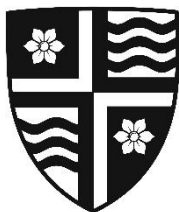


Township of
Langley



Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, October 5, 2020 at 1:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

PRESENT: Acting Mayor, P. Arnason

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

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

W. Bauer, S. Little, S. Nam, R. Stare, K. Stepto, and P. Ward

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – October 5, 2020

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the
Regular Council meeting held October 5, 2020.

CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – September 21, 2020

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council adopt the Minutes of the Regular Council meeting held
September 21, 2020.

CARRIED

C. DELEGATIONS

D. PRESENTATIONS

1. Fire Prevention Week

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council receive the presentation by staff regarding Fire Prevention Week.

CARRIED

K. Barton, Public Life Safety Educator, noted that October 4 to 10 is Fire Prevention Week and that unattended cooking causes 49% of home fires. The Balcony Fire Campaign began in early 2019 due to increased residents using propane etc. on their balconies. An updated Balcony Fire Safety Campaign has been developed with door hangers, and will be delivered to all condos and townhouses in the Township over the coming weeks.

2. Reopening Plan for Township of Langley Recreational Facilities

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council receive the presentation by staff regarding the reopening plan for Township of Langley recreational facilities.

CARRIED

Staff provided an update on the optional strategies for the reopening of Township recreational facilities.

The agenda order was varied.

E. REPORTS TO COUNCIL

5. Recreation Facility Update

Report 20-129

File PR 7900-01

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the Township of Langley's Additional Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council;

That as the next step in the Reopening Plan, Council approve the reopening of WC Blair Recreation Centre Swimming Pool, including a target opening date of early November of 2020, an approved additional expense of \$174,000 in 2020, and a pre-approved budget increase of \$873,000 for 2021;

E. REPORTS TO COUNCIL

That consideration of further steps in the Reopening Plan, including the reopening of Walnut Grove Community Centre Swimming Pools, be deferred and considered as part of the 2021 budget process;

That continued updates to the Township of Langley Reopening Plan be presented to Council as details are developed in consideration of recreation sector guidance, specific facility and program risk assessments; and all COVID-19 Safety plans are developed.

MOTION DIVIDED

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the motion be divided.

CARRIED

Councillor Long opposed

MOTION 1

That the Township of Langley's Additional Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council.

CARRIED

MOTION 2

That as the next step in the Reopening Plan, Council approve the reopening of WC Blair Recreation Centre Swimming Pool, including a target opening date of early November of 2020, an approved additional expense of \$174,000 in 2020, and a pre-approved budget increase of \$873,000 for 2021.

AMENDMENT

Moved by Councillor Long,
Seconded by Councillor Davis,
That the motion be amended to reopen Walnut Grove Recreation Centre Swimming Pool, including a target opening date of early November 2020, with an approved additional expense of \$240,000 in 2020, and a pre-approved budget increase of \$1.1 million for 2021.

DEFERRAL

Moved by Councillor Richter,
Seconded by Councillor Davis,
That this motion and amendment be deferred until staff have provided a substantive cost analysis on reopening Walnut Grove pool in 2020 instead of WC Blair pool, at the October 26, 2020 Council meeting.

CARRIED

Councillors Ferguson, Long, and Whitmarsh opposed

E. REPORTS TO COUNCIL

MOTION 3

That consideration of further steps in the Reopening Plan, including the reopening of Swimming Pools, be deferred and considered as part of the 2021 budget process.

MOTION 4

That continued updates to the Township of Langley Reopening Plan be presented to Council as details are developed in consideration of recreation sector guidance, specific facility and program risk assessments; and all COVID-19 Safety plans are developed.

DEFERRAL

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That motions 3 and 4 be deferred to the October 26 Council meeting,
CARRIED

The agenda order then resumed.

D. PRESENTATIONS

3. Social Sustainability Strategy

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council receive the presentation by the Social Sustainability Task Force, providing an overview of the proposed Social Sustainability Strategy.
CARRIED

P. Ward, J. Henderson-Rahbar, and K. Carrick provided a presentation on the proposed Social Sustainability Strategy. The purpose of the strategy is to provide a clear vision for the future and a guide to work toward that vision. Roles and responsibilities of the multiple levels of government include: advocacy, convening/coordination, education, planning/regulation, funding, and service delivery. The vision for the Township is a connected, inclusive, and resilient community where everyone can enjoy and contribute to a great quality of life. The three, 10-year goals for the Township are a connected community, an inclusive community, and a resilient community. The 5-year priorities and actions include Indigenous relations, belonging, housing and food, learning, getting around, and health and safety.

E. REPORTS TO COUNCIL

1. Social Sustainability Strategy

Report 20-124

File CD LSP00006

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council endorse the Social Sustainability Strategy, presented as
Attachment A to this report; and further

That Council refer to 2021 budget deliberations consideration of annual
operating funding in the amount of \$50,000 to support implementation of the
Social Sustainability Strategy.

REFERRAL

Moved by Councillor Richter,
Seconded by Councillor Davis
That this motion be referred to a future Council Process Committee meeting.

CARRIED

Councillors Ferguson, Long, and Whitmarsh opposed

**2. Liquor Licence Amendment Application No. 000052
(Smugglers Trail Caskworks / 140, 9339 – 200A Street)
Report 20-123**

File CD 08-35-0259

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council has considered and ENDORSED the request by Smugglers
Trail Caskworks for the structural change (addition of a new licenced area)
for the existing brewery lounge serving Smugglers Trail Caskworks located
at 140, 9339 – 200A Street, Langley.

In ENDORSING this request, Council deems that it has considered and
found acceptable the potential for noise and the impact on the community if
the application is approved.

In ENDORSING this request, Council has considered the views of area
residents expressed to Council at a Liquor Licencing Hearing held on
October 5, 2020 at the Township of Langley Civic Facility (Fraser River
Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of
which and written submissions provided by the public being attached to this
resolution.

ENDORSEMENT of this request is subject to compliance with Municipal
Bylaws and Policies and Liquor Control and Licensing Act Regulations.”

E. REPORTS TO COUNCIL

Submissions from the public:

There were no submissions received from the public.

CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 3:28pm.

3. Temporary Expansion of Patio Seating

Report 20-126

File CD 7130-30-002

Moved by Councillor Long,

Seconded by Councillor Ferguson,

That Council receive this report for information confirming its decision to allow for temporary expansion of patio seating for existing restaurants, cafes, pubs, craft breweries, wineries, distilleries and cideries until October 31, 2021 in accordance with the Liquor and Cannabis Regulation Branch Policy, where applicable.

CARRIED

Councillor Woodward re-entered the meeting at 3:30pm.

4. Murrayville and Brookwood Water

Quality Improvements

Report 20-125

File ENG 5330-27-82

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That Council direct staff to include funding in the amount of \$6,000,000 in the 2021 Water Utility budget for Council's consideration of approval to enable construction of the three (3) localized water treatment plants for the Murrayville and Brookwood areas, and authorize staff to proceed with the necessary detailed design work, utilizing funding currently available in the Water Utility account.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Whitmarsh,

That this motion be referred to the Council Process Committee in which the long-term water supply is discussed.

CARRIED

Councillors Long and Whitmarsh opposed

F. BYLAWS FOR FIRST AND SECOND READING

- 1. Official Community Plan Amendment and
Rezoning Application No. 100173 and
Heritage Alteration Permit Application No. 101031
(Grayrose / 21600 Block 48 Avenue)
Bylaw No. 5640
Bylaw No. 5641
Report 20-127
File CD 10-31-0160**

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,

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 (Grayrose) Bylaw 2020 No. 5640 to change the designation of 0.2 ha (0.5 ac) of land located in the 21600 Block of 48 Avenue from "Single Family Two" to "Limited Commercial"; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641 to rezone the subject lands, from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to provide for the development of two limited commercial / mixed use buildings, subject to the following prerequisites being satisfied to the acceptance of the General Manager Engineering and Community Development prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including onsite detention, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of final off-site servicing landscape design drawings including street trees, sidewalk materials and layout, fencing, signage, landscaping details and security;
5. Provision of a final tree management plan incorporating tree retention, tree replacement, tree protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
 - a. Prohibiting vehicular access to and from the site to 48 Avenue;
 - b. Prohibiting reliance on off-site parking; and,
 - c. Restricting access to the site to right in right out only from 216 Street;
7. Registration of an easement granting access to 21628 – 48 Avenue from 216 Street via the drive aisle and associated discharge of easements

F. BYLAWS FOR FIRST AND SECOND READING

BL280567 and BL280569 from 4742 – 216 Street and 21617 – 47A Avenue;

8. Satisfaction of the conditions within and discharge of restrictive covenants BK99488 and BK99491;
9. Compliance with the Community Amenity Contributions Policy; and,
10. Payment of applicable 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 Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council authorize issuance of Heritage Alteration Permit No. 101031 at the time of final reading of Bylaws No. 5640 and 5641, subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy requirements;
- c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule "A", and the Township's Sign Bylaw;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas to be located within a building in substantial compliance with Schedule "A";

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Payment of supplemental Heritage Alteration Permit application, Murrayville Pedestrian Overpass and Building Permit Administration Fees; and Development Cost Charges
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;

F. BYLAWS FOR FIRST AND SECOND READING

- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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;
- e. Registration of a restrictive covenant requiring onsite detention; and further

That Council authorize staff to schedule the required public hearing for the Community Plan Amendment Bylaw No. 5640 and Rezoning Bylaw No. 5641 in conjunction with the hearing proposed for Heritage Alteration Permit No. 101031.

CARRIED

Councillors Arnason, Ferguson, and Richter opposed

- 2. Rezoning Application No. 100527 and
Development Permit Application No. 101189
(Isle of Mann Property Group / 20701 – 84 Avenue and
8400 Block of 207A Street)
Bylaw No. 5635
Report 20-128
File CD 08-26-0208**

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635, rezoning 0.92 ha (2.27 ac) of land located at 20701 – 84 Avenue and 8400 Block of 207A Street to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to facilitate the development of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise 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 and Yorkson Engineering Services Plan;
- 2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
- 3. Provision of road dedications, widenings, and necessary traffic improvements for 206 and 207A Street, and 84 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and

F. BYLAWS FOR FIRST AND SECOND READING

- Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
 5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
 6. Registration of restrictive covenants acceptable to the Township:
 - a. Restricting development of rowhouse and semi-detached lots until a Development Permit is issued for the lots;
 - b. Prohibiting clearing of the rowhouse and semi-detached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township;
 - c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(RH) and R-CL(SD);
 - d. Prohibiting clearing and restricting building on proposed Lot 21 until future development in conjunction with 8440 - 206 Street;
 - e. Identifying the units (minimum 5% for single family and semi-detached units) required to incorporate the Adaptable Housing Requirements;
 7. Registration of a 6 metre wide statutory right of way on the west portion of “Lot 16” to permit temporary access;
 8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Yorkson Greenway Amenity Policy;
 9. 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 at time of final reading of Rezoning Bylaw No. 5635 authorize issuance of Development Permit No. 101189 (proposed single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;

F. BYLAWS FOR FIRST AND SECOND READING

- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- c. Payment of supplemental development permit fees prior to issuance.

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5635 in conjunction with Development Permit No. 101189.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. 2021 Permissive Tax Exemptions

Bylaw No. 5644

Bylaw No. 5645

Report 20-122

File FIN 1970-04

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give first, second and third reading to the Permissive Tax Exemption Amending Bylaw 2020 No. 5644;

That Council give first, second and third reading to the Partnering Permissive Tax Exemption Bylaw 2020 No. 5645;

That Council approve the addition of the Langley Good Times Cruise-In located at 27173 Fraser Highway for 100% exemption for 2021;

That Council approve the addition of the Aldergrove Food Bank located at 27522 Fraser Highway for 1983 square feet of exemption of the improvement for 2021;

That Council approve the addition of Tourism Langley Association located at 50, 5385 - 216 Street for 694 square feet of exemption of the improvement and 2 parking stalls for 2021;

That Council approve a \$75,000 limit on the 2021 exemption for the Langley Rod and Gun Club located at 3854 - 208 Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of \$90,000;

That Council approve a \$75,000 limit on the 2021 exemption for the Langley Memorial Hospital Foundation located at 5122 - 221A Street, calculated using 2020 assessed values and 2020 property tax rates plus 5%, pursuant

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

to a 2019 policy revision implementing such a limit. This will result in an estimated payable amount for the municipal property tax portion of \$4,800;

That Council approve the name change from Langley Association for Community Living to Inclusion Langley Society for the following locations: 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221A Street, 202, 5171 - 221A Street, and 203, 5171 - 221A Street;

That Council approve the name change from Lutheran Church – Canada Financial Ministries to Wagner Hills Farm Society located at 8061 - 264 Street;

That Council approve the Vineyard Christian Fellowship Aldergrove located at 27522 Fraser Highway for 2718 square feet of the improvement for 2021;

That Council approve removal of Living Word Christian Church at 20178 - 72 Avenue as they no longer own or occupy the property;

That Council approve the removal of Vineyard Christian Fellowship Aldergrove located at 27309 Fraser Highway as they no longer occupy this location; and

That Council approve amendments to Property Taxation Policy, 03-837 requiring churches and not-for-profit and charitable organizations to apply annually and by June 1 through the Township of Langley online Permissive Tax Exemption application process.

AMENDMENT

Moved by Councillor Long,
Seconded by Councillor Davis,
That the bylaw be amended to delete Tourism Langley from the exemption list.

DEFEATED

Councillors Davis, Ferguson, Richter, Whitmarsh and Woodward opposed

MAIN MOTION

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- 1. Licence Bylaw Amendment
Cannabis Processing, Research and Development and
Non-Profit Businesses
Bylaw No. 5573
Report 20-115
File CD 3900-25-5130**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give third reading to "Licencing Bylaw 2016 No. 5192
Amendment Bylaw 2020 No. 5573".

Submissions from the public:

There were no submissions received from the public.

CARRIED

- 2. Rezoning Application No. 100608
(Lehigh Hanson Materials Ltd. / 20111 – 102B Avenue)
Bylaw No. 5623
Report 20-120
File CD 09-02-0173**

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council give third reading to "Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (Lehigh Hanson Materials Ltd.) Bylaw 2020 No.
5623".

CARRIED

Councillors Arnason and Richter opposed

**I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FOR
FINAL ADOPTION**

- 1. Rezoning Application No. 100613
(Janda Group Holdings Inc. / 20178 – 96 Avenue)
Bylaw No. 5636
Report 20-117
File CD 08-35-0198**

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give third and final reading to "Township of Langley Zoning
Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020
No. 5636".

CARRIED

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 4:43pm.

J. BYLAWS FOR FINAL ADOPTION

1. **Highway Closure and Dedication Removal (Township - Fort Block Lane)**
Bylaw No. 5634
Report C20-25
File ADM PM002696

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council give final reading to "Highway Closing and Dedication Removal (Township – Fort Block Lane) Bylaw 2020 No. 5634".
CARRIED

Councillor Woodward re-entered the meeting at 4:44pm.

2. **LED Street Lighting Conversion Loan Authorization Bylaw 2020 and Alternative Approval Process**
Bylaw No. 5620
Report 20-70
File FIN 1760-20

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give final reading to "LED Street Lighting Conversion Loan Authorization Bylaw 2020 No. 5620".
CARRIED

Councillor Richter opposed

3. **Official Community Plan Amendment and Rezoning Application No. 100194 and Development Permit Application No. 101164 (Essence Holdings (Parc Central 1) Inc. / 20261 – 72B Avenue)**
Bylaw No. 5632
Bylaw No. 5633
Report 20-100
File CD 08-23-0200

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw No. 5632"; and

J. BYLAWS FOR FINAL ADOPTION

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties (Parc Central 1) Inc.) Bylaw 2020 No. 5633”.

CARRIED

Development Permit No. 101164

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101164 (Essence Holdings (Parc Central 1) Inc. / 20261 – 72B Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. On-site landscaping to be secured by letter of credit at building permit stage; and
- c. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

- 4. Rezoning Application No. 100533 and
Development Permit Application No. 101077
(Castlehill Homes (Carvolth) Ltd. / 20179 – 84 Avenue)
Bylaw No. 5499
Report 19-138
File CD 08-26-0185**

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499”.

CARRIED

J. BYLAWS FOR FINAL ADOPTION

Development Permit No. 101077

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101077
(Castlehill Homes (Carvolth) Ltd. / 20179 – 84 Avenue) in accordance with
Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “N”;
- b. Landscape plans being in substantial compliance with Schedule “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule “O” and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
- e. All refuse areas to be located within the buildings 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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101078;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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.

CARRIED

J. BYLAWS FOR FINAL ADOPTION

- 5. Official Community Plan Amendment and
Rezoning Application No. 100179 and
Development Permit Application No. 100903
Development Variance Permit Application No. 100103
(Qualico Developments / 20544 and 20570 – 78 Avenue)
Bylaw No. 5426
Bylaw No. 5461
Report 19-50
File CD 08-23-0155**

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give final reading to “Langley Official Community Plan Bylaw
No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998
No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030
Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No.
5426”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico
Developments (Vancouver) Inc. Bylaw 2019 No. 5461”.

CARRIED

Development Permit No. 100903

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100903
(Qualico Developments / 20544 and 20570 – 78 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 Residential Zone R-1A and Residential Compact Lot Zones R-
CL(A) and R-CL(B) ensuring that building design and site development
standards are high quality, consistent and compatible with other lots and
development in accordance with Section 4.2.1 of the Yorkson
Neighbourhood Plan;
- 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

Development Variance Permit No. 100103

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize issuance of Development Variance Permit No.
100103 (Qualico Developments / 20544 and 20570 – 78 Avenue) in
accordance with Attachment E subject to the following conditions:

J. BYLAWS FOR FINAL ADOPTION

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 28;
- b. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;
- c. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33.

CARRIED

K. CORRESPONDENCE

L. MINUTES OF COMMITTEES

1. **Heritage Advisory Committee – September 2, 2020**
Seniors Advisory Committee – September 15, 2020
File 0540-20

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

CARRIED

M. MAYOR AND COUNCIL REPORT

Mayor and Council attended several events during the course of their duties.

N. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Richter reported that the Metro 2040 Urban Centre and Frequent Transit Development Areas Strategy will be coming out soon for feedback.

Councillor Ferguson reported that the Indigenous Committee received a presentation on reconciliation.

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

The following information has been brought forward from the September 14, 2020 Special Closed Council meeting for public information:

**1. Tree Protection Advisory Committee (TPAC)
Report C20-24
File CD 0540-20-TPAC-01**

Council proceeded with the selection process for the Tree Protection Advisory Committee (TPAC).

MOTION

That the following individuals be appointed to the Tree Protection Advisory Committee (TPAC):

- Christine Bishop
- John Evanochko
- Catherine Grey
- Matt Muller
- Al Neufeld
- Hanae Sakurai
- Trevor Smith
- Amber Stewart
- John Turner

CARRIED

Section 90(1) (a) Personnel

The following information has been brought forward from the September 21, 2020 Special Closed Council meeting for public information:

**2. Tree Protection Advisory Committee Appointments
File 0540-01**

That Councillor Whitmarsh be appointed the Council Co-Chair of the Tree Protection Advisory Committee; and

That Councillor Arnason be appointed the Alternate Council Co-Chair of the Tree Protection Advisory Committee.

CARRIED

Section 90(1) (a) Personnel

P. OTHER BUSINESS

1. Appointment of Municipal Directors to the MetroVancouver Regional District Board

Moved by Councillor Richter,
Seconded by Councillor Woodward,
Whereas the Township of Langley now has a population over 120,000;

Whereas based on its population, the Township of Langley is entitled to 2 voting members on the MetroVancouver Regional Board, each carrying an equal number of votes at the MetroVancouver Board;

Whereas the TOL Council elects by secret ballot its representatives to the MetroVancouver Board;

Whereas MetroVancouver Regional Board decisions have a significant impact on the Township of Langley via the regional taxes and user fees that TOL residents pay each year; and

Whereas the population of the Township of Langley is entitled to transparent and accountable local representation at the MetroVancouver Regional Board decision-making table;

Therefore be it resolved that:

1. All votes for Township of Langley representatives to the MetroVancouver Regional Board be held in open Council meetings following 2 minute public speeches about their eligibility for a MetroVancouver Regional Board seat;
2. The successful TOL candidates to the MetroVancouver Board can only be deemed elected if they receive a 50% plus 1 majority vote of Council; and
3. If MetroVancouver Board candidates receive less than a 50% plus 1 majority vote, then the lowest ranking candidates are dropped from the ballot and revotes are held until the 2 elected positions each receive at least a 50% plus 1 majority vote of Council.

DEFERRAL

Moved by Councillor Davis,
Seconded by Councillor Ferguson
That this motion be deferred until the Mayor can be present which is anticipated to be the October 26, 2020 Council meeting.

CARRIED

Councillor Woodward opposed

P. OTHER BUSINESS

2. Korean Mask Donation

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
Whereas the Gapyeong County of South Korea donated 10,000 Comet Disposable Masks to the Township of Langley;

Whereas the COVID-19 pandemic continues to affect our community, residents and staff; and

Whereas our local Fire Department and Langley Emergency Program uses masks routinely in order to conduct their daily work tasks such as fire inspection, public education, and emergency preparedness responses;

Therefore be it resolved that Council donate the 10,000 Comet Disposable Masks to the Township Fire Department and Langley Emergency Program for use in their day-to-day operations.

AMENDMENT

Moved by Councillor Long,
Seconded by Councillor Richter,
That Council give control to the Emergency Operations Centre for distribution of the masks.

CARRIED

MAIN MOTION, AS AMENDED

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

3. Councillor Leave of Absence

Councillor Kunst submitted a letter stating that she would be taking a leave from her Council duties, effective immediately, while she campaigns for the Liberal MLA position.

MOTION

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council endorse Councillor Kunst's request for a Leave of Absence as presented.

CARRIED

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
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 F.1 - Section 90(1) (b) Personal; and
Item F.2 - Section 90(1) (c) Labour Relations.
CARRIED

R. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Richter,
That the meeting terminate at 5:35pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk