



REGULAR AFTERNOON MEETING OF COUNCIL

Monday, July 23, 2018 at 1:15 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,
 M. Sparrow and B. Whitmarsh

M. Bakken, R. Seifi, and K. Sinclair

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Afternoon Council Meeting Agenda - July 23, 2018

Moved by Councillor Long,
 Seconded by Councillor Davis,
 That Council adopt the agenda and receive the agenda items of the
 Regular Afternoon Council meeting held July 23, 2018, as amended.
 CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Afternoon Council Meeting - July 9, 2018

Moved by Councillor Fox,
 Seconded by Councillor Arnason,
 That Council adopt the Minutes of the Regular Afternoon Council meeting
 held July 9, 2018.
 CARRIED

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Quaale,
 Seconded by Councillor Arnason,
 That Council now resolve into a Special Closed Meeting for discussion of
 the following items, in accordance with and as identified under Section 90
 of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
 Item E.1 - Section 90(1) (e) Property;
 Item E.2 - Section 90(1) (e) Property; (k) Negotiations;

Item E.3 - Section 90(1) (e) Property; (k) Negotiations;
 Item E.4 - Section 90(1) (k) Negotiations;
 Item E.5 - Section 90(1) (k) Negotiations;
 Item E.6 - Section 90(1) (e) Property; (k) Negotiations;
 Item F.1 - Section 90(1) (e) Property; (k) Negotiations;
 Item F.2 - Section 90(1) (g) Legal;
 Item G.1 - Section 90(1) (g) Legal;
 Item I.1 - Section 90(1) (b) Personal; and
 Item H.1 – Section 90(1) (b) Personal; (e) Property.
 CARRIED

MEETING RECESSED

The meeting recessed at 1:24pm.

MEETING RECONVENED

The meeting reconvened at 5:01pm.

D. PRESENTATIONS

D.1 Community Input Group Task Force

Barb Sharp, Chair, Community Input Group Task Force, provided a presentation regarding the findings of the Task Force. She commented that Mayor and Council approved the Task Force with a mind to involve citizens from all the various community associations/groups, along with businesses. The Task Force was created following one of the recommendations adopted by Council from the former Mayor's Standing Committee on Public Engagement, to continue outreach into the community for input and feedback. The Task Force met three times to identify immediate priorities for the Township. These priorities include, but not limited to: environment (human, aesthetics, natural area protection, land use, energy conservation etc.), economy (job creation, business retention and growth, community image, tourism etc.), infrastructure (transportation, community utilities, parks and open spaces etc.), and social (arts and culture, healthy lifestyles, heritage, support networks, and safety).

E. DELEGATIONS

E.1 Graham Farstad Arlington Group Planning + Architecture Inc. File 0550-07

Graham Farstad, Arlington Group Planning + Architecture Inc., appeared before Council to discuss soil deposit application for property located at 23433 - 44 avenue. He commented that the slope will be shaped to make the site more useable and used for future equestrian use. He stated that the site is not in the Agricultural Land Reserve, will comply with soil

removal and deposit requirements, and should have minimal impact on adjacent properties.

**E.2 Kasper Seitz
 File 0550-07**

This delegation request was withdrawn.

**E.3 Patricia A. Desrochers
 File 0550-07**

This delegation request was withdrawn.

**E.4 Jeff Fisher
 Urban Development Institute
 File 0550-07**

This delegation request was withdrawn.

**E.5 Colin Fry
 File 0550-07**

Colin Fry appeared before Council to discuss soil application for property located at 3428 and 3474-262 Street. He stated that the property has been used for 30 years for filming and military storage. The owners would like to bring the land use activity into conformity with the Agricultural Land Commission requirements.

F. REPORTS TO COUNCIL

**F.1 Soil Deposit Application for
 Property at 23433 - 44 Avenue
 Report 18-116
 File ENG SO 1820**

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council direct staff to process the soil deposition application for property located at 23433 - 44 Avenue.
CARRIED

**F.2 Electric Vehicle Charging Requirements
 Report 18-119
 File ENG 5370-01**

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council direct staff to conduct industry consultation on proposed amendments to Langley Zoning Bylaw 1987 No. 2500, to require

mandatory minimum requirements for electric vehicle supply equipment in new residential construction, and bring forward an updated Bylaw to Council for consideration; and further

That Council direct staff to develop an Electric Vehicle Strategy that encompasses both community and corporate electric vehicle charging infrastructure plans, targets and policies.

CARRIED

**F.3 Agricultural Land Commission Application No. 100334
(Newby / 3428 and 3474 - 262 Street)
Report 18-110
File CD 10-25-0045**

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council refer the application to the Agricultural Land Commission and advise that the proposed non-farm use application submitted by Colin Fry and Associates Ltd. to permit continued storage and staging of vehicles and equipment on a portion of properties located at 3474 and 3428 – 262 Street is compatible with overall objectives of the Township's Official Community Plan.

CARRIED

Councillor Arnason opposed

**F.4 Agricultural Land Commission
Application No. 100304
(Aplin and Martin Consultants Ltd. /
Homestar Building Corp. / Meyer / 25125 - 72 Avenue)
Report 18-121
File CD 11-23-0015**

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council advise the Agricultural Land Commission that the subdivision application submitted by Aplin and Martin Consultants Ltd. on behalf of Chris Meyer and Homestar Building Corporation, for a 51 ha (126.4 ac) property located at 25125 – 72 Avenue within the Agricultural Land Reserve, complies with the minimum parcel size provisions of the Township's Rural RU-3 zoning, and request consideration based on agricultural merits.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Davis,
That a farming only covenant be included on the property.
DEFEATED

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

MAIN MOTION

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

Councillors Arnason, Davis, and Richter opposed

**F.5 Proposed Community Amenity
Contributions Policy
Report 18-109
File CD LSP00007**

Moved by Councillor Sparrow,
Seconded by Councillor Quaale,
That Council approve the Community Amenity Contributions Policy,
presented substantially in the form provided as Attachment A to this report.
CARRIED

Councillor Long opposed

**F.6 Cedar Creek Estates Manufactured Home Park
Report 18-122
File CD BA000015**

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council direct staff to not proceed with the bylaws to designate the
Cedar Creek Estates Manufactured Home Park located at 3031 – 200
Street, from Single Family 3 to Manufactured Home Park (Bylaw 2017 No.
5320 and Bylaw 2017 No. 5327).
CARRIED

Councillors Arnason, Davis, and Richter opposed

G. CORRESPONDENCE**G.1 United Way Day
File 0630-01**

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That Council receive the letter from Vanessa Woznow, Marketing &
Communications Strategist, United Way, requesting that September 20,
2018 be proclaimed as United Way Day.
CARRIED

H. MINUTES OF COMMITTEES**H.1 Agricultural Advisory and Economic Enhancement Committee - June
27, 2018
File 0540-20**

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council receive the Minutes of the Agricultural Advisory and
Economic Enhancement Committee meeting held June 27, 2018.
CARRIED

**H.2 Agricultural Advisory and Economic Enhancement Committee
Recommended Motion
File 0540-20**

Moved by Councillor Davis,
Seconded by Councillor Richter,
That Metro Vancouver be invited to provide the "Reducing Particulate
Matter Emissions" presentation to Council;

That Council direct staff to work with Metro Vancouver to help create a
communication strategy that educates and informs residents in rural and
agricultural areas about alternatives to open burning, and solutions and
best practices;

That Council direct staff to review open burning windows and time frames;
and

That Council direct staff to work with Metro Vancouver to explore other
solutions and alternatives to open burning to help facilitate their end goal of
improving air quality in the region.

CARRIED

Councillor Long opposed

**H.3 Agricultural Advisory and Economic Enhancement Committee
Recommended Motion
File 0540-20**

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That Council invite the KPU Institute for Sustainable Food Systems to
present their final report on the Township of Langley Food System Study,
to Council.
CARRIED

I. OTHER BUSINESS

I.1 Under-eave Potlights

Moved by Councillor Richter,
Seconded by Councillor Arnason,
Whereas the current trend towards the installation of numerous
“under-eave” potlights on new homes can be very intrusive to neighbours,
especially in rural and suburban residential areas, as these lights can
affect privacy and contribute to unnecessary light pollution;

Therefore be it resolved that this matter be referred to staff for a report and
recommendations on how the excessive use of “under-eave” potlights can
be regulated as part of the building permits process.
CARRIED

Mayor Froese and Councillors Fox, Quaale, and Sparrow opposed

J. TERMINATE

Moved by Councillor Fox,
Seconded by Councillor Davis,
That the meeting terminate at 6:22pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk