



## **REGULAR AFTERNOON MEETING OF COUNCIL**

Monday, May 27, 2019 at 2:30 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

---

### **MINUTES**

PRESENT: Mayor J. Froese

Councillors P. Arnason, S. Ferguson, M. Kunst, B. Long, B. Whitmarsh,  
and E. Woodward

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

W. Bauer, R. Senghera, and K. Stepto

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

#### **A.1 Regular Afternoon Council Meeting Agenda - May 27, 2019**

Moved by Councillor Woodward,  
Seconded by Councillor Arnason,  
That Council adopt the agenda and receive the agenda items of the  
Regular Afternoon Council meeting held May 27, 2019, as amended.  
CARRIED

Clerk's Note: Item I.5 was added to the agenda.

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

#### **B.1 Regular Afternoon Council Meeting - May 13, 2019**

Moved by Councillor Kunst,  
Seconded by Councillor Ferguson,  
That Council adopt the Minutes of the Regular Afternoon Council meeting  
held May 13, 2019.  
CARRIED

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

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
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(2) (b) Intergovernmental Relations;  
Item F.1 - Section 90(1) (e) Property; (k) Negotiations;  
Item H.1 - Section 90(1) (f) Law Enforcement;  
Section 90(2) (d) Another Enactment;  
Item H.2 - Section 90(1) (e) Property; and  
Item H.3 - Section 90(2) (b) Intergovernmental Relations.  
CARRIED

#### MEETING RECESSED

The meeting recessed at 2:32pm.

#### MEETING RECONVENED

The meeting reconvened at 4:25pm.

### **D. PRESENTATIONS**

#### **D.1 Urban Development Institute (UDI)**

Hugh Carter, Chair, and Jeff Fisher, Vice-Chair, provided a presentation regarding housing issues in the Township of Langley. UDI engages with municipal staff and elected officials to collaborate on key issues related to housing and development in the Township of Langley. Development is an inherently risky-business and builders require certainty for projects to succeed. As a result of the risks associated with the business, builders seek: certainty, faster processing times, predictable costs, and timely communication.

#### **D.2 Community Standards Bylaw**

R. Senghera provided a presentation regarding the Community Standards Bylaw. She noted that the Township has a progressive enforcement model: education, voluntary compliance, enforcement, and legal action. The proposed Community Standards Bylaw updates and consolidates four existing bylaws that cover provisions related to unsightliness, graffiti, abandoned properties, and noise. This consolidated document will ease locating and referencing minimum standards, (that generally overlap, i.e. abandoned properties and unsightliness) to the public. When voluntary compliance fails or the bylaw offence requires an immediate response, the following enforcement options are available: fine, fees imposed under the proposed bylaw, remedial action, and legal action. The proposed Enforcement Policy has been updated based on Council recommendations

**E. DELEGATIONS****E.1            Delia Anderson  
                  File 0550-07**

Delia Anderson appeared before Council to discuss the potential negative effects of a marijuana facility located near the Blaauw Eco Forest. She commented that the proposed facility could have negative effects on the ecosystem with air, noise, and light pollution, and that there is potential for depletion of the aquifer.

**F. REPORTS TO COUNCIL****F.1            Agricultural Land Commission Application No. 100367  
                  (Noorali Mohamed Farms Ltd. / 4809 - 272 Street)  
                  Report 19-84  
                  File CD 14-06-0131**

Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That Council not authorize referral of the non-farm use application submitted by Noorali Mohamed Farms Ltd. to the Agricultural Land Commission, as it does not comply with the Township of Langley Rural RU-3 Zoning and is inconsistent with the objectives of the Township's Rural Plan.  
CARRIED

**F.2            LED Electronic Billboard Signage  
                  Report 19-86  
                  File CD 6440-04-004**

Moved by Councillor Ferguson,  
Seconded by Councillor Arnason,  
That Council authorize staff to further pursue the applicability and appropriateness of LED Electronic Billboard signage by proceeding with a Request for Proposals process to determine level of market interest, potential locations and revenue amounts.  
CARRIED

Councillors Long and Woodward opposed

**F.3            Booth, Fernridge and Rinn Neighbourhood  
Planning Sub-Teams (NPST) Terms of Reference  
Report 19-83  
File CD LRP00014**

Moved by Councillor Ferguson,  
Seconded by Councillor Long,  
That Council endorse the Neighbourhood Planning Sub-Teams' Terms of  
Reference, as outlined in Attachment A.  
CARRIED

Councillor Woodward opposed

**G. CORRESPONDENCE**

**G.1            2020 BC Summer Games  
File 0330-01**

Moved by Councillor Ferguson,  
Seconded by Councillor Long,  
That Council receive the letter from Mayor Mike Morden, City of Maple  
Ridge, and endorse the concept of the use of the Salmon River for the  
Slalom Canoe/Kayak events and the use of Willoughby Park for the Beach  
Volleyball competitions during the 2020 BC Summer Games.  
CARRIED

**H. MINUTES OF COMMITTEES**

**H.1            Recreation, Culture, and Parks Advisory Committee -  
May 8, 2019  
File 0540-20**

Moved by Councillor Long,  
Seconded by Councillor Ferguson,  
That Council receive the Minutes of the Council Advisory Committee  
meeting as listed above.  
CARRIED

**I. OTHER BUSINESS**

**I.1            Mass Timber Construction**

Moved by Councillor Arnason,  
Seconded by Councillor Long,  
Whereas Council received a report on April 15, 2019 on the early adoption  
of mass timber construction for buildings up to 12 stories;

Whereas Council adopted the report but has received no further detailed information regarding this emerging building typology which utilizes solid or engineered wood as the primary load bearing structure; and

Whereas mass timber construction aligns with a number of Township policies related to “green buildings”, carbon footprint reduction, energy conservation, and sustainability values overall, and has the co-benefits of faster construction, seismic superiority, and may be more economical than other traditional types of construction;

Therefore be it resolved that Council direct staff to engage with the Wood Council of British Columbia and request a presentation at a future CPC meeting on these new innovations as well as outlining anticipated changes to the Canadian Building Code in 2020 related to mass timber construction.

CARRIED

## **I.2 Fish Friendly Flood Control**

Moved by Councillor Arnason,

Seconded by Councillor Kunst,

Whereas local governments are currently collaborating with senior levels of government in the design and costing of adaptive engineered infrastructure which is necessary to protect lower mainland communities from seasonal and climate change related flooding;

Whereas many existing wetlands and waterway flood mitigation infrastructures are outdated as they do not allow the free movement of fish through important salmon-bearing habitat and waterways; and

Whereas it is increasingly imperative that we help to rebuild our wild salmon populations through restoring these habitats by choosing “fish friendly” infrastructure when adapting to climate change and enhancing flood mitigation strategies;

Therefore be it resolved that the Township of Langley commit to the use of “fish friendly” flood control engineering and work with senior levels of government in order to proactively support the restoration and upgrading of existing non fish-friendly technology in concert with the addition of any new new flooding infrastructure so as to preserve and enhance habitat for wild salmon.

**REFERRAL**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Long,  
That this motion be referred to staff.  
CARRIED

**I.3 Cannabis Production**

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
Whereas the residents residing in and bordering on the Agriculture Land Reserve and agriculturally zoned properties in the Township of Langley are greatly concerned and disrupted by the production of cannabis using intensive agricultural processes; and

Whereas the Township has been advised that the Provincial government has given more authority to local governments to prohibit certain methods of cannabis production;

Therefore Council direct staff to prepare a farm bylaw that would provide the Township of Langley, as a “regulated” municipality, with the ability to regulate and, if deemed necessary, restrict, or prohibit, growing of cannabis in the ALR and other agriculturally zoned properties, for Council’s consideration and referral to the Minister of Agriculture for consideration of approval.  
CARRIED

**I.4 Council Workshop  
File 0530-01**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Arnason,  
That Council receive the memorandum from the Corporate Administration Division requesting a date be selected for a Council Workshop on budget discussions, and confirm the date of October 4 in the afternoon.  
CARRIED

**I.5 Council Priorities Committee Recommended Motion**

Moved by Mayor Froese  
Seconded by Councillor Woodward,  
That Council refer the issue of cannabis retail to staff for consideration of a regulatory scheme, including public consultation.  
CARRIED

Councillor Ferguson opposed

**J. TERMINATE**

Moved by Councillor Long,  
Seconded by Councillor Kunst,  
That the meeting terminate at 6:13pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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