS FROM PRIOR MEETINGS

AMENDMENT

A) Single Family 2

That the Single Family 2 policy provisions be amended as follows:

The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 930 m² (10,000 ft²), except for the area that is both east of 208 Street and north of 43 Avenue where a minimum lot size of 650 m² (7,000 ft²) may be considered. To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, the Single Family 2 designation provides for the consideration of single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighbourhood planning and Council's consideration at time of development.

These policies are intended to ensure large and medium-sized lot, single family housing for lands furthest away from the centres and to encourage the retention of significant trees and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 930 m² (10,000 ft²) within areas designated Single Family 2.
2. Permit the area that is both east of 208 Street and north of 43 Avenue to be used as single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policy #1 of this subsection.
3. Consider a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) through more detailed neighbourhood plans where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4). The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 930 m² (10,000 ft²) will be considered and policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 930 m² (10,000 ft²). For clarity, 650 m² (7,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 650 m² (7,000 ft²) and 930 m² (10,000 ft²).
4. Require single family lots that are directly across a street from lands designated Single Family 1 to maintain a minimum lot size of 930 m² (10,000 ft²), despite Policy #3 of this subsection.

M. ITEMS FROM PRIOR MEETINGS

AMENDMENT TO THE AMENDMENT

Moved by Councillor Richter,
 Seconded by Councillor Fox,
 That a new Policy 5 be added to read as follows:

Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may be considered, subject to no more than 10% of the total land area being less than 930 m² (10,000 ft²) lots per neighbourhood.

CARRIED

AMENDMENT, AS AMENDED

The question was called on the Amendment, as amended, and it was
CARRIED

AMENDMENT

B) Single Family 3

That the Single Family 3 recommendation be amended as follows:

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m² (7,000 ft²). To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, to provide a range of housing types and to facilitate appropriate transitions between different land uses and densities, the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning.

Single family dwellings with a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft²), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of lot sizes and housing types described in this Section may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4), along arterial and collector roads, and within a community or neighbourhood centre, as shown on Map 1. Other regulatory mechanisms will be explored subject to more detailed neighbourhood planning and Council's consideration at time of development.

The purpose of these policies is to guide medium- and small-lot, single family housing and other complementary residential types in walkable neighbourhoods that are within or adjacent to centres and to encourage the retention of significant trees, tree stands and other natural features through residential cluster development.

Policies:

M. ITEMS FROM PRIOR MEETINGS

1. Accommodate single family dwellings on a minimum lot size of 650 m² (7,000 ft²) within areas designated Single Family 3.
2. Consider a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
 - b. where the proposed lots are located along arterial and collector roads;
 - c. where the proposed lots are located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 650 m² (7,000 ft²) may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 650 m² (7,000 ft²). For clarity, 371 m² (4,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) (e.g. 464 m² (5,000 ft²) or 557 m² (6,000 ft²) lots).

3. Explore manufactured home parks, detached and duplex strata developments (including rancher-style developments), and cottage housing/pocket neighbourhoods through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
 - b. where the proposed development is located along arterial and collector roads;
 - c. where the proposed development is located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where these housing types may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of these housing types.

4. Consider duplexes and semi-detached dwellings in neighbourhood plans along arterial and collector roads and on corner lots. The neighbourhood plan may provide further policies regarding these types of housing.
5. Restrict residential uses that are directly across a street from lands designated Single Family 1 or Single Family 2 to single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policies #2, #3, and #4 of this subsection."

M. ITEMS FROM PRIOR MEETINGS

AMENDMENT

Moved by Councillor Whitmarsh,
 Seconded by Councillor Quaale,
 That in response to concerns received at the Public Hearing, Section 4.4 (Single Family 3) of the Residential Land Use policy provisions of the 2017 Brookwood-Fernridge Community Plan (Schedule B of Bylaw 2017 No. 5300) be amended to include the following as a second paragraph under Policy 2 of said Section:

Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots less than 650 m² (7,000 ft²) may be considered, subject to the following:

- no more than 5% of the total land area being less than 464.5 m² (5,000 ft²) up to 371 m² (4,000 ft²) per neighbourhood; and
- no more than 5% of the total land area being less than 650 m² (7,000 ft²) up to 464.5 m² (5,000 ft²) per neighbourhood.

AMENDMENT

Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots less than 650 m² (7,000 ft²) may be considered, subject to the following:

- no more than 5% of the total land area being less than 650 m² (7,000 ft²) up to 464.5 m² (5,000 ft²) lots per neighbourhood

AMENDMENT TO THE AMENDMENT

Moved by Councillor Fox,
 Seconded by Councillor Whitmarsh,
 That the maximum allowable area allocated having a minimum lot size of 464.5 m² (5,000 ft²) be increased from 5% to 10% of the total land area per neighbourhood.

CARRIED

Councillors Arnason, Davis, Sparrow, and Richter opposed

AMENDMENT, AS AMENDED

The question was called on the Amendment, as amended, and it was

CARRIED

Councillors Arnason, Davis, Sparrow, and Richter opposed

AMENDMENT

C) Single Family 3 – 371 m² (4,000 ft²) lots

Moved by Councillor Whitmarsh,
 Seconded by Councillor Arnason,

M. ITEMS FROM PRIOR MEETINGS

That the Brookwood-Fernridge Community Plan Schedule B of Bylaw 5300 be amended by replacing all references to “371 m2 (4,000 ft2)” with “464.5 m2 (5,000 ft2)”.

CARRIED

AMENDMENT

D) Projected Population - overall

Moved by Councillor Richter,

Seconded by Councillor Fox,

That the last sentence of Section 4 of the Brookwood-Fernridge Community Plan Schedule B of Bylaw 5300 be amended to read as follows:

“The Land Use Plan for the entire Brookwood-Fernridge Community Plan area accommodates an ultimate projected population of 39,000 at build-out”.

CARRIED

Councillor Long opposed

AMENDMENT

E) Projected Population – per neighbourhood

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the following projected build-out populations for the individual neighbourhoods be added to the end of Section 4 of the Brookwood-Fernridge Community Plan Schedule B of Bylaw 5300:

Rinn - 5,200

Booth – 11,700

Fernridge – 9,000

Glenwood – 3,500

CARRIED

Mayor Froese and Councillors Long and Quaale opposed

AMENDMENT

F) Priority

Moved by Councillor Fox,

Seconded by Councillor Richter,

That Policy 7 be added to Section 9.1 of the Brookwood-Fernridge Community Plan Schedule B of Bylaw 5300 as follows:

Growth and change in Brookwood-Fernridge should proceed with priority given to development proposals in Booth and Rinn neighbourhoods that interface with the existing developed area of Brookwood.

CARRIED

Councillors Davis, Long, and Quaale opposed

M. ITEMS FROM PRIOR MEETINGS

AMENDMENT

G) Properties at 20633 and 20685 – 20 Avenue

Moved by Mayor Froese

Seconded by Councillor Arnason,

That the designation for properties located at 20633 and 20685 - 20 Avenue be changed from Single Family 2 to Single Family 1.

CARRIED

AMENDMENT

H) Protection of the existing lakes

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That Policy 6.2 be added to read as follows:

That the existing lakes in Brookwood-Fernridge be included as watercourses to be protected as environmentally sensitive areas.

CARRIED

Mayor Froese and Councillor Quaale opposed

AMENDMENT

I) Cedar Creek Manufactured Home Park (3031 – 200 Street)

Moved by Councillor Long,

Seconded by Councillor Quaale,

That upon adoption of Bylaw 5300, staff be directed to immediately bring forward the necessary bylaw amendments to designate the Cedar Creek Manufactured Home Park located at 3031 – 200 Street in the Brookwood-Fernridge Community Plan as “Manufactured Home Park” (MHP), and schedule the required Public Hearing.

CARRIED

Councillor Richter opposed

AMENDMENT

J) Age Friendly Strategy

Moved by Councillor Arnason,

Seconded by Councillor Richter,

That Council confirm the Age Friendly Strategy is an important social component to ensure that community development is accessible and inclusionary for all ages and that the built environment reflects these values.

CARRIED

Mayor Froese and Councillors Quaale, Sparrow, and Whitmarsh opposed

AMENDMENT

K) Commercial Village

Moved by Councillor Long,

Seconded by Councillor Fox,

M. ITEMS FROM PRIOR MEETINGS

That Policy 8 of Section 4.8 of the Brookwood-Fernridge Community Plan, Schedule B of Bylaw 5300 be amended by adding the words “Big Box Retail” as a prohibited use.

