



REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, March 5, 2018 at 7:00 PM
 Fraser River Presentation Theatre
 4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

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

M. Bakken, S. Gamble, R. Seifi, K. Sinclair and P. Tulumello

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - March 5, 2018

Moved by Councillor Fox,
 Seconded by Councillor Arnason,
 That Council adopt the agenda and receive the agenda items of the
 Regular Evening Council meeting held March 5, 2018.
 CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - February 19, 2018

Moved by Councillor Fox,
 Seconded by Councillor Quaale,
 That Council adopt the Minutes of the Regular Evening Council meeting
 held February 19, 2018.
 CARRIED

B.2 Public Hearing Meeting - February 19, 2018

Moved by Councillor Fox,
 Seconded by Councillor Quaale,
 That Council adopt the Minutes of the Public Hearing meeting held
 February 19, 2018.
 CARRIED

C. PRESENTATIONS**C.1 Langley Fundamental Titans**

Mayor and Council presented the Langley Fundamental Titans Senior Boys Soccer Team with achievement certificates.

D. DELEGATIONS**D.1 Annabel Young
 Salmon River Enhancement Society
 File 0550-07**

Annabel Young, Salmon River Enhancement Society (SRES), appeared before Council to discuss the Trans Mountain Expansion Project. She reported that the Society has concerns with the methods that Trans Mountain is proposing to use at stream crossings Trans Mountain is proposing to use trenching technology when crossing wetlands and streams that could destroy or permanently alter in-stream bank infrastructure. Trans Mountain indicates they will repair the damage, however restoration will take time. SRES would like the Township of Langley to:

- Insist that Trans Mountain uses trenchless methodologies at all high value stream crossing;
- Reserve the right to use third party monitoring post-construction;
- Negotiate fair and reasonable environmental off-sets that stay in this Municipality;
- Insist Trans Mountain abide by Township rules and by-laws;
- Set a mechanism to hold Trans Mountain accountable for unfulfilled promises, if they break them.

**D.2 Lynn Perrin
 File 0550-07**

Lynn Perrin, Pipe Up Network, and Brandon Gabriel, Kwantlen First Nation, appeared before Council to discuss the need for local governments / TOL to enforce bylaws and BC Laws to protect watercourses, riparian areas, and watersheds. They stated that the Kwantlen First Nation is opposed to the Trans Mountain Pipe Line. They further stated that Pipe Up Network supports the recommendations from the Salmon River Enhancement Society.

**D.3 Hanae Sakurai
 File 0550-07**

Hanae Sakurai, Certified Tree Risk Assessor, appeared before Council to discuss a Tree Protection Bylaw in the Township of Langley. She would like to see a bylaw in the Township that leaves room for common sense,

where qualified staff can exercise sound judgement based on industry best practices, that has no permit processing fee for one tree removal application, that differentiates urban and rural areas, and has exemptions for farmers who are removing trees for farming purposes in the Agricultural Land Reserve. She further asked for a standing committee to review a comprehensive Tree Protection Bylaw and provide specific recommendations to Council after 90 days. The committee should include Township's Community Development and Parks staff, private and public arborists, local community leaders, environmental groups, farming community, and local developers.

E. REPORTS TO COUNCIL

**E.1 Winery Lounge and Special Event Area
Endorsement Application No. 000033
(Glass House Estate Winery / 23449 - 0 Avenue)
Report 18-23
File CD 10-04-0022**

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council has considered and ENDORSED the request by Glass House Estate Winery to locate a 115 person winery lounge (50 person interior and 65 person patio) and a 100 person winery special event area serving the Glass House Estate Winery located at 23449 – 0 Avenue, Langley, characterized as having liquor service from 11:00AM to 11:30PM (Wednesday – Sunday).

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge and special event area; the proximity of the winery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge and special event area; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on March 5, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.

Submissions from the public:

The following written submissions were received from the public:

1. T. Handel, a Langley resident, stating support as they feel this is a quality operation producing a quality product.
2. S. and M. van Hulsentop, Langley residents, expressing concerns about increased traffic, parking, lighting, noise, rodents, and setting precedence.

CARRIED

E.2

**Development Permit Application No. 100886
(1106231 BC Ltd. /Mara + Natha Architecture Ltd. /
3212 - 260 Street)
Report 18-24
File CD 10-25-0044**

Moved by Councillor Fox,

Seconded by Councillor Whitmarsh,

That Council authorize issuance of Development Permit No. 100886 to 1106231 BC Ltd. for property located at 3212 – 260 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedule “J”
- 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. Section 702.5 a) Siting of Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft).
- e. All signage being in compliance with Schedule “I” and in compliance with the Township’s Sign Bylaw;
- 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;
- 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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- 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. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;
- d. Onsite landscaping being secured by a letter of credit at the building permit stage;
- e. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
- 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;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public:

1. G. Ashton, a Langley resident, was in attendance and expressed concerns regarding noise and traffic with the direction the building bay doors are facing,

The following written submissions were received from the public:

1. G. and L. Ashton, Langley residents, expressing concerns regarding noise and traffic with the direction the building bay doors are facing. They would like the building to be on the west side of the site with all bay doors facing east with road entrance and offices on the north.

Explanation by the proponent.

R. Lee, Mara and Nathan Architecture Ltd. was in attendance and stated that the size of trucks being used would be small enough to turn around completely on the site and not have to use the local road. He further stated that noise from operations will be contained inside the building.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Long,

That Development Permit Application No. 100886 be referred to staff to consider the public input received with respect to noise and access for possible re-orientation of the proposed building.

CARRIED

Councillor Fox opposed

F. BYLAWS FOR FIRST AND SECOND READING**F.1****Rezoning Application No. 100498**

(Broatch / 0802881 BC Ltd. / 995 - 224 Street)

Bylaw No. 5350

Report 18-30

File CD 10-07-0022

Moved by Councillor Fox,

Seconded by Councillor Whitmarsh,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Broatch) Bylaw 2018 No. 5350, rezoning a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) property located at 995 - 224 Street, to Agricultural Processing Zone RU-6 to permit an abattoir, subject to the following development prerequisites being satisfied prior to final reading:

1. Submission of a report prepared by a qualified professional engineer for the intended development proposal, in accordance with the requirements of the Subdivision and Development Servicing Bylaw 2011 No. 4861, regarding the adequacy of septic disposal and water supply, quality and pressure to meet fire protection and intended property use requirements;
2. Submission of a stormwater management plan and drainage certificate prepared by a qualified professional engineer in accordance with the requirements of the Subdivision and Development Servicing Bylaw 2011 No. 4861;
3. Completion of an erosion and sediment control plan and provision of a security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
4. Registration of restrictive covenants acceptable to the Township:
 - a. To secure the design, construction and maintenance of onsite septic system;
 - b. To require the use of and secure the design, construction and maintenance of onsite infiltration and detention systems;
 - c. To protect all watercourses and non disturbance areas on the property in accordance with senior government regulation;

5. Payment of supplemental rezoning fees;
6. Approval of the rezoning bylaw by the Ministry of Agriculture; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5350.

CARRIED

F.2

**Official Community Plan Amendment and
Rezoning Application No. 100150 and
Development Permit Application Nos. 100854 and 100870
(Vesta Properties Ltd. / 20100 Block 84 Avenue)
Bylaw No. 5339
Bylaw No. 5340
Bylaw No. 5349
Report 18-27
File CD 08-26-0183 / 0184 / 0190**

Moved by Councillor Fox,

Seconded by Councillor Whitmarsh,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5339, and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5340, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5349, rezoning 4.16 ha (10.28 ac) of land located in the 20100 block of 84 Avenue to Residential Compact Lot Zone R-CL(RH) and Comprehensive Development Zone CD-119, to facilitate the development of 25 rowhouse lots and 153 townhouse units, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Latimer Neighbourhood Plan requirements:
 - a. Secure a joint elementary school and neighbourhood park site including road dedications and construction of all associated works and services to the acceptance of the Township and School District in the Northeast Phase of the Latimer Neighbourhood Plan;
 - b. Secure a community stormwater detention site to serve the storm catchment area to the acceptance of the Township;
 - c. Secure an approximately 4,047 square metres (1 acre) wildlife habitat patch and an approximately 4,047 square metres (1 acre) pocket park to the acceptance of the Township;
2. Completion of a Development Works Agreement (if required) securing

off-site servicing to the Carvolth Neighbourhood Plan and Northeast Phase of the Latimer Neighbourhood Plan (as required by the Carvolth and Latimer Neighbourhood Plan) to the acceptance of the Township;

3. 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;

4. 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;

5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth and Latimer Neighbourhood Plans, to the acceptance of the Township;

6. Dedication and construction of a 9.5 metre (31 feet) wide streamside habitat corridor on the south side of 84 Avenue and enhancement of 142 square metres (1528 square feet) of streamside area on Lot 62 Plan 63049 to the acceptance of the Township, including final acceptance of restoration and enhancement plans, fencing, signage, and security deposit;

7. Approval of Rezoning Bylaw No. 5349 by the Ministry of Transportation and Infrastructure;

8. 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;

9. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;

10. Registration of restrictive covenants acceptable to the Township:

a. Prohibiting parking on townhouse 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 (for townhouse and rowhouse);

c. Registration of an access easement over the sidewalk over rowhouse lot 7 in favour of the townhouse lot;

d. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;

e. Identifying the Streamside Protection and Enhancement Area on Lot 62 Plan 63049;

11. Compliance with the requirements of the Carvolth and Latimer Amenity Zoning Policies including payment of applicable amenity fees;

12. 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 No. 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5339, and Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1988 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5340, 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. 5349 authorize issuance of Development Permit No. 100854 (proposed rowhouse development) subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L";
- b. On-site landscaping plans being in substantial compliance with Schedules "M" and "N", 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of the subdivision to create 25 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council at time of final reading of Rezoning Bylaw No. 5349 authorize the issuance of Development Permit No. 100870 (proposed townhouse development), subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “DD”;
- b. On-site landscaping plans being in substantial compliance with Schedules “EE” through “HH”, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that 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. 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. 100854 and 100870.
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Drinking Water Conservation Bylaw
Bylaw No. 5321
Report 18-26
File ENG 5600-10**

Moved by Councillor Quaale,
Seconded by Councillor Sparrow,
That Council give first, second and third reading to Drinking Water
Conservation Bylaw 2018 No. 5321; and further

That Council repeal Water Shortage Response Bylaw 2012 No. 4909 and
related Amendment Bylaws.

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Brookwood-Fernridge Community Plan Amendment
(Cedar Creek Estates Manufactured Home Park)
Bylaw No. 5320
Report 17-123
File CD BA000015**

That Council give third reading to “Langley Official Community Plan Bylaw
1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan)
Bylaw 2017 No. 5300 Amendment (Cedar Creek Estates Manufactured
Home Park) Bylaw 2017 No. 5320”.

REFERRAL

Moved by Councillor Long,
Seconded by Councillor Fox,
That this matter be referred to staff to consider the input from the Public
Hearing.
CARRIED

Councillors Arnason and Richter opposed

**H.2 Rezoning Application No. 100447
Development Permit Application Nos. 100816 and 100819
(Infinity Properties Ltd. / 6910 - 200 Street)
Bylaw No. 5294
Report 18-04
File CD 08-14-0183**

Moved by Councillor Arnason,
Seconded by Councillor Quaale,

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2018 No. 5294”.

CARRIED

Development Permit No. 100816

Running concurrently with this Bylaw is Development Permit No. 100816 (Infinity Properties Ltd. / 6910 – 200 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “DD”;
- b. On-site landscaping plans being in substantial compliance with Schedules “EE” through “MM”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Planting Policy, subject to final acceptance of the Township; and
- c. On-site landscaping to be secured by letter of credit at the building permit stage.

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. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- b. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- c. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Landscaping and boulevard treatment being secured by letter of credit;
- e. Payment of supplemental Development Permit application fees, Development Cost Charges, and applicable Building Permit administration fees.

Development Permit No. 100819

Running concurrently with this Bylaw is Development Permit No. 100819 (Infinity Properties Ltd. / 6910 – 200 Street) to modify Streamside

Protection and Enhancement Area widths in accordance with Attachment B subject to the following conditions:

- a. Streamside Restoration and Enhancement Works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed 51 Unit Development at 6910 - 200 Street, Langley, BC Updated Streamside Protection Development Permit Application Revision 3" (June 21, 2017) and the following drawings (attached as Schedule A):
 - Envirowest Drawing No. 946-34-03 Rev 06 "Setbacks", March 29, 2017;
 - Envirowest Drawing No. 946-34-01 Rev 09 "Habitat Impacts", June 19, 2017;
 - Envirowest Drawing No. 946-34-04 Rev 07 "Streamside Enhancement and Restoration Plan", March 29, 2017;
 - Envirowest Drawing No. 946-34-05 Rev 08 "Streamside Enhancement and Restoration Plan Specification and Details", June 15, 2017;
- b. 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 Area;
- c. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- d. Dedication of Streamside Protection and Enhancement Areas in accordance with Schedule A.

H.3

Rezoning Application No. 100479
Development Variance Permit Application No. 100091
(Hauser / Severide / 4506 - 4508 Southridge Crescent)
Bylaw No. 5337
Report 18-05
File CD 07-36-0144

Moved by Councillor Whitmarsh,
 Seconded by Councillor Fox,
 That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hauser / Severide) Bylaw 2018 No. 5337".

AMENDMENT

Moved by Councillor Whitmarsh,
 Seconded by Councillor Long,
 That for the proposed lots fronting Southridge Crescent the required side yard setback be increased from 1.5 metres to 3.0 metres

AMENDMENT TO THE AMENDMENT

Moved by Councillor Long,

Seconded by Councillor Fox,

That the amendment be amended to state that the lot coverages be reduced from 35% to 33%.

AMENDMENT, AS AMENDED

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

MAIN MOTION, AS AMENDED

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

Councillor Arnason opposed

Development Permit No. 100091

Running concurrently with this Bylaw is Development Permit No. 100091 (Hauser / Severide / 4506 – 4508 Southridge Crescent) in accordance with Attachment A subject to the following conditions:

- a) Section 402.4 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 7.5 metres to 4.5 metres (abutting 215 Street), increase the flanking lot line setback requirement (abutting proposed cul-de-sac road) from 4.5 metres to 7.5 metres, and reduce the rear lot line setback from 7.5 metres to 1.5 metres for the principal building on proposed Lot 1, as indicated on Schedule “A”;
- b) Subdivision and Development Servicing Bylaw 2011 No. 4861 is hereby varied to reduce the width of a local residential road from 20 metres to 18.6 metres.

H.4**Rezoning Application No. 100486**

(Qualico Developments (Vancouver) Inc.) /

3354, 3424, 3430, 3474, and 3502 - 208 Street)

Bylaw No. 5330

Bylaw No. 5331

Report 18-07

File CD 07-25-0038

Moved by Councillor Whitmarsh,

Seconded by Councillor Long,

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) 2018 Bylaw No. 5330”; and

“Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) 2018 Bylaw No. 5331”.

AMENDMENT

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That a new condition (# 13) be added confirming that CACs may be used to provide for possible purchase of compensatory tree and habitat in and around the subject area, as identified by staff.

CARRIED

AMENDMENT

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That a new condition (# 14) be added to include a traffic impact study to determine what improvements may be required.

CARRIED

MAIN MOTION, AS AMENDED

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

Councillors Arnason and Richter opposed

I. BYLAWS FOR FINAL ADOPTION

- I.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 Long,
Seconded by Councillor Quaale,
That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wagner Hills Farm Society) 2017 Bylaw No. 5313”.
CARRIED

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Willoughby Residents Association meeting, Senior Housing Town Hall meeting, Coldest Night of the Year, Fire Fighters Awards Dinner, Langley Hospice Fundraiser, and Pink Shirt Day.

K. METRO VANCOUVER REPRESENTATIVES REPORT**L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL
CLOSED MEETINGS****M. OTHER BUSINESS****M.1 Fort Langley Development**

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
Whereas a significant property owner and developer has publicly expressed discontent with the treatment he has received from the Township of Langley, and has said that he is now no longer able to proceed to redevelop relatively large sites within the centre of the commercial core of Fort Langley, and has started to permanently board some of them up;

Therefore be it resolved that Council invite Mr. Eric Woodward to the next Regular Evening Meeting of Council to present and discuss his concerns about the Township of Langley.

DEFEATED

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

M.2 LMLGA - Resolution Regarding the Autonomy and Authority of Local Jurisdictions with respect to Trans Mountain Pipeline Expansion Activities

Moved by Councillor Arnason,
Seconded by Councillor Fox,
Whereas the Trans Mountain (TM) pipeline was conceived and developed in the 1950's to move energy products, including oil and gas, from its source to other markets for refining and potential export;

Whereas the pipeline created a concomitant corridor to facilitate further works, servicing, and other infrastructure-related opportunities further to the movement of natural oil and gas products from Alberta to the British Columbia coastline;

Whereas the associated pipeline works cross over numerous territories, regions, local government and First Nation jurisdictional areas across the Province of British Columbia;

Whereas there have been on-going concerns expressed by many local entities both within the Metro area, and beyond, regarding concerns arising

from the potential for deleterious results from pipeline-related activities affecting the natural environment, watercourses, local infrastructure, agriculture, and other areas of local government influence and jurisdiction under the Community Charter and Local Government Act;

Whereas most recently, Kinder Morgan has sought, and received approval, from the Federal Government of Canada to “twin” the existing pipeline (Trans Mountain Expansion Project (TMEP) largely to construct new infrastructure to enhance the capacity of the existing dated infrastructure;

Whereas by Decision dated December 7th, 2017, the NEB concluded that local TM works in the City of Burnaby related to the City’s Zoning and Tree Bylaw could proceed without these local government approvals based on a prior BC Court of Appeal ruling in support of the NEB’s jurisdiction to resolve conflicts relative to a Federal regulatory scheme; and

Whereas this recent ruling has significantly undermined opportunities for all accountable local governments, regions, territories and First Nations representative bodies to protect our local communities from a plethora of environmental and social maladies potentially associated with the aforementioned expansion;

Therefore be it resolved that this motion be forwarded to the LMLGA for inclusion in the AGM, asking for endorsement of this Resolution by forwarding these concerns to UBCM, FCM, and to the Provincial and Federal Government in order to create a framework to articulate and establish enforceable protocols and legally binding agreements to ensure that the Trans Mountain Pipeline must be in substantial compliance with all provincial and municipal permitting and authorizations prior to commencing with pipeline expansion associated works in any local area.

CARRIED

M.3 Salmon River Enhancement Society and Lynn Perrin Delegations

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the delegation from Salmon River Enhancement Society and Lynn Perrin be referred to staff to determine if the Township has the capacity and jurisdiction to:

- Insist that Trans Mountain uses trenchless methodologies at all high value stream crossings;
- Reserve the right to use third party monitoring post-construction;
- Negotiate fair and reasonable environmental off-sets that stay in this municipality;
- Insist Trans Mountain abide by Township rules and bylaws; and

- Set a mechanism to hold Trans Mountain accountable for unfulfilled promises, if they break them.

CARRIED

M.4**Hanae Sakurai Delegation**

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the delegation from Hanae Sakurai be referred to staff for a report and advice concerning the process for the formation of a Standing Committee on a comprehensive Tree Protection Bylaw in the Township of Langley.

CARRIED

N. TERMINATE

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That the meeting terminate at 9:52pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk