



## REGULAR EVENING MEETING OF COUNCIL

Monday, January 13, 2020 at 7:00 PM  
 Fraser River Presentation Theatre  
 4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

PRESENT: Acting Mayor M. Kunst

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

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

W. Bauer and K. Stepto

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

#### **A.1 Regular Evening Council Meeting - January 13, 2020**

Moved by Councillor Davis,  
 Seconded by Councillor Ferguson,  
 That Council adopt the agenda and receive the agenda items of the  
 Regular Evening Council meeting held January 13, 2020.  
 CARRIED

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

#### **B.1 Regular Evening Council Meeting - December 16, 2019**

Moved by Councillor Long,  
 Seconded by Councillor Whitmarsh,  
 That Council adopt the Minutes of the Regular Evening Council meeting  
 held December 16, 2019.  
 CARRIED

### **C. PRESENTATIONS**

### **D. DELEGATIONS**

#### **D.1 Christopher Sine File 0550-07**

Christopher Sine appeared before Council to discuss a dangerous trail at  
 200 Street and 64 Avenue. He commented that this trail that runs behind  
 his house is riddled with drug paraphernalia and homeless people and  
 drug dealers. This trail is also very close to a preschool who have

experienced theft and other issues. The RCMP have been called several times to deal with safety issues. He asked for this trail to be closed.

**D.2           Greg Sadowski  
File 0550-07**

Greg Sadowski appeared before Council to discuss recent tree removal in the Milner Heights Neighbourhood. He expressed concerns regarding tree removal in the Streamside Protection and Enhancement Area in Milner Heights and the damage to the remaining trees. He stated that staff have replied to his concerns stating that the tree removal has been completed in accordance with applicable regulations and requirements.

**E. REPORTS TO COUNCIL**

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

**F.1           Official Community Plan Amendment and  
Rezoning Application No. 100171  
Development Permit Application No. 101022  
(1159338 BC Ltd. / 22356 - 48 Avenue)  
Bylaw No. 5547  
Bylaw No. 5548  
Bylaw No. 5549  
Report 20-03  
File CD 10-31-0146**

Moved by Councillor Whitmarsh,

Seconded by Councillor Davis,

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 (1159338 BC Ltd.) Bylaw 2020 No. 5547 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5548 rezoning 0.12 ha (0.29 ac) of land located at 22356 – 48 Avenue to Comprehensive Development Zone CD-141, to facilitate the development of six (6) townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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 48 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan, to the acceptance of the Township;
4. 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;
  5. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
  6. Registration of a cross access easement in favour of the adjacent townhouse development for access purposes;
  7. Registration of restrictive covenants acceptable to the Township:
    - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
    - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
  8. Identifying the units (minimum 5%) required to incorporate Schedule 2 Adaptable Housing Requirements of the Official Community Plan;
  9. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed);
  10. Payment of applicable Neighbourhood Planning Administration fees, 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 that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547 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);

That Council authorize the issuance of Development Permit No. 101022 at the time of final reading of Rezoning Bylaw No. 5548 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "G" and "H" in compliance with Subdivision and Development

Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees;

That Council authorize first and second reading of Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549; and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw, rezoning bylaw and Phased Development Agreement Bylaw No. 5549 in conjunction with the hearing for proposed Development Permit No. 101022.  
CARRIED

Councillor Arnason opposed

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

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

**H.1            Official Community Plan Amendment and  
Rezoning Application No. 100184  
(Ganchar / 23600 - 23900 Block of 36A Avenue)  
Bylaw No. 5527  
Report 20-04  
File CD 10-28-0042**

Moved by Councillor Ferguson,  
Seconded by Councillor Long,  
That Council repeal third reading of Township of Langley Zoning Bylaw

1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, granted on December 2, 2019; and grant third reading to the revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527 rezoning ten (10) rural residential properties located in the 23600 – 23900 blocks of 36A Avenue to Rural Zone RU-3A, subject to provision of securities for completion of a hydrogeological study, to the acceptance of the General Manager of Engineering and Community Development, prior to Council's consideration of final reading.  
CARRIED

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

### **I.1 Regional Harmonization of Heavy Truck Definition and Regulations Bylaw No. 5552 Report 19-200 File ENG 3900-01-002**

Moved by Councillor Arnason,  
Seconded by Councillor Long,  
That Council give final reading to "Highway and Traffic Bylaw 2010 No. 4758 Amendment Bylaw 2019 No. 5552".  
CARRIED

### **I.2 2020 Revenue Anticipation Borrowing Bylaw Bylaw No. 5551 Report 19-195 File FIN 3900-25**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to "2020 Revenue Anticipation Borrowing Bylaw 2019 No. 5551".  
CARRIED

### **I.3 McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 and Alternative Approval Process Bylaw No. 5507 Report 19-135 File FIN 1760-20**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Long,  
That Council give final reading to "McLeod Athletic Park Capital Works Loan Authorization Bylaw 2019 No. 5507".  
CARRIED

Councillors Arnason and Richter opposed

**I.4 Land Acquisition Loan Authorization Bylaw 2019 and  
Alternative Approval Process  
Bylaw No. 5508  
Report 19-136  
File FIN 1760-20**

Moved by Councillor Woodward,  
Seconded by Councillor Ferguson,  
That Council give final reading to “Land Acquisition Loan Authorization  
Bylaw 2019 No. 5508”.  
CARRIED

Councillors Arnason and Richter opposed

**I.5 Strategic Land Acquisition Loan Authorization Bylaw 2019 and  
Alternative Approval Process  
Bylaw No. 5509  
Report 19-33  
File FIN 1760-20**

Moved by Councillor Woodward,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to “Strategic Land Acquisition Loan  
Authorization Bylaw 2019 No. 5509”.  
CARRIED

Councillors Arnason and Richter opposed

**I.6 Official Community Plan Amendment and  
Rezoning Application No. 100172 and  
Development Permit Application No. 100946  
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)  
Bylaw No. 5429  
Bylaw No. 5430  
Report 18-157  
File CD 08-13-0086**

Moved by Councillor Long,  
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 (Northeast Gordon Estate Neighbourhood Plan) Bylaw  
2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon)  
Bylaw 2018 No. 5430”.

CARRIED

Councillors Arnason, Davis and Richter opposed

Development Permit No. 100946

Moved by Councillor Long,

Seconded by Councillor Kunst,

That Council authorize issuance of Development Permit No. 100946 (1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

CARRIED

Councillors Arnason, Davis and Richter opposed

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

Councillor Kunst acknowledged the passing of Debbie Froese, wife of Mayor Jack Froese, on January 9, 2020. A Celebration of Life will take place on January 24, 2020 at Christian Life Assembly at 2:00pm. Our thoughts and prayers are with Mayor Froese and his family.

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

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

The following information has been brought forward from the December 2, 2019 Special Closed Council meeting for public information:

- L.1            2020 Council Appointments of Community Members to Township of Langley Council Advisory Committees**  
**Report 19-48**  
**File ADM 0540-01**

MOTION

That Council appoint Scott Jacobsen to the Heritage Advisory Committee, in lieu of the youth position.

CARRIED

That Council proceed with appointments of community members to Township of Langley Council Advisory Committees.

Agricultural Advisory and Economic Enhancement Committee

- Kendall Ballantine
- Vince Pontaletta
- Amanda Smith

Heritage Advisory Committee

- Tom Annandale
- Rosemary Genberg
- Scott Jacobsen

Recreation, Culture and Parks Advisory Committee

- Zach DiGuistini
- Lorraine Goulet
- Dave Kang

Seniors Advisory Committee

- Lorraine Gates
- Gerry Larson
- Mani Mann
- Sherri Martin

CARRIED

Section 90(1) (a) Personnel

## **M. OTHER BUSINESS**

### **M.1 Presentation of Defeated Proposed Amendments to WARCAP**

Moved by Councillor Woodward,  
Seconded by Councillor Richter,  
Whereas:

1. On December 2, 2019, Council voted 6-2 to defeat even receiving a staff report on the proposed amendments to the draft Willoughby Arterial Road Completion Amenity Policy;
2. The proposed amendments, so defeated by Council, were intended to address public and development industry input regarding valid concerns of preserving the existing development economics along with the urgent need to address the worsening arterial road infrastructure issues within Willoughby;



3. Multiple elected members of Council that voted to defeat the Willoughby Arterial Road Completion Amenity Policy, and to not consider it further, promised to electors during the 2018 municipal election campaign to solve the worsening problem of 208 Street within Willoughby; and

4. The draft Willoughby Arterial Road Completion Amenity Policy is the only solution of any kind for this issue so far presented by any member of Council, almost a third of the way through the current Council term;

Therefore be it resolved that staff be directed to present to Council, as part of the 2020 budget process for its further consideration, an explanation and review of the amendments to the Willoughby Arterial Road Completion Amenity Policy that were proposed and defeated at the December 2, 2019, Regular Evening Meeting of Council.

CARRIED

Councillor Long opposed

## **M.2 Christopher Sine Delegation**

Moved by Councillor Richter,

Seconded by Councillor Ferguson,

That the delegation from Christopher Sine regarding the dangerous trail at 200 Street and 64 Avenue be referred to staff.

CARRIED

## **M.3 Greg Sadowski Delegation**

Moved by Councillor Richter

Seconded by Councillor Ferguson,

That the delegation from Greg Sadowski regarding tree removal in the Milner Heights Neighbourhood be referred to staff.

CARRIED

Councillor Richter presented the following Notice of Motion for consideration at the next Regular Afternoon Meeting:

## **M.4 Secondary Suite Size**

Whereas a Housing Needs Assessment for the Township will be coming to Council in Fall 2020;

Whereas Township residents have expressed concern that limiting the size of secondary suites to 90m<sup>2</sup> is too small to meet the full range of current housing needs in the Township;

Therefore be it resolved that Council request staff to include a recommendation as part of the 2020 Housing Needs Assessment on an

appropriate secondary suite size to meet the defined range of housing needs.

**N. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That the meeting terminate at 8:16pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Acting Mayor

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