CARRIED

Councillor Quaale opposed

ADDITIONAL AMENDMENTS

AMENDMENT 1: Part A

Moved by Councillor Davis,

Seconded by Councillor Fox,

That the revisions listed below be approved:

3.4 Residential Cluster Development

Add definitions policy statements for Natural Features and Open Space as follows:

Open Spaces include undeveloped lands connected to publicly accessible spaces such as parks, nature preserves and trails. These areas shall be linked to other natural areas through ecological corridors of sufficient size to allow for wildlife movement between areas. Open spaces may also include protected natural lands, wetlands, and wildlife habitat pockets containing second growth forest, hedges, scrublands and other modified ecosystems.

Natural Spaces include environmentally sensitive areas, habitat for native plants and animals and species at risk. Mapping and inventories must identify areas to be protected in a relatively natural state within subsequent neighbourhood community plans in order to facilitate sensitive development that protects natural values. Environmentally sensitive areas also include existing artificial lakes in Brookwood-Fernridge (see Section 6.2, Policy 2).

4.4 2.C Single Family 3

~~Where the proposed lots are located within a community or neighbourhood centre, as shown on Map 1.~~

6.4 Urban Wildlife Habitat

5. ~~Consider~~ Ensure design of existing and new habitat corridors, including greenways, to minimize disturbance of and danger to wildlife that may use the corridors. Corridor design shall consider the following: a) implementing contiguous pathways; b) locating corridors away from roads and property lines, where possible; c) reducing interaction between pedestrians and wildlife habitat, where feasible
6. ~~Consider~~ Ensure lighting designs for developments in order to minimize negative impacts on wildlife and nocturnal activities of local wildlife.

M. ITEMS FROM PRIOR MEETINGS

9.1 Phasing

1. Prior to the adoption of a rezoning bylaw in the Brookswood-Fernridge Community Plan area, a neighbourhood plan for the area shall be prepared and adopted by Council. Neighbourhood plan area boundaries ~~should~~ shall be generally consistent with the boundaries shown on Map 10.
3. Each neighbourhood plan ~~should~~ shall include: a) more detailed policies regarding land use, community character, open space and community amenities, environment, mobility and transportation, and utilities and services; b) more detailed implementation policies, including strategies to secure school sites, park sites, and stormwater detention facilities, as well as strategies to fund community amenities.
4. Further to the neighbourhood plan preparation process outlined under Neighbourhood Plans – Initiation and Process Policy No. 07-221, each neighbourhood plan process ~~should~~ shall incorporate environmental network planning for the purposes of identifying priorities, restoration and enhancement of a network of important environmental and natural assets that support biodiversity. An updated mapping inventory of environmental features and ecological assets ~~should~~ shall be completed, including vegetation types and structures, watercourses and associated classifications, and the spatial relationships between these features in the landscape and their role in ecosystem processes.

10.1.3 Guidelines Site Design

14. New developments ~~should~~ shall ensure that the siting and form of buildings do not block significant views and solar access from existing or anticipated developments and that shadowing impacts on adjacent residential buildings, roads, and usable open spaces are minimized.
34. Site design and landscaping ~~should~~ shall take into account established principles of Crime Prevention Through Environmental Design (CPTED) including:....a); b); c); and d).

9.2 Rezoning

1. New developments should meet the following lot consolidation conditions:
 - a) any residual lots ~~should~~ shall be left in a configuration and lot area which are suitable and feasible for a future development proposal or can be consolidated with other abutting residual lots;
 - b) abutting lots ~~should~~ shall not be isolated or left in a condition which is unsuitable or unfeasible for development or unsuitable for the maintenance of the existing land use
2. Any redevelopment of a manufactured home park ~~should~~ shall comply with Manufactured Home Parks – Redevelopment Policy No. 07-121 and is encouraged to take place in phases to reduce the displacement of tenants.

M. ITEMS FROM PRIOR MEETINGS

10.1.1 Justification and Intent

- ~~Encourage~~ Ensure safe and attractive multi-family developments.
- ~~Encourage~~ Where possible, ensure the integration of existing significant trees into the site design.

10.1.3 Guidelines

1. Existing significant trees, especially coniferous trees, ~~should~~ shall be retained to the greatest extent possible to preserve the community's character. Consider, for example, residential cluster developments which group buildings on a smaller portion of the site and design outdoor areas to maximize tree retention.
4. Adjacent developments ~~should~~ shall be complemented by new developments in terms of siting, form, and character, but individual architectural expression is encouraged both within and between street blocks.
5. All visible building elevations ~~should~~ shall provide architectural interest, especially those that are visible from public streets, lanes, walkways, parks, and trails. Consider, for example, building designs that incorporate material and colour variation, fenestration, projections and recesses, varied roof forms, and architectural detailing.

10.1.3 Mechanical Equipment and Servicing Areas

36. Outdoor refuse, recycling and organic waste areas and other storage areas ~~should~~ shall be placed away from public view, where required, and screened with an enclosure that is consistent with the overall architectural and landscape treatment of the development.

Apartment Buildings

60. Refuse, recycling and organics waste areas ~~should~~ shall be incorporated into the design of the underground or structured parking area. Parking areas shall have adequate on-site space for the movement of trucks and waste removal vehicles.
61. Adequate and secured longer term bicycle storage areas and general use storage areas ~~should~~ shall be provided in a separate room or enclosed area as part of a parking structure and should be located close to elevators and access points.

10.5.1 Justification and Intent

With regards to water conservation, institutional, multi-family, commercial and mixed use developments ~~should~~ shall demonstrate compliance with the DPA guidelines on a landscape plan prepared by a registered member of the British Columbia Society of Landscape Architects. For all other developments, including single family dwellings, the applicable DPA guidelines ~~should~~ shall be incorporated as conditions of the development permit and/or provisions of an exterior design control agreement along with a list of preferred plant species (e.g. drought tolerant and native).

M. ITEMS FROM PRIOR MEETINGS

10.2.1 Justification and Intent

- ~~Encourage~~ Ensure safe and attractive commercial and mixed use developments.
- ~~Encourage~~ Ensure the integration of existing significant trees into the site design.

10.2.3 Guidelines

1. Existing significant trees, especially coniferous trees, ~~should~~ shall be retained to the greatest extent possible to preserve the community's character. Consider, for example, developments which group buildings on a smaller portion of the site and design outdoor areas to maximize tree retention.

Access circulation and parking

47. Adequate and secured longer term bicycle storage areas ~~should~~ shall be provided in a separate room or enclosed area (e.g. as part of a parking structure) and should be located close to elevators and/or access points. Shower and locker facilities for employees are encouraged.

Accessibility and Safety

48. Site design and landscaping ~~should~~ shall take into account established principles of Crime Prevention Through Environmental Design (CPTED) including:
 - a. opportunities for surveillance of streets, walkways, trails, parks and parking areas through the placement of windows, balconies and ground-level uses
 - b. appropriate hard and soft landscape elements
 - c. adequate lighting along streets, driveways, walkways and parking areas

Mechanical Equipment and Services Areas

50. Refuse, recycling and organic waste containers, and other storage areas ~~should~~ shall be fully enclosed within a building. Where required, outdoor waste and storage areas should be placed away from public view and screened with an enclosure that is architecturally consistent with the overall development and landscaping.

Mixed Use Buildings

63. Refuse, recycling, and organics waste areas ~~should~~ shall be incorporated into the design of the underground or structured parking area. Parking areas shall have adequate on-site space for the movement of trucks and waste removal vehicles.

10.3.2 Site Design

2. Larger development sites should be permeated with public roads and/or pedestrian and bicycle pathways. Where there is an opportunity to provide mid-block connections to public streets or

M. ITEMS FROM PRIOR MEETINGS

trails through development sites, pedestrian and bicycle pathways ~~should~~ shall be publicly accessible.

3. New developments ~~should~~ shall be sited to maximize the privacy of adjacent private outdoor spaces.

Building Design

19. Adequate and secured short term bicycle parking ~~should~~ shall be provided in well-lit locations and clearly visible from a main building entrance and/or public roads with bicycle racks made of sturdy, theft resistant material that is securely anchored to the floor or ground.

Accessibility and Safety

20. Universal access ~~should~~ shall be provided throughout the development, where possible. Ensure all pedestrian routes including those leading to building entrances are safe and easy to use by a wide range of persons with disabilities. Routes should be direct, level, obstacle free, easily identifiable, and clearly separated from vehicular routes.

Landscaping

24. Every effort shall be made to incorporate significant tree stands and tree corridors ~~should be incorporated~~ into the development. Where trees are located along shared property lines with the Township, they will be assessed for incorporation into the street, greenway, trail, or park design (as applicable).

10.4.3 Guidelines

1. Subdivision design ~~should~~ shall minimize potential negative impacts that may occur between farm and non-farm land uses.
3. Best management practices (BMPs) ~~should~~ shall be employed to treat stormwater runoff, attenuate peak flows, and maintain pre-development infiltration rates.
5. Building setbacks and buffers shall be established in accordance with the BC Ministry of Agriculture *Guide to Edge Planning: Promoting Compatibility Along Agricultural – Urban Edges*, as updated from time to time. The buffer ~~should~~ shall be installed prior to commencing building construction.

CARRIED

AMENDMENT 1: Part B

Moved by Councillor Richter,
 Seconded by Councillor Davis,
 That the revisions listed below be approved:

4.3.5 Single Family 2

Where land is being protected for conservation (including tree stands), open space, and/or ~~urban-rural edge buffer purposes~~, based on analysis conducted as part of a more detailed neighbourhood planning

M. ITEMS FROM PRIOR MEETINGS

process, single family lots between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may be considered, subject to no more than 10% of the total land area being less than 930 m² (10,000 ft²) per neighbourhood.

4.4 Single Family 3 Policies

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m² (7,000 ft²). To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands, and other natural features, ~~to provide a range of housing types, and to facilitate appropriate transitions between different land uses and densities,~~ the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 464.5 m² (5,000 ft²) and 650 m² (7,000 ft²), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of lot sizes and housing types described in this Section may only be considered where land is being protected for conservation, open space, ~~and/or ALR buffer purposes, through residential cluster development (see Section 3.4), along arterial and collector roads, and within a community or neighbourhood centre,~~ as shown on Map 1. Other regulatory mechanisms will be explored subject to more detailed neighbourhood planning and Council's consideration at time of development.

9.1 Phasing

Development of one neighbourhood shall not proceed until the current one is substantially complete, but no less than 50%.

4.4 Single Family 3 Policies

where land is being protected for tree retention, conservation, open space, ~~and/or ALR buffer purposes~~ through residential cluster development (see Section 3.4)

2.a

~~where the proposed development is located along arterial and collector roads.~~

2.b

~~The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 650 m² (7,000 ft²) may be considered.~~

2.

In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 650 m² (7,000 ft²). For clarity, 464.5 m² (5,000 ft²) is the smallest lot size that

M. ITEMS FROM PRIOR MEETINGS

may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 464.5 m² (5,000 ft²) and 650 m² (7,000 ft²) (e.g. 557 m² (6,000 ft²) lots).

Where land is being protected for conservation (including tree stands), open space, ~~and/or urban-rural edge buffer purposes~~, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots less than 650 m² (7,000 ft²) may be considered, subject to the following:

- no more than 10% of the total land area being less than 650 m² (7,000 ft²) up to 464.5 m² (5,000 ft²) per neighbourhood.

9.1 Phasing

Growth and change in Brookwood-Fernridge ~~should~~ shall proceed in phases based on neighbourhood plan areas. The neighbourhood plan areas, which are shown on Map 10, were based primarily on school enrollment projections and servicing considerations.

2. The initiation of a neighbourhood plan ~~should~~ shall conform with Neighbourhood Plans – Initiation and Process Policy No. 07-221. Properties within a neighbourhood plan area that do not have any opportunity for a rezoning under the Community Plan (e.g. existing parks and designated manufactured home parks) ~~may~~ shall be omitted from an expression of interest submitted by land owners.

10.1.3 Apartment Buildings

51. Buildings over three (3) storeys in height ~~should~~ shall step the fourth storey back by a minimum of 1.5 metres from the storey below.

10.2.3 Building Design

19. Buildings over three (3) storeys in height ~~should~~ shall step the fourth storey back a minimum of 1.5 metres from the storey below.

DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, Sparrow, and Whitmarsh opposed

AMENDMENT 2: Development Applications **Section 9.2: Rezoning**

Moved by Councillor Fox,

Seconded by Councillor Long,

That Policy No. 4 be amended with the date change to read as follows:

4. This Community Plan represents a long-term policy. Some zoning designations may not reflect the long-term designations set out in this Community Plan. Without limiting the foregoing, complete rezoning applications received on or before October 23, 2017 may be considered in accordance with the Langley Official Community Plan

M. ITEMS FROM PRIOR MEETINGS

Bylaw 1979 No. 1842 Amendment (Brookwood/Fernridge Community Plan) Bylaw 1987 No. 2475 (as it was at the time of application).

CARRIED

Councillors Arnason and Richter opposed

**AMENDMENT 3: Environmental Protection
 Section 6.2: Watercourses**

Moved by Councillor Arnason,
 Seconded by Councillor Quaale,
 That the title of Section 6.2 be changed from "WATERCOURSES" to
 "WATERCOURSES AND ENVIRONMENTALLY SENSITIVE AREAS";
 and

That Policy No. 2 in Section 6.2 be amended to read as follows:
Protect the existing lakes in Brookwood-Fernridge as environmentally
 sensitive areas.

CARRIED

AMENDMENT

Moved by Councillor Richter,
 Seconded by Councillor Arnason,
 That the title be changed to "WATERCOURSES, WATERBODIES, AND
 ENVIRONMENTALLY SENSITIVE AREAS".

CARRIED

AMENDMENT, AS AMENDED

The question was called on the Amendment, as amended, and it was

CARRIED

AMENDMENT

Moved by Councillor Richter,
 Seconded by Councillor Davis,
 That any reference to 5,000 square foot lots be changed to 7,000 square
 foot lots.

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Fox, Long, Quaale,
 Sparrow, and Whitmarsh opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillors Arnason and Richter opposed

M. ITEMS FROM PRIOR MEETINGS

MEETING RECESSED

The meeting recessed at 9:17pm.

MEETING RECONVENED

The meeting reconvened at 9:24pm.

- 3. Rezoning Application No. 100464
 (Blaauw / Triple J Poultry Farm Ltd. / Seymour /
 2865 / 2883 – 204 Street and 20291/20337/20387 – 28 Avenue)
 Bylaw No. 5289
 Bylaw No. 5290
 Report 17-69
 File CD 07-23-0067**

Moved by Councillor Fox,
 Seconded by Councillor Whitmarsh,
 That Council give third reading to Township of Langley Zoning Bylaw
 1987 No. 2500 Amendment (Blaauw / Triple J Poultry Farm Ltd. /
 Seymour) Bylaw 2017 No. 5289, rezoning 5.76 ha (14.25 ac) of land at
 2865 and 2883 – 204 Street and 20291, 20337 and 20387 – 28 Avenue in
 the Brookwood / Fernridge Community Plan area to Residential Zone
 R-1D to accommodate a 56 lot single family subdivision, subject to the
 following development prerequisites being satisfied 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of a report demonstrating how the two, five, and 100 year post development flows will be managed to pre-development conditions in accordance with the Anderson Creek Stormwater Management Plan, including provision of detention pond and / or other facilities and a stormwater management plan, to the acceptance of the Township;
4. Provision of road dedications, widenings, and necessary traffic improvements for 28 and 29 Avenue, 202, 202A, 203, 203A and 204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood / Fernridge Community Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the north side of 28 Avenue and the west side of 204 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;

M. ITEMS FROM PRIOR MEETINGS

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), to the acceptance of the Township;
7. Registration of an exterior design control agreement ensuring that high quality building design and site development standards are implemented;
8. Execution and registration of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
9. Provision of an overall layout plan for the area identified as A3 in the Anderson Creek Integrated stormwater management plan, including roads, greenways, environmental setbacks, land use and conceptual servicing to the acceptance of the General Manager of Engineering and Community Development;
10. Payment of applicable 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

That Council give third reading to Township of Langley Phased Development Agreement (Blaauw / Triple J Poultry Farm Ltd. / Seymour) Bylaw 2017 No. 5290

CARRIED

Councillors Arnason and Richter opposed

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

O. OTHER BUSINESS

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Quaale declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 9:26pm.

