



REGULAR EVENING MEETING OF COUNCIL

Monday, December 11, 2017 at 7:00 PM
 Fraser River Presentation Theatre
 4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

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

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

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - December 11, 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 December 11, 2017.
 CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - November 27, 2017

Moved by Councillor Fox,
 Seconded by Councillor Davis,
 That Council adopt the Minutes of the Regular Evening Council meeting
 held November 27, 2017.
 CARRIED

B.2 Public Hearing Meeting - November 27, 2017

Moved by Councillor Fox,
 Seconded by Councillor Davis,
 That Council adopt the Minutes of the Public Hearing meeting held
 November 27, 2017.
 CARRIED

C. PRESENTATIONS**C.1 DW Poppy Secondary School Choir**

DW Poppy Secondary School Choir provided a Christmas performance.

D. DELEGATIONS**D.1 Amy Hennessy
Empower Me
File 0550-07**

Amy Hennessy, Program Development Manager and Kylie Vallee, Energy Mentor, appeared before Council to introduce the Empower Me program. They noted that Empower Me helps immigrant homeowners learn about saving energy, reducing greenhouse gas emissions, and making their homes more comfortable and safe. Empower Me will provide home visits and community events to promote saving energy and safety in the home. Empower Me will also work with the Welcome Wagon and Langley libraries.

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING**

**F.1 Official Community Plan Amendment and
Rezoning Application No. 100135
Development Permit Application Nos. 100836 and 100837
(Wesmont Homes (Yorkson) Ltd. / Township of Langley /
20511 - 82 Avenue and 20542 - 84 Avenue)
Bylaw No. 5325
Bylaw No. 5326
Report 17-132
File CD 08-26-0175**

Moved by Councillor Fox,

Seconded by Councillor Long,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Wesmont Homes (Yorkson) Ltd. / TOL) Bylaw 2017 No. 5325 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (Yorkson) Ltd. / TOL) Bylaw 2017 No. 5326, to amend the "Mixed Residential" designation and rezone 0.48 ha (1.18 ac) of land located at 20511 – 82 Avenue and a portion of 20542 – 84 Avenue to Comprehensive Development Zone CD-117, to facilitate the development of five townhouses and seven strata detached single family

units, 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, to the acceptance of the Township;
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 road dedications, widenings, and necessary traffic improvements on 82 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 82 Avenue and the remainder portion of 20511 – 82 Avenue (including streamside and protection and enhancement areas) to the acceptance to the Township, including final acceptance of greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscaping details and security;
5. Provision of pedestrian connections through the site to connect northerly and southerly portions of the public trail;
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. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
 - c. Identifying the units (minimum 5%) required to incorporate the Basic Adaptable Housing Requirements Policy;
 - d. Statutory right of way through the subject property to access northerly and southerly portions of the public trail;
9. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
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 compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Wesmont Homes (Yorkson) Ltd. / TOL) Bylaw 2017 No. 5325, 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5326 authorize issuance of Development Permit No. 100836 (Streamside Protection), to modify the SPEA widths in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside restoration and enhancement works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed Development - 20511 - 82 Avenue, Langley, BC Updated Streamside Protection Development Permit Application Revision 2" (June 29, 2017) including the following drawings (attached as Schedule A):
 - ☐ Envirowest Drawing No. 2179-01-01, "Habitat Balance", Rev 03, June 26, 2017;
 - ☐ Envirowest Drawing No. 2179-01-02 "Streamside Enhancement; and Restoration Plan", Rev 03, June 29, 2017;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approvals/submissions to the Township; and further

That Council at the time of final reading of Rezoning Bylaw No. 5326 authorize the issuance of Development Permit No. 100837 (Form and Character), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L"; and
- b. On-site landscaping plans being in substantial compliance with

Schedule “M”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings 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; and
- d. 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 the Neighbourhood Plan amendment and Rezoning Bylaws in conjunction with the hearing for proposed Development Permit Nos. 100836 and 100837.
CARRIED

**F.2 Rezoning Application No. 100483
 (Thunderbird Centre / 20159 - 88 Avenue)
 Bylaw No. 5328
 Report 17-129
 File CD 08-35-0260**

Moved by Councillor Davis,
Seconded by Councillor Fox,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Thunderbird Centre) Bylaw 2017 No. 5328 amending Comprehensive Development Zone CD-29, as it pertains to land located at 20159 – 88 Avenue to allow a non accessory licensee retail store, subject to the following development prerequisite being satisfied prior to final reading:

- 1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure; and further

That Council authorize staff to schedule the required public hearing for

Rezoning Bylaw No. 5328.
DEFEATED

Mayor Froese and Councillors Davis, Fox, Long, Quaale, Richter, and Sparrow opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 2018 Revenue Anticipation Borrowing Bylaw
Bylaw No. 5329
Report 17-134
File FIN 3900-25**

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council give first, second, and third reading to 2018 Revenue
Anticipation Borrowing Bylaw 2017 No. 5329.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100476
(Wagner Hills Farm Society / 8061 - 264 Street)
Bylaw No. 5313
Report 17-117
File CD 11-25-0031**

Moved by Councillor Fox,
Seconded by Councillor Sparrow
That Council give third reading to "Township of Langley Zoning Bylaw
1987 No. 2500 Amendment (Wagner Hills Farm Society) 2017 Bylaw No.
5313".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

J. MAYOR AND COUNCIL REPORT

J.1 Year in Review

Mayor Froese attended several events during the course of his duties
including the Day of Giving, Emergency Volunteers Banquet, Christmas in
Williams Park opening, and Aldergrove Christmas Light Parade.

Mayor Froese then provided a "Year in Review" presentation.

K. METRO VANCOUVER REPRESENTATIVES REPORT

L. ITEMS FROM PRIOR MEETINGS

The following items was referred at the November 27, 2017 Regular Evening Council meeting:

L.1 Highway Closing and Dedication Removal (Lynterra)**Bylaw No. 5322****Report 17-37****File ADM PM002403**

Moved by Councillor Long,
 Seconded by Councillor Quaale,
 That Council give final reading to "Highway Closing and Dedication Removal (Lynterra) Bylaw 2017 No. 5322".

REFERRAL

Moved by Councillor Richter
 Seconded by Councillor Arnason
 That Bylaw No. 5322 be referred to staff to work with the neighbouring residents to come to an amicable agreement.

DEFEATED

Mayor Froese and Councillor Fox, Long, Quaale and Sparrow opposed

MAIN MOTION

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

Councillors Arnason, Davis, and Richter opposed

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**N. OTHER BUSINESS**

**N.1 Development Permit Application No. 100890
 (161884 Canada Inc. / Beedie Development Group /
 4825 - 275 Street)
 Report 17-114
 File CD 14-05-0098**

Development Permit Application No. 100890
 (161884 Canada Inc. / Beedie Development Group /
 4825 - 275 Street)
 Report 17-114
 File CD 14-05-0098

Moved by Councillor Arnason,
Seconded by Councillor Richter,
Whereas Development Permit 100890 to permit construction of a building at 4825 - 275th Street in Gloucester Industrial Park with a variety of conditions attached was granted on November 6, 2017 to Beedie Corporation;

Whereas the accompanying staff report contained information regarding the relocation of the existing Statutory Right of Way (SRW) within the overall development plan, which condition elicited a number of inquiries from Council with respect to West Creek and associated stormwater management for the site;

Whereas Council subsequently requested further information based on the SRW relocation arising from correspondence from Langley Environmental Partners (LEPS) further to West Creek and its tributaries, and referred the matter to staff with respect to a report which has now been forwarded for Council review;

Whereas the information provided in the report is not dispositive regarding why the DFO should not be engaged in the application and associated processes given that Beedie's VP of Land Development referenced the presence of fish in and around the area of Highway 1 and the subject property at the November 6, 2017 DP Hearing;

Whereas the original DFO Authorization #99-HPAC-A2 000 000217 MELP File# A 20004880 cited in the staff report states:

"The valid authorization period for the harmful alteration associated with various land development activities is from 10 May, 2000 through 15 September, 2005".. and ..."If any phase of the project is not completed by that date, such that fish habitat may be affected, a new Authorization pursuant to Section 35(2) of the Fisheries Act may be required."; and

Whereas the subject development proposal will now potentially adversely affect new fish populations which have resulted from the enhancement works undertaken in and around the subject property, thereby triggering the involvement of the DFO in the proposed SRW relocation in order to ensure that the original conditions of Authorization are still applicable;

Therefore be it resolved that Council request that Beedie Corporation provide the following:

1. Beedie Corporation and/or its Qualified Professional confirms that the location and general design of the works are consistent with the

information originally provided to the DFO and that any substantive deviations be forwarded to them for review prior to current Authorization;

2. That the DFO be requested to conduct a site review in order to determine the number and species of fish potentially affected by the re-location of the SRW;

3. That the Ministry Environment be consulted further to the application in order to ascertain compliance with all related provincial policies further to fish and riparian guidelines and legislation.

CARRIED

Mayor Froese and Councillors Fox and Quaale opposed

Councillor Davis provided the following Notice of Motion for consideration at the next Regular Evening Meeting:

**N.2 Development Permit Application No. 100890
(161884 Canada Inc. / Beedie Development Group /
4825 - 275 Street)
Report 17-114**

That a legal opinion be obtained as to:

The liabilities of relocation and extension of the stream; and

The liabilities of relocation of the stormwater pipe from private to public property.

O. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Fox,
That the meeting terminate at 8:16pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk