



## REGULAR AFTERNOON MEETING OF COUNCIL

Monday, April 15, 2019 at 1:30 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, S. Ferguson, M. Kunst, K. Richter,  
 B. Whitmarsh and E. Woodward

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

W. Bauer and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Afternoon Council Meeting Agenda - April 15, 2019**

Moved by Councillor Whitmarsh,  
 Seconded by Councillor Davis,  
 That Council adopt the agenda and receive the agenda items of the  
 Regular Afternoon Council meeting held April 15, 2019.  
 CARRIED

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Afternoon Council Meeting - April 1, 2019**

Moved by Councillor Ferguson,  
 Seconded by Councillor Kunst,  
 That Council adopt the Minutes of the Regular Afternoon Council meeting  
 held April 1, 2019.  
 CARRIED

### **C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING**

Moved by Councillor Whitmarsh,  
 Seconded by Councillor Woodward,  
 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 C.1 - Section 90(1) (e) Property; (k) Negotiations;  
 Item D.1 - Section 90(1) (a) Personnel;

Item D.2 - Section 90(1) (e) Property; (k) Negotiations;  
Item E.1 - Section 90(1) (k) Negotiations;  
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;  
Item E.3 - Section 90(1) (g) Legal;  
Item F.1 - Section 90(1) (g) Legal;  
Item H.1 - Section 90(1) (a) Personnel;  
Item H.2 - Section 90(1) (a) Personnel;  
Item H.3 - Section 90(1) (k) Negotiations; and  
Item H.4 – Section 90(1) (g) Legal.  
CARRIED

**MEETING RECESSED**

The meeting recessed at 1:35pm

**MEETING RECONVENED**

The meeting reconvened at 5:25pm

**D. PRESENTATIONS****D.1            Langley Emergency Management**

DEFERRAL

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That the presentation be deferred to the May 13, 2019 Afternoon meeting of Council.

CARRIED

**E. DELEGATIONS****F. REPORTS TO COUNCIL**

**F.1            Early Adoption Initiative  
Mass Timber Construction  
Report 19-56  
File CD 0730-01**

Moved by Councillor Woodward,

Seconded by Councillor Whitmarsh,

That Council support Township of Langley's participation in the provincial initiative for early adoption of mass timber technology for construction of buildings up to 12 storeys.

CARRIED

**F.2            Development Application by Janda Group Holdings Ltd. for  
Property at 3100 - 272 Street (Aldergrove Mall)  
Report 19-70  
File CD 13-20-0152**

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council receive the update on the Development Application by Janda Group Holdings Ltd. for Property at 3100 – 272 Street (Aldergrove Mall) report for information as they continue with expedited processing pursuant to Council Resolution of March 11, 2019, as outlined in this report.  
CARRIED

**F.3            Fast-Track Status for Development Applications  
Fronting Arterial Roads in Willoughby  
Report 19-69  
File ENG 6630-01**

MOTION  
Moved by Councillor Woodward,  
Seconded by Councillor Kunst,  
That Council receive the Fast-Track Status for Development Applications Fronting Arterial Roads in Willoughby report for information;  
CARRIED

MOTION  
Moved by Councillor Woodward,  
Seconded by Councillor Richter,  
That Council direct staff to process any and all development applications within the boundaries of the Willoughby Community Plan with unfinished road and sidewalk expansion on the arterial sections of:

- a) 208 Street;
- b) 72 Avenue;
- c) 200 Street;
- d) 86 Avenue;
- e) 80 Avenue; and
- f) 202/202A Street

indefinitely with fast-track status, to be reviewed and referred to Council for consideration as soon as possible, without delay, until otherwise directed by Council.”

**AMENDMENT**

Moved by Councillor Woodward,

Seconded by Councillor Ferguson,

That the list of arterial roads to be included be amended to be:

- a) 208 Street included in the Willoughby Plan;
- b) 80 Avenue from 200 Street to 208 Street; and
- c) 202 and 202A Streets from 72 Avenue to 80 Avenue

CARRIED

**AMENDEMENT**

Moved by Councillor Woodward,

Seconded by Councillor Kunst,

That staff include development permits and building permit applications as Fast Track items.

CARRIED

**MAIN MOTION, AS AMENDED**

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

CARRIED

**MOTION**

Moved by Councillor Kunst,

Seconded by Councillor Whitmarsh,

That staff be directed to prepare a public information document, based on the definitions and parameters outlined in this report, to ensure clarity.

CARRIED

**F.4****Drainage DCC Frontending Agreement****South Brookwood Infrastructure Inc.****Report 19-66****File CD 07-27-0082**

Moved by Councillor Ferguson,

Seconded by Councillor Whitmarsh,

That Council receive this report entitled "Drainage Development Cost Charges (DCC) Frontending Agreement South Brookwood Infrastructure Inc." for information; and

That Council authorize staff to execute the Drainage Development Cost Charges (DCC) Frontending Agreement with South Brookwood Infrastructure Inc. in the substantial form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan.

CARRIED

Councillors Richter and Woodward opposed

**F.5 Bill 52 (Agricultural Land Commission Amendment Act) and  
Richmond Farm Home Plate Regulations  
Report 19-59  
File CD 6635-04**

Moved by Councillor Arnason,  
Seconded by Councillor Davis,  
That Council receive the Bill 52 (Agricultural Land Commission  
Amendment Act) and Richmond Farm Home Plate Regulations report for  
information.

**AMENDMENT**

Moved by Councillor Richter,  
Seconded by Councillor Davis,  
That staff be directed to provide Council with a presentation at a future  
CPC meeting regarding Bill 53 and the Richmond Farm Home Plate  
Regulations  
CARRIED

Mayor Froese and Councillor Whitmarsh opposed

**MAIN MOTION, AS AMENDED**

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

**F.6 Agricultural Land Commission  
Application No. 100315  
(Fort Langley Aviation Ltd. /  
23600 Block of River Road, 23945 and 24600 River Road)  
Report 19-54  
File CD 11-34-0014**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
That Council authorize referral of the application for exclusion from the  
Agricultural Land Reserve of 34.5 ha (85.2 ac) of land, north of River Road  
and east of the Fort Langley National Historic Site (23600 – 24600 block of  
River Road) to the Agricultural Land Commission.  
CARRIED

Councillors Arnason, Davis and Richter opposed

**F.7            Agricultural Land Commission Application No. 100369  
(1151912 BC Ltd. / OTG Development Concepts /  
24381 - 56 Avenue)  
Report 19-60  
File CD 11-10-0082**

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council advise the Agricultural Land Commission that the subdivision application submitted by OTG Development Concepts on behalf of the owners of property located at 24381 – 56 Avenue within the Agricultural Land Reserve complies with the minimum parcel size provisions of the Suburban Residential SR-1 Zone of the Township's Zoning Bylaw, and request consideration based on agricultural merits.  
DEFEATED ON A TIE VOTE

Councillors Arnason, Davis, Ferguson, and Richter opposed

**F.8            “Super Senior” Admission Fee  
Report 19-72  
File PR 1810-01**

Moved by Councillor Woodward,  
Seconded by Councillor Kunst,  
That Council approve adoption of a new rate structure in “Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5469” to include a “Super Senior” admission fee, for seniors aged 85+ equal to that of a Child admission fee.

**MOTION TO EXTEND**

Moved by Councillor Woodward,  
Seconded by Councillor Davis,  
That the meeting be extended to 6:40pm.  
CARRIED

**AMENDMENT**

Moved by Councillor Woodward,  
Seconded by Councillor Whitmarsh,  
That the age for a “Super Senior” be amended to age 80.  
CARRIED

**AMENDMENT**

Moved by Councillor Woodward,  
Seconded by Councillor Kunst  
That there be no admission fee for “Super Seniors”.  
DEFEATED ON A TIE VOTE

Mayor Froese, Councillors Arnason, Davis, and Whitmarsh

**AMENDMENT**

Moved by Councillor Woodward,  
Seconded by Councillor Arnason,  
That the "Super Senior" recreation fee be \$1.00.  
**CARRIED**

Mayor Froese opposed

**MAIN MOTION, AS AMENDED**

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

**G. CORRESPONDENCE**

Moved by Councillor Davis,  
Seconded by Councillor Arnason,  
That Council receive the correspondence, as presented.  
**CARRIED**

**G.1        MS Awareness Month  
File 0630-01**

Letter from Adrienne Boothroyd, Director, Special Projects, MS Society,  
requesting the month of May 2019 be proclaimed as MS Awareness  
Month.

**G.2        Emergency Service Dispatchers' and 9-1-1 Awareness Week  
File 0630-01**

Memorandum from the City of Surrey, requesting April 7-13, 2019 be  
proclaimed as Emergency Service Dispatchers' and 9-1-1 Awareness  
Week.

**H. MINUTES OF COMMITTEES**

**H.1        Agricultural Advisory and Economic Enhancement Committee -  
March 27, 2019  
File 0540-20**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Davis,  
That Council receive the Minutes of the Council Advisory Committee  
meeting as listed above.  
**CARRIED**

## ADJOURNMENT

Moved by Councillor Richter

Seconded by Councillor Kunst

That the meeting be adjourned until the conclusion of the Regular Evening Council Meeting.

CARRIED

The Meeting Adjourned at 6:35pm

## MEETING RECONVENED

The Meeting Reconvened at 10:35pm.

**I. ITEMS FROM PRIOR MEETINGS**

The following item was deferred at the February 25, 2019 Regular Afternoon Council meeting:

**I.1           Community Amenity Contributions Policy  
Report 19-18  
File CD LSP00007**

## MOTION

Moved by Councillor Woodward,

Seconded by Councillor Whitmarsh,

That Council adopt the amended Council Amenity Contribution Policy,  
No. 07-166 as provided as Attachment B to report 19-18, Council Amenity  
Contribution Policy.

## AMENDMENT

Moved by Councillor Woodward,

Seconded by Councillor Whitmarsh,

That the following be added to 5.4(e):

and to have received Third Reading from Council prior to July 31, 2024.

CARRIED

Mayor Froese opposed

## AMENDMENT

Moved by Councillor Whitmarsh,

Seconded by Councillor Richter,

That phase-in for the policy to begin January 1, 2020.

CARRIED

## MAIN MOTION, AS AMENDED

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

CARRIED



**J. OTHER BUSINESS****DEFERRAL**

Moved by Councillor Richter,

Seconded by Councillor Kunst,

That Items J.1 and J.3 be deferred to the May 13, 2019, Regular Afternoon Council meeting.

CARRIED

**J.1 Small Housing BC Presentation**

Clerk's Note: Deferred to May 13, 2019, Regular Afternoon Council meeting.

**J.2 Rhyan Thomas' Discussion Paper - Commercial Medical Cannabis Cultivation in the ALR**

Moved by Councillor Kunst,

Seconded by Councillor Davis,

Whereas the residents of the Township of Langley continue to express great concern regarding the production of cannabis in greenhouses on the Agricultural Land Reserve;

Whereas the use of greenhouses in the production of cannabis results in an odour that the surrounding residents find extremely unpleasant; and

Whereas Council has received a Discussion Paper from Township resident, Rhyan Thomas, highlighting many of the issues associated with the greenhouse production of cannabis in the Agriculture Land Reserve.

Therefore be it resolved that Council direct staff to:

1. Forward Rhyan Thomas' Discussion Paper to the Agricultural Land Commission for their review and information.
2. Include with the Paper a request that the Agricultural Land Commission conduct a review of the growing of cannabis on the Agricultural Land Reserve prior to the issuance of additional non farm use authorizations.

CARRIED

**J.3 Community Amenity Contributions for Increased Density via OCP Amendments**

Clerk's Note: Deferred to May 13, 2019, Regular Afternoon Council meeting.

Mayor Froese brought forward the following item for information:

**J.4 Mayor's Standing Committee - Development Management Process Review**

Evaluate current development review and approval process in the Township and report back to Council with recommendations.

The Committee shall consist of four members of Council and four residents of the Township, as appointed by the Mayor, with technical and administrative staff support as needed.

To be included:

1. One developer with extensive working history in the Township;
2. One architectural or landscape design consultant;
3. One planning or engineering consultant; and
4. One Township resident with knowledge and expertise in local government.

For the purposes of this review, Development Management Process Review shall relate to all development applications requiring approval of the municipal Council of the Township of Langley, those being: Development Permit (including Development Variance Permit, and Heritage Alteration Permit); License Endorsement (including Liquor, Cannabis, and Cellular Tower); ALR (including Exclusion, Subdivision and Non-Farm Use); Land Use Contract, Rezoning and Community Plan Amendment applications; and not Subdivision or Building Permit applications, which are processed by staff based on applicable regulations, bylaws and policies.

Budgetary requests related to engagement research, assistants of consultants will be submitted to Council for approval.

The Terms of Reference shall be submitted to Council.

**J.5 Council Workshop - Proposed Date  
File 0530-01**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That Council receive the memorandum from the Corporate Administration Division regarding scheduling a Council Workshop for budget discussions.  
CARRIED

**K. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That the meeting terminate at 10:58pm  
CARRIED

CERTIFIED CORRECT:

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Mayor

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