1. Councillor Conflict of Interest

MOTION WITHDRAWN

Whereas in August 2017 Township staff awarded a catering contract to the company owned by sitting Councillor Angie Quaale;

Whereas staff submitted a Memorandum to Mayor and Council dated September 27/17 which contained some inaccuracies about the awarding of this contract that should be corrected in the public record;

O. OTHER BUSINESS

Whereas any taint of "insider information or preference" could hamper local businesses from willingly participating in future Township bids; and

Whereas there are several issues surrounding this whole matter that need to be further investigated, clarified, and resolved so that situations like this will not happen again in the future;

Therefore be it resolved that Council request staff to do the following relative to this matter:

- a) obtain a second legal opinion on the definition of conflict of interest given all the facts of this case, not just those presented in the reports to date;
- b) prepare a correction of the facts in the September 27/17 Memorandum to Council to clarify the lack of AAEEC participation in catering criteria, selection, and merger of the Farm Tour and Economic Forum;
- c) present a corrected and more accurate report to Council on an open meeting Agenda including a review for completeness of, and chronologically merged, email chains as well as actual copies of the menus and quotes submitted by the companies in question to staff;
- d) request the non-participation of Councillor Quaale as owner of the winning company bid in any open or closed Council meeting discussion of the reports relevant to this matter;
- e) ensure the removal of any Well-Seasoned employee video clips or references to this business in any TOL promotional material for the duration of Councillor Quaale's tenure on Council;
- f) undertake a review and tightening up of the Township's Procurement Policy to prohibit this from happening again especially relative to sitting members of Council, staff, their immediate families, and/or business partners; and
- g) provide further detailed education of both Council and staff on what constitutes conflict of interest or undue influence on decision-making processes especially as it pertains to direct and/or indirect pecuniary benefits.

Councillor Richter presented the following Notice of Motion for consideration at the November 6, 2017 Regular Evening Meeting:

2. **Council Policy**

Whereas a key part of Council's job is to oversee the proper use of taxpayer's resources;

O. OTHER BUSINESS

Whereas this oversight should occur in a transparent, objective, and arms length manner; and

Whereas sitting members of Council should not be using Township resources to benefit their businesses;

Therefore be it resolved, that Council adopt a policy that sitting members of Council not bid on Township work nor use their businesses to bid on Township work for the duration of their tenure on Council; and

Be it further resolved that Council ask staff to revise all appropriate policies to include this provision and to ensure that sitting members of Council are not asked, or encouraged, to bid on Township work; and

Be it finally resolved that Council also adopt a policy that Township resources not be used to benefit the businesses of sitting members of Council throughout their time on Council.

Councillor Quaaale re-entered the meeting at 9:30pm.

3. **Provincial Infrastructure Projects**

Moved by Councillor Fox,
 Seconded by Councillor Whitmarsh,
 Whereas the Provincial government has stated they are 'reviewing' all the infrastructure projects presently passed by the Treasury Board and slated for construction, including the expansion of the #1 Highway and 232 Street and 264 Street exchanges; and

Whereas the removal of tolls from the two local bridges has brought unprecedented traffic issues to the forefront including congestion and increased accidents on the #1 Highway; and

Whereas the Massey tunnel replacement project, that this Council wrote to the Provincial government and unanimously supported, has been cancelled;

Therefore be it resolved, that a strongly worded letter be sent to the Premier, the Minister of Transportation, our local MLA's, and cc'd to the Cities of Abbotsford and Chilliwack, requesting that the Highway #1 expansion project planned through to 264 Street, and the upgrades to the interchanges at 232 Street and 264 Street be moved ahead as per their original timetable; and further

That a meeting with the Minister of Transportation and Ministry staff and a full complement of Township Council be requested for the earliest date possible to discuss these and other infrastructure projects pending in the Township.

CARRIED

O. OTHER BUSINESS

MOTION

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That the Cities of Abbotsford and Chilliwack Councils be asked to also
send a letter to the LMLGA in support of this motion.

CARRIED

3. Back Country Horseman Delegation

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That the request from the Back Country Horsemen regarding completion of
the South Langley Regional Trail be referred to the budget process

CARRIED

P. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 9:43pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk