



## REGULAR EVENING MEETING OF COUNCIL

Monday, June 11, 2018 at 7:00 PM  
 Fraser River Presentation Theatre  
 4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

PRESENT: Mayor J. Froese

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

M. Bakken, S. Gamble, K. Sinclair, P. Tulumello, and J. Winslade

W. Bauer, S. Richardson, K. Stepto, and R. Zwaag

### A. ADOPTION AND RECEIPT OF AGENDA ITEMS

#### **A.1 Regular Evening Council Meeting - June 11, 2018**

Moved by Councillor Davis,  
 Seconded by Councillor Fox,  
 That Council adopt the agenda and receive the agenda items of the  
 Regular Evening Council meeting held June 11, 2018.  
 CARRIED

### B. ADOPTION OF MINUTES

#### **B.1 Regular Evening Council Meeting - May 7, 2018**

Moved by Councillor Whitmarsh,  
 Seconded by Councillor Arnason,  
 That Council adopt the Minutes of the Regular Evening Council meeting  
 held May 7, 2018.  
 CARRIED

### C. PRESENTATIONS

### D. DELEGATIONS

#### **D.1 Brad Tones P.L.A.Y Society File 0550-07**

Brad Tones, P.L.A.Y Society, appeared before Council to provide an  
 overview of the society and to discuss the benefits of their programs to the  
 community. He noted that P.L.A.Y is a not for profit organization that

provides affordable and professional drama and musical theatre programming to local children and families. P.L.A.Y hopes to secure long term funding through grants, donors, sponsors, revenue, and fundraising. Their goal is to maintain a maximum of \$5 per hour for all programming and to expand and work with surrounding communities.

**D.2        Brady Lumsden**  
**Weekend Fuelbag**  
**File 0550-07**

Brady Lumsden, Weekend Fuelbag, appeared before Council to discuss funding for the Weekend Fuelbag program. The program is student led and provides bags of food for students-in-need to take home for weekends and holidays. Each weekend bag contains two breakfasts, two lunches, snacks, and drinks. The students have raised \$80,000 to fund this program. Their goal is the raise \$400,000 over the next year.

**D.3        Linda Nash**  
**File 0550-07**

Linda Nash appeared before Council to ask Council to defer Councillor Quaale's motion regarding 216 Street as a truck route until September. She stated that the community is waiting to have a public hearing style meeting and that a health impact assessment has not been completed yet.

**D.4        Nathan Jones**  
**File 0550-07**

Nathan Jones appeared before Council to discuss the potential truck route on 216 Street. He asked Council to consider all of the information and reports received before making a decision.

## **E. REPORTS TO COUNCIL**

## **F. BYLAWS FOR FIRST AND SECOND READING**

**F.1        Rezoning and Community Plan Amendment**  
**Application No. 100140 and Development Permit**  
**Application No. 100846**  
**(Quadra Carvolth / 20292, 20320, 20346 and 20384 - 86 Avenue)**  
**Bylaw No. 5374**  
**Bylaw No. 5375**  
**Report 18-77**  
**File CD 08-26-0168**

Moved by Councillor Fox,  
 Seconded by Councillor Sparrow,  
 That Council give first and second reading to Langley Official Community  
 Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)

Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Quadra Carvolth) Bylaw 2018 No. 5374 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra Carvolth) Bylaw 2018 No. 5375, rezoning a 4.35 ha (10.76 ac) site located at 20292, 20320, 20346 and 20384 – 86 Avenue to Comprehensive Development Zone CD-122, to facilitate a development consisting of a total of 621 residential units and 1,893 square meters (20,375 square feet) of commercial space in three (3) mixed use buildings, six (6) apartment buildings, and three (3) townhouse buildings, subject to the following development prerequisites being satisfied prior to final reading: 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;

1. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the south half of 86 Avenue, the west half of 204 Street, the north half of 85 Avenue, the east half of 202B Street, 203 Street and the roundabout at 204 Street and 84 Avenue in accordance with the Township's Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
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. Dedication and construction of the Integrated Open Space in accordance with the Carvolth Neighbourhood Plan to the acceptance of the Township;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk and public pedestrian connection materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
5. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township;
6. Security of final approval from the Ministry of Transportation and Infrastructure including provision of a Traffic Impact Study to the acceptance of the Ministry of Transportation and Infrastructure;
7. Security of senior government approvals for the removal and relocation of watercourses located on and adjacent to the site to the Integrated Open Space in accordance with the Carvolth Neighbourhood Plan;
8. Entering into a lease agreement with the Township for the Residential Sales Centre currently located on the Integrated Open Space;
9. Registration of restrictive covenants to the acceptance of the Township:
  - a. Requiring removal of the Residential Sales Centre from the Integrated

Open Space to allow for construction of the Integrated Open Space prior to occupation of the first residential unit or commercial space in the mixed use buildings;

b. Identifying the minimum 13 townhouse units and 141 apartment units required to be constructed with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan;

10. Registration of statutory rights of way to the acceptance of the Township:

- a. Securing public access over the lane south of 86 Avenue,
- b. Securing public access over the public pedestrian connections, and
- c. Securing public access over the western 6m and eastern 6m of the central and western lots adjacent to the Carvolth Mews.

11. Provision of the following community amenity contributions to the acceptance of the Township:

- a. Provision of public art display boxes on building A with access to the Township for the display of public art and information;
- b. Provision of a \$100,000 contribution to the expansion of Langley Memorial Hospital; and,
- c. Provision of a \$400,000 contribution to the construction of the 82 units affordable housing project at Shepherd of the Valley Housing Society.

12. Compliance with the Carvolth Greenway Amenity Zoning Policy No. 07-227 and the Township’s 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and

13. Payment of applicable supplemental rezoning fees, Carvolth Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Quadra Carvolth) Bylaw 2018 No. 5374 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 and Resource Management Plan, and with the consultation requirements of the Official Community Plan Consultation Policy (07-160);

That Council authorize the issuance of Development Permit No. 100846, at time of final reading of Bylaw No. 5375, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “AL”;
- b. Provision of a minimum of one (1) 15 amp auto charge receptacle upgradeable to a 30 amp autocharge receptacle for each residential unit.
- c. Landscape plans being in substantial compliance with Schedules “AM”

and “AY” 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;

d. All signage being in substantial compliance with Schedules “A” through “AJ” and the Township’s Sign Bylaw;

e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule “AL” to the acceptance of the Township;

f. All refuse areas to be located within the buildings to the acceptance of the Township;

g. Registration of restrictive covenants to the acceptance of the Township:

i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;

ii. defining the commercial vehicle access route restrictions for Building A;

iii. prohibiting the reliance on street parking;

iv. prohibiting access to 204 Street for the townhouse units; and,

v. securing the indoor age friendly amenity area including specific equipment allocations; and

h. Registration of an access easement to secure access to the age friendly amenity area over the structured parking in Building A for use by all units within the development;

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 Energy Conservation and Greenhouse Gas Reduction DP100963;

b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;

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;

d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;

e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;

f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and

g. 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, both with accompanying legal documents as required to the acceptance of the Township;

That Council authorize staff to schedule the required public hearing for the Carvolth Neighbourhood Plan Amendment Bylaw and Rezoning Bylaw in conjunctions with the hearing for proposed Development Permit No. 100846; and further

That Council authorize proceeding with clearing and excavation of the subject site in advance of final reading and issuance of Development Permit No. 100846 subject to the following conditions:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), 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 a shoring plan to the acceptance of the Township;
4. Provision of Water Sustainability Act approvals to the acceptance of the Township;
5. Provision of a bird nesting survey, in compliance with applicable regulations;
6. Provision of Traffic Management Plan and security to the acceptance of the Township;
7. Provision of an existing road condition assessment prior to commencing any work on the site;
8. Confirmation by the applicant, to the acceptance of the Township, that works undertaken prior to final reading of related bylaw and issuance of Development Permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Development Permit applications; and
9. Provision of a security bond to the acceptance of the Township.

CARRIED

Councillor Davis opposed

**COUNCILLOR DECLARES CONFLICT OF INTEREST**

Councillor Whitmarsh declared a conflict of interest under Section 100 of the Community Charter, and left the meeting at 7:30pm.

**F.2                    Rezoning Application No. 100508  
(Trinity Western University / 22500 Block of 76A Avenue)  
Bylaw No. 5369  
Report 18-70  
File CD 11-20-0054**

Moved by Councillor Quaale,

Seconded by Councillor Sparrow

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 amendment (Trinity Western University) Bylaw 2018 No. 5369, rezoning 1.77 ha (4.38 ac) of land located in the 22500 block of 76A Avenue, to Residential Institutional Zone P-3 to facilitate future university expansion, subject to the following development prerequisites being satisfied prior to final reading:

1. Registration of a Restrictive Covenant to protect the Streamside Protection and Enhancement Development Permit Area in accordance with Schedule 3 of the Township of Langley Official Community Plan; and
2. Payment of supplemental rezoning fees.

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

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; and
2. 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; and further

That Council authorize staff to schedule the required public hearing for Bylaw No. 5369.

**CARRIED**

Councillor Whitmarsh re-entered the meeting at 7:39pm.

**F.3 Murrayville Community Plan Amendment and  
Rezoning Application No. 100148 and  
Heritage Alteration Permit Application No. 100893  
(Lanstone Homes (Murrayville) / 21812 - 48 Avenue)  
Bylaw No. 5351  
Bylaw No. 5352  
Bylaw No. 5353  
Report 18-76  
File CD 10-31-0170**

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council give first and second reading to:

1. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351 to change the designation of 1.98 hectares (4.90 acres) of land located at the 21812 – 48 Avenue from “School” to “Multi Family One” and to schedule the Murrayville Elementary School and Belmont School oak trees as protected heritage property within the Murrayville Heritage Conservation Area;
2. Heritage Revitalization Agreement Bylaw No. 5352 to relocate, restore and rehabilitate the historic portion of the Murrayville Elementary School located at 21812 - 48 Avenue for six residential units; and
3. Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5353 to rezone the subject lands, from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-120;

to facilitate a 54 unit residential development, subject to the following 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, including onsite detention, 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 final off-site servicing landscape design drawings including street trees, sidewalk and pedestrian walkway materials and layout, fencing, signage, landscaping details and security to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with



Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;

5. Registration of restrictive covenants acceptable to the Township:
  - a. Defining a long term maintenance plan for retention of the Belmont School oak trees;
  - b. Prohibiting access from the site to 48 Avenue except for emergency vehicles;
  - c. Identifying the three (3) townhouse units required to be built with adaptable design features in accordance with Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
  - d. Identifying the three (3) surface parking spaces assigned only to the Adaptable Housing Units;
  - e. Prohibiting reliance on off-site parking;
  - f. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) and along the entrance driveway;
  - g. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
6. Registration of a statutory right of way securing public access over the pedestrian connections with maintenance the responsibility of the strata to the acceptance of the Township;
7. Security of access to the site via Denny Ross Park to the acceptance of the Township;
8. Provision of the following Community Amenity Contributions to the acceptance of the Township:
  - a. Design and construction of a heritage interpretation plaza including signage, seating and resurfacing of Old Yale Lane;
  - b. Security and construction of the public pedestrian connections across the site; and,
  - c. Security for the design and construction of an approximately 30 stall parking lot for Denny Ross Memorial Park (design process to include a public consultation component), to the acceptance of the General Manager of Engineering and Community Development; and,
9. 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;

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Lanstone Homes (Murrayville) Ltd.) Bylaw 2018 No. 5351 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan

Consultation Policy (07-160);

That Council authorize issuance of Heritage Alteration Permit No. 100893 at the time of final reading of Bylaws No. 5351, 5352 and 5353, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “X” including demolition of those portions of the Murrayville Elementary school campus not included in Heritage Revitalization Agreement Bylaw No. 5352;
- b. Landscape plans being in substantial compliance with Schedules “Y” through “AC” 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 “X”, the Township’s Sign Bylaw and the Murrayville Heritage Conservation Area Design Guidelines;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas not contained within a double car garage to be located in an enclosure and screened to the acceptance of the Township in substantial compliance with Schedule “X”;

Although not part of the Heritage Alteration 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 Demolition permits for those portions of the Murrayville Elementary School campus not included in the Heritage Revitalization Agreement Bylaw No. 5352.
- b. Payment of supplemental Heritage Alteration Permit application fees, Murrayville Pedestrian Overpass Fee, Development Cost Charges, and Building Permit Administration Fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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;
- f. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment, the Heritage Revitalization Agreement, and Rezoning Bylaws in conjunction with the hearing proposed for Heritage Alteration Permit No. 100893.

**AMENDMENT**

Moved by Councillor Quaale,

Seconded by Councillor Whitmarsh,

That a further condition be added that states that the parking lot not be located in the south-east corner of Denny Ross Park.

**CARRIED**

Councillor Arnason opposed

**REFERRAL**

Moved by Councillor Arnason,

Seconded by Councillor Davis,

That Heritage Alteration Permit Application No. 100893 (Lanstone Homes) be referred to staff for a report on potential parking.

**DEFEATED**

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

**MAIN MOTION, AS AMENDED**

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

Councillor Arnason opposed

**F.4**

**Official Community Plan Amendment and  
Rezoning Application No. 100131  
(Sandhill Homes Ltd. / 4400 Block of 222 Street)  
Bylaw No. 5378  
Bylaw No. 5379  
Report 18-72  
File Cd 10-31-0164**

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 (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5379, rezoning 1.74 hectare (4.29 acre) of land located in the 4400 block of 222 Street to

Residential Zones R-1A, R-1D and R-1E, to facilitate the development of 17 single family lots, 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 for 44 Avenue and 222 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan;
4. Completion of a road closure bylaw for an unconstructed portion of 44 Avenue road dedication, to the acceptance of the Township;
5. Completion of a subdivision to remove the hook for those portions of Lot 3 LMP15064 located south of 222 Street and to consolidate with Lot 3 Plan 1699, to the acceptance of the Township;
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. Dedication of a 3.0 metre wide walkway between, proposed Lots 4 and 5, to the acceptance of the Township;
8. Registration of restrictive covenants acceptable to the Township:
  - a. Securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage;
  - b. Identifying a tree protection area for proposed Lots 5 – 10;
  - c. Identifying building setback requirements from the tree protection area for proposed Lots 5 – 10;
  - d. Identifying Streamside Protection and Enhancement areas;
9. Provision of a \$40,000 community amenity contribution for neighbourhood recreational amenities.
10. Payment of Murrayville Pedestrian Overpass fee; and
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA), community amenity contribution 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 (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378 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); and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw and rezoning bylaw.

**AMENDMENT**

Moved by Councillor Quaale

Seconded by Councillor Sparrow,

That the minimum lot size be adjusted to reflect the existing lot size in the Official Community Plan.

**CARRIED**

Councillor Fox opposed

**MAIN MOTION, AS AMENDED**

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

**CARRIED**

Councillor Arnason opposed

**G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

**G.1 Heritage Property Maintenance Standards**

**Bylaw No. 5376**

**Bylaw No. 5377**

**Report 18-68**

**File CD 6800-03**

Moved by Councillor Arnason,

Seconded by Councillor Sparrow,

That Council give first, second and third reading to Heritage Property Maintenance Standards Bylaw 2018 No. 5376 and to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5377.

**CARRIED**

**G.2 Langley Building Bylaw Amendment 2018**

**Bylaw No. 5385**

**Report 18-71**

**File CD 3900-25**

Moved by Councillor Sparrow,

Seconded by Councillor Fox,

That Council give first, second and third reading to Langley Building Bylaw

2008 No. 4642 Amendment Bylaw 2018 No. 5385.

CARRIED

## **H. BYLAWS FOR CONSIDERATION AT THIRD READING**

### **I. BYLAWS FOR FINAL ADOPTION**

**I.1           General Local Government Election Bylaw Amendment and  
Information Pertaining to the 2018 Local Government Election  
Bylaw No. 5371**

**Report 18-55**

**File ADM 4200-25-001**

Moved by Councillor Sparrow,

Seconded by Councillor Quaale,

That Council give final reading to "Township of Langley General Local  
Government Election Bylaw 2010 No. 4844 Amendment Bylaw 2018 No.  
5371".

CARRIED

Councillor Arnason opposed

**I.2           Bylaw Notice Enforcement Bylaw Amendment  
(Drinking Water Conservation)**

**Bylaw No. 5372**

**Report 18-56**

**File ENG 5600-10**

Moved by Councillor Davis,

Seconded by Councillor Fox,

That Council give final reading to "Bylaw Notice Enforcement Bylaw 2008  
No. 4703 Amendment Bylaw 2018 No. 5372".

CARRIED

**I.3           Langley Sewerworks Regulation Bylaw  
Bylaw No. 5367**

**Bylaw No. 5373**

**Report 18-54**

**File ENG 5340-01**

Moved by Councillor Whitmarsh,

Seconded by Councillor Sparrow,

That Council give final reading to "Langley Sewerworks Regulation Bylaw  
2018 No. 5367"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018  
No. 5373".

CARRIED

**I.4 Drainage Development Works Agreement Bylaw  
(Qualico Developments (Vancouver) Inc.)  
Bylaw No. 5370  
File CD 08-26-0181**

Moved by Councillor Sparrow,  
Seconded by Councillor Quaale,  
That Council give final reading to "Drainage Development Works  
Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No.  
5370."  
CARRIED

Councillor Davis opposed

**I.5 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**

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council give final 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".  
CARRIED

Councillor Arnason opposed

Development Permit No. 100857

Moved by Councillor Sparrow,  
Seconded by Councillor Fox,  
That Council authorize issuance of 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;
- 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.

CARRIED

**I.6            Transportation Capital Works Loan Authorization Bylaw 2018 -  
Alternative Approval Process  
Bylaw No. 5347  
Report 18-18  
File FIN 1760-20**

Moved by Councillor Sparrow,  
Seconded by Councillor Quaale,  
That Council give final reading to “Transportation Capital Works Loan Authorization Bylaw 2018 No. 5347”.  
CARRIED



**I.7            Rezoning and Community Plan Amendment Application  
                  No. 100134 and Development Permit Application No. 100833  
                  (Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street)  
                  Bylaw No. 5274  
                  Bylaw No. 5275  
                  Report 17-44  
                  File CD 08-24-0074**

Moved by Councillor Quaale,  
 Seconded by Councillor Whitmarsh,  
 That Council give final 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 (Hudson and Singer Homes Ltd.) Bylaw 2017 No. 5274”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hudson and Singer Homes Ltd.) 2017 Bylaw No. 5275”.  
 CARRIED

Councillors Arnason and Davis opposed

Development Permit No. 100833

Moved by Councillor Fox,  
 Seconded by Councillor Quaale,  
 That Council authorize issuance of Development Permit No. 100833 (Hudson and Singer Homes Ltd. / 7846 and 7858 - 208 Street) in accordance with Attachment A 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 Schedules “I” through “L”, 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 substantial compliance with Schedules “D” and “F” and the Township’s Sign Bylaw;
- d. All refuse areas to be located in the underground parkade;
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule “M”.

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. 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;
  - c. Landscaping and boulevard treatment being secured by letter of credit.
- CARRIED

Councillors Arnason and Davis opposed

#### **J. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including the Fort Langley Jazz and Arts Festival, Sassy Awards, Mankind Charitable Gala, May Day Parade, Blood Donor Recognition Event, Walk in the Spirit of Reconciliation, BC Housing Open House, RCMP Torch Relay, and the Relay for Life.

#### **K. METRO VANCOUVER REPRESENTATIVES REPORT**

#### **L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

#### **M. OTHER BUSINESS**

##### **M.1 Truck Route**

Moved by Councillor Quaale,  
Seconded by Councillor Whitmarsh,  
Whereas Council has directed staff to provide a report on the truck route designation options for 216 Street south of 88th Avenue to Highway 1; and

Whereas Council would like to have resolution to this issue prior to our summer break;

Therefore be it resolved that staff make the matter a priority and provide a report prior to or at the Council Meeting on July 23, 2018.  
CARRIED

Councillors Arnason and Davis opposed

##### **M.2 Cannabis Grow Operations on Agricultural Land**

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council write a letter to the Minister of Agricultural expressing

concern as to the health issues with cannabis grow operations on agricultural land.

CARRIED

Moved by Councillor Fox,

Seconded by Councillor Sparrow,

That the email from D. Craig on the June 11, 2018 Distribution List regarding a cannabis grow operation on 264 Street be referred to staff assist Mr. Craig in making an application to the Farm Industry Review Board as to proper farm practice, and also to Metro Vancouver regarding impacts on air quality.

CARRIED

Councillor Arnason provided the following Notices of Motion for consideration at the next Regular Evening Meeting:

### **M.3            Agricultural Impact Assessment**

Whereas the Township of Langley endorsed the Agricultural Viability Strategy in 2013; and

Whereas the Strategy underlines the importance of the protection of agricultural lands for farming and farm-related uses; and

Whereas Council is receiving increased volumes for development proposals to remove and/or alienate lands from the ALR, thereby reducing over-all agricultural capacity and driving up agricultural land prices due to speculation; and

Whereas, the Strategy identifies the objective of protecting agricultural land for agricultural purposes in the Township of Langley, and identified short term actions to complement this objective, to include the implementation of an “agricultural impact assessment process” (AIA), to be completed at the expense of the applicant and to be conducted by a qualified agrologist or equivalent, in order to address ways that an application for exclusion, non-farm use or subdivision is a benefit to agriculture;

Therefore, be it resolved that Council direct staff to utilize the existing criteria within the Strategy as the framework for the AIA policy and that the resulting draft form a presentation to Council prior to consideration for formal adoption.

### **M.4            National Housing Strategy**

Whereas it is necessary and desirable to create efficient and cost-effective opportunities to facilitate the Township of Langley’s 2013 Housing Action Plan with respect to the provision of affordable housing options in the Township of Langley; and

Whereas the Provincial and Federal governments have now defined and articulated a number of opportunities for local governments to receive funding through the National Housing Strategy, as well as the Province's Community Housing Fund and Housing Hub initiatives, in order to receive funds to facilitate this purpose; and

Whereas provisions for partnering with community service groups, charities and non-profit organizations, faith-based and others, enhances the opportunities to build the required "income sensitive" or "below market" housing which is critically required; but

There are current challenges arising from the inflexible statutory framework of the Income Tax Act which have negatively impacted the ability of non-profits and registered charities wishing to undertake such development, which statutory framework has resulted in an inordinate barrier to uptake of these opportunities brought about by arcane tax rules that require extraordinary legal agreements which effectively drain the resources and capacity of the relevant partners;

Therefore be it resolved, that Council request that the relevant Agencies review and amend the Income Tax Act and its associated policies in order to reflect the need to remove the barriers as outlined in the "White Paper" on affordable housing, as presented at the BCNPHA Rent event in May of 2018, in order to enhance the potential for new affordable housing initiatives by non-profits and charities within the Township, and that this motion be forwarded to UBCM, FCM, the Federal Government, and the Federal Finance Department.

#### **N. TERMINATE**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That the meeting terminate at 8:36pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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