



## REGULAR AFTERNOON MEETING OF COUNCIL

Monday, September 9, 2019 at 2:00 PM  
 Fraser River Presentation Theatre  
 4th Floor, 20338 – 65 Avenue, Langley, BC

---

### MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,  
 K. Richter, B. Whitmarsh, and E. Woodward

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 Afternoon Council Meeting Agenda - September 9, 2019**

Moved by Councillor Ferguson,  
 Seconded by Councillor Kunst,  
 That Council adopt the agenda and receive the agenda items of the  
 Regular Afternoon Council meeting held September 9, 2019.  
 CARRIED

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

#### **B.1 Regular Afternoon Council Meeting - July 22, 2019**

Moved by Councillor Arnason,  
 Seconded by Councillor Kunst,  
 That Council adopt the Minutes of the Regular Afternoon Council meeting  
 held July 22, 2019.  
 CARRIED

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

Moved by Councillor Ferguson,  
 Seconded by Councillor Long,  
 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; (k) Negotiations;  
 Item E.2 - Section 90(1) (e) Property;  
 Item E.3 - Section 90(1) (e) Property;  
 Item F.1 - Section 90(1) (a) Personnel;  
 Item F.2 - Section 90(1) (g) Legal;  
 Item F.3 - Section 90(1) (g) Legal;  
 Item F.4 - Section 90(1) (g) Legal;  
 Item F.5 - Section 90(1) (g) Litigation;  
 Item H.1 - Section 90(1) (b) Personal;  
 Item H.2 - Section 90(1) (b) Personal;  
 Item H.3 - Section 90(1) (b) Personal;  
 Item H.4 - Section 90(1) (e) Property; and  
 Item H.5 - Section 90(1) (a) Personnel  
 CARRIED

#### MEETING RECESSED

The meeting recessed at 2:01pm.

#### MEETING RECONVENED

The meeting reconvened at 4:47pm.

### **D. PRESENTATIONS**

#### **D.1 BC Lottery Corporation Presentation**

Brad Desmarais, Vice President, Casino & Community Gaming, presented an update on the BC Lottery Corporation (BCLC). He stated that the BCLC manages gaming on behalf of the Province of BC. The net revenue that is generated is forwarded to the Province for allocation of funds. Service providers receive 25% commission for slot machines and 40% for table games.

The “Playtime” facility closed several years ago due to declining patronage. A modest, commercial space has been located in North Langley for a possible community gaming facility. This facility will have no gaming tables, but will have 200 pieces of electronic equipment. Food and beverage will also be included.

Greg Walker, Director of Public Affairs, commented on player health. BCLC has a commitment to providing the “Game Sense” program in each facility. This program will provide counselling and information for people with potential issues with gambling.

**E. DELEGATIONS**

**E.1            Kent Mullinix and Wallapak Polasub  
Kwantlen Polytechnic University (KPU)  
File 0550-07**

Kent Mullinix and Wallapak Polasub, KPU appeared to discuss their study to evaluate the impact of approved non-farm exclusions and boundary changes to the Agricultural Land Reserve in Metro Vancouver. The study will provide information to provincial and municipal policy makers and planners to better protect agriculture land and encourage farming on it. The study will include: Delta, Richmond, Surrey, Maple Ridge, Pitt Meadows, and the Township of Langley, and will be conducted over the summer and fall, with a final report in December. A full report with data and analysis will be provided for each municipality. They are requesting that each study municipality contribute \$3,000.

**E.2            Edith Krause  
On Behalf of Fort Gallery**

Edith Krause, on behalf of Fort Gallery, appeared before Council to request support for the Fort Gallery as they transition to an artist-run centre. Until recently, the Gallery was funded primarily through co-op members' fees which has been problematic as many artists object to having to pay to exhibit their work. The Gallery has re-structured to an artist-run centre and the co-op membership has been replaced with a society membership and general board. As an artist-run centre, the Gallery will eventually be eligible for sustainable operating funding through the BC Arts Council and the Canada Council for the Arts. Until then, the Gallery will apply for project grants for community arts development, and continue to apply for community grants through the Township of Langley (\$2,500) and Metro Vancouver (\$5,000). The Gallery is requesting that the Township of Langley consider matching the Metro Vancouver Grant until such time as the Gallery is able to obtain operating funds from the BC Arts Council and the Canada Council for the Arts.

**F. REPORTS TO COUNCIL**

**F.1            Neighbourhood Traffic Calming Update  
Report 19-130  
File ENG 5460-04**

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That Council approve amendments to the "Neighbourhood Traffic Calming Policy" 05-110 to exempt locations fronting schools, as directed by Council, as shown on Attachment A; and

That Council adopt additional amendments to exempt locations fronting playground zones, as suggested by staff, also reflected on Attachment A.  
CARRIED

**F.2 Appointment of the External Auditor for the Township  
Report 19-129  
File FIN 1680-01**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council appoint KPMG LLP as the Auditor for the Township for an additional 3 years (2019-2021).  
CARRIED

**F.3 Assessment Averaging and Phasing Options  
Report 19-131  
File FIN 1950-03**

Moved by Councillor Ferguson,  
Seconded by Councillor Kunst,  
That Council receive information on Assessment Averaging and Phasing Options for the Township of Langley.  
CARRIED

**F.4 Financial Report Update - June 30, 2019  
Report 19-133  
File FIN 1830-03**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Davis,  
That Council receive the Financial Report Update – June 30, 2019 No. 19-133 for information.  
CARRIED

**G. CORRESPONDENCE**

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

**G.1 Wrongful Conviction Day  
File 0630-01**

Letter from Santana Di Nardo, Innocence Canada Volunteer, requesting October 2, 2019 be proclaimed as Wrongful Conviction Day.

**G.2            Protection of Groundwater  
File 5280-01**

Correspondence from Bruce Gibbons requesting the Township of Langley implement a bylaw that prohibits bottling of groundwater and support the Strathcona Regional District resolution at UBCM to cease the licensing and extraction of groundwater for commercial water bottling and/or bulk water exports from aquifers.

**H. MINUTES OF COMMITTEES**

**H.1            Mayor's Standing Committee - Development Management Process  
Review - June 20, 2019 and July 18, 2019  
Council Priorities Committee - July 22, 2019  
File 0540-20**

Moved by Councillor Arnason,  
Seconded by Councillor Ferguson,  
That Council adopt the Minutes from the Council Priorities Committee meeting held July 22, 2019 and receive the Minutes of the Mayor's Standing Committee meetings as listed above.  
CARRIED

Councillor Woodward opposed

**I. OTHER BUSINESS**

**I.1            Strategic Borrowing Plan**

Moved by Councillor Richter,  
Seconded by Councillor Arnason,  
Whereas Council is considering many different new expenditures to meet the service needs of this growing community; and

Whereas many of these expenditures will be very expensive;

Therefore be it resolved that Council ask staff to develop and bring forward a Strategic Borrowing Framework as part of the 2020 budget process; and further

Be it resolved that this Strategic Borrowing Framework report or memorandum include a list of prioritized expenditures for Council's consideration.

CARRIED

Mayor Froese and Councillors Kunst and Whitmarsh opposed

**I.2 Two 5% Penalties Model**

Moved by Councillor Richter,  
Seconded by Councillor Long,  
Whereas some residents miss the property tax deadline for unavoidable health reasons but are still required by provincial law to pay a financial penalty for late tax payment;

Whereas most other Lower Mainland jurisdictions have moved to a "Two - 5% Penalties" model where a 5% penalty is imposed for the first 30 days after the property tax deadline, with the second 5% penalty implemented after that; and

Whereas the Township of Langley currently has a full 10% penalty effective immediately after the tax deadline which creates a financial burden on sick and elderly residents;

Therefore be it resolved that Council ask staff to bring forward a report.  
CARRIED

**I.3**

Moved by Councillor Ferguson,  
Seconded by Councillor Long,  
Whereas the City of Surrey is in the process of building a very large Industrial Park (Campbell Heights) and is currently in the process of completing construction on the portion of 24 Avenue from 192 Street to the municipal boundary with the Township at 196 Street;

Whereas the connection of 24 Avenue will provide a new east/west link between the two communities that is needed to support the FUTURE TRANSPORTATION needs of the Township; and

Whereas THE TOWNSHIP OF LANGLEY HAS NOT analyzed the road condition or upgraded 24 Avenue from 196 Street to 200 Street in anticipation of the new connection;

Therefore be it resolved that the intersection of 24 Avenue at 196 Street remain closed until the Township of Langley determines the road is sufficiently upgraded to handle new traffic volumes and local truck traffic.

REFERRAL

Moved by Councillor Long,  
Seconded by Councillor Richter,  
That this motion be referred to staff for a report.  
CARRIED

Councillor Ferguson opposed

**J. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That the meeting terminate at 6:30pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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