



REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, May 31, 2021 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 Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

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

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

W. Bauer, P. Cordeiro, S. Little, C. Marshall, and K. Stepto

A. ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the Traditional Territories of the Coast Salish Peoples and led a moment of silence for the children who lost their lives at the Kamloops Residential School.

B. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – May 31, 2021

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held May 31, 2021.
CARRIED

C. ADOPTION OF MINUTES

1. Regular Council Meeting – May 10, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Council meeting held May 10, 2021, as amended.
CARRIED

C. ADOPTION OF MINUTES

2. Public Hearing Meeting – May 10, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held May 10, 2021.
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 1:04pm.

D. DELEGATIONS

1. Barry Dashner
File 0550-07

Barry Dashner, “Fort Langley Project”, appeared before Council to discuss the Fort Langley Streetscape upgrades. He stated that the current Streetscape plan is partially complete, has guidelines that are not followed, abandoned, or obsolete, and that maintenance of the streets is lacking. He asked Council to direct staff to update the Fort Langley Streetscape plan with public input to meet future requirements, to improve street maintenance, and to install pavers on any new sidewalk construction or replacement.

Councillor Woodward re-entered the meeting at 1:34pm.

2. Christine Bishop
Christy Juteau
File 0550-07

Christine Bishop and Christy Juteau appeared before Council to discuss the Horne Pit development and environmental protection. The wetlands are one of three connected wetlands that were created artificially by gravel extraction but have become important “natural” features connected to the Little Campbell River. Mid-successional forest surrounds the wetlands, and this is home to important bird, amphibian, mammal, reptile, and invertebrate habitat. The Horne Pit and Ecosystem needs include:

- Extending setbacks from gravel piles to wetland;
- Improved sediment fencing;
- Addressing illegal access, especially through the riverbed; and
- A Hydrogeological study.

Monitoring and protection of the wetlands needs to continue to maintain the integrity of the wetlands and wildlife community through the development phase. Limited public access (fencing) needs to be installed within the remaining forested, wetland, and riverine habitat.

E. PRESENTATIONS

1. Langley Situation Table

Maja Langrish and Fraser Waldron, Office of Crime Reduction & Gang Outreach, Policing and Security Branch, Ministry of Public Safety and Solicitor General, provided a presentation regarding a potential Langley Situation Table. A Situation table is comprised of front-line workers from various agencies and sectors who share limited information on clients facing elevated levels of risk. Agencies involved often include mental health, addictions, police, education, culturally specific services, housing, health, etc. There are 10 Situation Tables in BC with 11 on-boarding soon. Situation Tables serve people living with acutely elevated risk. Benefits of a Situation Table include:

- Improved collaboration among service providers;
- Improved service delivery;
- Ability to identify systemic barriers;
- Reduced demand for emergency and police services;
- Reduced risk of criminal offending and victimization; and
- Awareness of complex community challenged and shared responsibility.

Next steps include further presentations to senior leaders from agencies that would form the Situation Table and submission of a grant application.

2. Environmental Compensation on Municipal Lands

R. Seifi provided a presentation on environmental compensation on municipal lands. He noted that staff are seeking authorization to proceed with preparation of a policy framework to accommodate environmental compensation works on municipal lands, enhance environmentally sensitive areas, and generate revenue for the Township to cover ongoing operating costs etc.

MOTION

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That Council direct staff to proceed with the preparation of a policy framework to provide for locating of works necessary to offset environmental impact of development on municipal lands, under certain circumstances and subject to defined conditions, for Council's consideration of approval.

CARRIED

Councillor Richter opposed

3. Aldergrove Interim Public Plaza Update

Chris Marshall provided an update on the Aldergrove Interim Public Plaza. He noted that the design includes flexible, open areas and a café themed area with portable tables and chair. 67 parking stalls will be adjacent to the lot. Modular units will offer a series of seating, planting, and screening components designed to be configured into a variety of layouts. The modular units offer a variety of seating surfaces and heights in sun and shade, adjustable panels to be configured to provide shade or visual screening, and are suitable for disassembly and reconfiguration or relocation to another site.

4. Aldergrove Intersection Road Widening

Paul Cordeiro provided a presentation on road widening of Fraser Highway and / or 272 Street. He noted that the high-level goals include maximizing the pedestrian realm, prioritizing high-quality, walkable urban design, and livability, desirability, and long-term commercial success. Fraser Highway and 272 Street are “major arterial” roads. Future growth requires four travel lanes plus left turns on both roads. The Aldergrove Core Plan provides for the necessary improvements at the Fraser Highway/272 intersection while incorporating features in support of pedestrian and cycling activity. Staff are recommending the following:

- Four travel lanes and left-turn lanes on Fraser Highway, off peak on-street parking;
- Pedestrian and cycling facilities;
- Separated bike lanes on 272 Street;
- Maintain two existing lanes on 272 Street plus left-turn lane, sidewalk, and bike lane;
- NB and SB right-turn lanes at intersection.

MEETING RECESSED

The meeting recessed at 4:45pm.

MEETING RECONVENED

The meeting reconvened at 4:55pm.

F. REPORTS TO COUNCIL

1. Aldergrove Interim Public Plaza Update

Report 21-64

File ENG 6125-20 APPS1

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That Council receive the Aldergrove Interim Public Plaza Update report for information and approve Modified Class C Estimate with electrical servicing and less modular items, with a total budget envelope of \$100,000 in the 2022 budget the 2021 using prior year surplus.

F. REPORTS TO COUNCIL

MOTION DIVIDED

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

CARRIED

MOTION 1

That Council receive the Aldergrove Interim Public Plaza Update report for information and approve Modified Class C Estimate with electrical servicing and less modular items, with a total budget envelope of \$100,000.

AMENDMENT

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That the total budget envelope be increased to \$150,000.

CARRIED

Councillors Richter and Woodward opposed

MOTION 1, AS AMENDED

The question was called on Motion 1, as amended, and it was
CARRIED

Councillor Richter opposed

MOTION 2

That Council approve the funding in the 2022 budget using the 2021 prior year surplus.

CARRIED

Councillor Richter opposed

- 2. Development Permit Application No. 101174
(Waterstone Anderson Ltd. / 1078289 BC Ltd. /
7500 Block of 198B Street)
Report 21-60
File CD 08-22-0101**

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101174 to Waterstone Anderson Ltd. and 1078289 BC Ltd. for property located at 7500 block of 198B Street subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

F. REPORTS TO COUNCIL

- 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;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Registration of an easement securing the required visitor parking stalls;
- d. Registration of party wall and common elements maintenance agreements on title of all lots;
- e. Discharge of a restrictive covenant registered on the properties prohibiting development until a Development Permit has been issued;
- f. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- g. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- h. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- i. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw; and
- j. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

CARRIED

- 3. Development Permit Application No. 101021
(Infinity Properties Ltd. / 7500 Block of 197 Street)
Report 21-59
File CD 08-22-0086**

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council authorize issuance of Development Permit No. 101021 to
Infinity Properties Ltd. for property located in the 7500 Block of 197 Street

F. REPORTS TO COUNCIL

subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

- a. Building and signage 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 and Age Friendly Amenity Area requirements; and
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);

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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- c. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned R-CL(SD);
- e. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
- f. Discharge of a restrictive covenant registered on the property prohibiting development until a Development Permit has been issued;
- g. On-site landscaping to be secured by letter of credit at building permit stage;
- h. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- i. Payment of supplemental development permit application fees and building permit administration fees.

CARRIED

4. **Sanitary Sewer Local Area Service
19900 Block of 36A Avenue
Report 21-58
File ENG 5320-20-SWR21-01**

Moved by Councillor Kunst,
Seconded by Councillor Woodward,
That Council consider the request of property owners and authorize staff to prepare and distribute the official petition to the benefitting properties in the 19900 block of 36A Avenue, as shown in Attachment A, to determine the level of support to proceed with a Local Area Service for provision of

F. REPORTS TO COUNCIL

municipal sanitary sewerage in accordance with applicable regulations, policies, and procedures;

That subject to determination of sufficiency of the petition process, staff be authorized to set the interest rate for the 36A Avenue 19900 block Sanitary Sewer Local Area Service project at 3.27%, which is equivalent to the Municipal Finance Authority of British Columbia's 20 year Capital Financing Rate plus 0.25%; and further

That Council authorize funding the project from Local Area Service Reserves, as identified in the Financial Implications section of this report and authorize staff to proceed with the preparation of necessary bylaws subject to completion of a successful petition process.

CARRIED

G. BYLAWS FOR FIRST AND SECOND READING

- 1. Land Use Contract Discharge and
Rezoning Application No. 100651
(Mufford Industrial Park Ltd. / 20626 Mufford Crescent)
Bylaw No. 5684
Bylaw No. 5685
Report 21-63
File CD 08-11-0094**

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give first and second reading to Land Use Contract No. 20 Discharge (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5684, discharging Land Use Contract No. 20 from the property located at 20626 Mufford Crescent;

That Council give first and second reading to the Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mufford Industrial Park Ltd.) Bylaw 2021 No. 5685 and rezone the property to General Industrial Zone M-2A, 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. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Dedication of 3.0 m to widen the south side of Mufford Crescent, in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw;
3. Dedication of 1.0 m to widen the north side of 62 Avenue in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw; and

G. BYLAWS FOR FIRST AND SECOND READING

4. Amending the existing Sanitary Statutory Right of Way BH219149 to be an all purpose Statutory Right of Way; and further

That Council authorize staff to schedule the required Public Hearing for Land Use Contract Discharge Bylaw No. 5684 and Rezoning Bylaw No. 5685.

CARRIED

Councillor Richter opposed

2. **Rezoning Application No. 100661
(McDonald / 23639 – 36A Avenue)
Bylaw No. 5715
Report 21-61
File CD 10-28-0049**

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715 rezoning a 0.46 ha (1.15 ac) property located at 23639 – 36A Avenue to Rural Zone RU-3A to accommodate a subdivision to create two (2) single family 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 otherwise noted prior to final reading:

1. Provision of security for a hydrogeological study; and
2. Compliance with the Community Amenity Contributions Policy; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5715.

CARRIED

Councillors Arnason and Richter opposed

3. **Rezoning Application No. 100543 and
Development Permit Applications No. 101171 and
101211 (M-3 Management Inc. / Lugg /
7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078**

G. BYLAWS FOR FIRST AND SECOND READING

Moved by Councillor Ferguson,
Seconded by Councillor Kunst.

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686 rezoning 2.29 ha (5.65 ac) of land located in the 7400 block of 197 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to facilitate the development of 45 lots (nine (9) single family lots and 36 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 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;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
4. Provision of an enhanced sidewalk along the east side of 197 Street in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
5. 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);
6. Registration of restrictive covenants:
 - a. Prohibiting development of the semi-detached lots until a Development Permit is issued for the lots proposed to be zoned R-CL(SD);
 - b. Prohibiting clearing of the semi-detached R-CL(SD) lots (with the exception of servicing access areas) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
 - c. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units for R-CL(SD) zoned lots; and
 - d. Identifying the units (minimum 5%) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer amenity fee;

G. BYLAWS FOR FIRST AND SECOND READING

8. 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; and,
9. Dedication of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize the issuance of Development Permit No. 101171 (streamside protection), to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;

That Council at time of final reading of Rezoning Bylaw No. 5686 authorize issuance of Development Permit No. 101211 (single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. On-site landscaping plans being in substantial 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 that the tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit fees prior to issuance.

G. BYLAWS FOR FIRST AND SECOND READING

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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Completion of a subdivision consistent with the rezoning bylaw; and
- d. Payment of building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5686 in conjunction with Development Permit Nos. 101171 and 101211.

CARRIED

Councillor Arnason opposed

4. **Rezoning Application No. 100612 and
Development Permit Application No. 101166
(Zenterra Developments Ltd. / 19781 - 80 Avenue)
Bylaw No. 5709
Report 21-65
File CD 08-27-0070**

Moved by Councillor Whitmarsh,

Seconded by Councillor Long,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments Ltd.) Bylaw 2021 No. 5709 rezoning 1.0 ha (2.5 ac) of land located at 19781 - 80 Avenue to Comprehensive Development Zone CD-157 to facilitate development of a four (4) storey multi-tenant office building, 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 and Latimer Engineering Services Plan;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of final off-site and on-site landscape design plans including enhanced sidewalk treatment, fencing, signage, landscaping details and security;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance

G. BYLAWS FOR FIRST AND SECOND READING

- with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final streamside enhancement plans, fencing, signage and security for the Streamside Protection and Enhancement Areas;
 6. Registration of the following restrictive covenants:
 - a. Prohibiting access from 80 Avenue once the access easement over 8045 – 198A Street is functional; and
 - b. Non-disturbance restrictive covenant over watercourse area setbacks.
 7. Registration of an access easement securing access to 198A Street for 19881 – 80 Avenue over the property to the east (8045 – 198A Street);
 8. Registration of a public access statutory right of way for a future trail connection;
 9. Compliance with the Willoughby Arterial Road Completion Amenity Program and the Latimer Amenity Policies; and,
 10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at the time of final reading of Bylaw No. 5709 authorize issuance of Development Permit No. 101166 subject to the following conditions:

- 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;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
- d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened.

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 an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan including detention in accordance with the

G. BYLAWS FOR FIRST AND SECOND READING

- Subdivision and Development Servicing Bylaw and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. 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;
 - e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
 - f. Payment of supplemental Development Permit application fees; and
 - g. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading for the Rezoning Bylaw No. 5709 in conjunction with proposed Development Permit No. 101166.

CARRIED

Councillor Arnason opposed

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

I. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

1. **Rezoning Application No. 100636
(Agriteks Industries Ltd. / 6, 27250 – 58 Crescent)
Bylaw No. 5704
Report 21-53
File CD 14-08-0053**

Moved by Councillor Kunst,
Seconded by Councillor Long,
That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Agriteks Industries Ltd.) Bylaw 2021 No. 5704".

CARRIED

J. BYLAWS FOR FINAL ADOPTION

1. Solid Waste Management Bylaw Update

Bylaw No. 5467

Bylaw No. 5705

Report 21-50

File ENG 5360-01

Moved by Councillor Woodward,

Seconded by Councillor Arnason,

That Council give final reading to "Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2021 No. 5467"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5705".

CARRIED

K. CORRESPONDENCE

Moved by Councillor Ferguson,

Seconded by Councillor Whitmarsh,

That Council receive the correspondence, as presented.

CARRIED

1. Langley Pos-Abilities Society – Presentation Request

File 0550-10

Moved by Councillor Ferguson,

Seconded by Councillor Long,

That Council receive the correspondence from Zosia Ettenberg, Executive Director, Langley Pos-Abilities Society, and approve a 10 minute presentation to Council at the June 14, 2021 Regular Council meeting regarding accessibility issues at the Brookwood plaza.

AMENDMENT

Moved by Councillor Long,

Seconded by Councillor Ferguson,

That the email dated May 21 from Ramin Seifi regarding the Brookwood Plaza Steps be sent to the Langley Pos-Abilities Society with the request that they respond to staff prior to staff scheduling the presentation advising if they still wish to provide a presentation to Council after receiving the email.

CARRIED

MAIN MOTION, AS AMENDED

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

CARRIED

K. CORRESPONDENCE

2. Shared Waters Alliance – Presentation Request

File 0550-10

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council receive the correspondence from Christy Juteau, Conservation Science Director, A Rocha Canada & Core Team, Shared Water Alliance, and approve a presentation to Council. The presentation will advise of current activities of Shared Waters Alliance, areas of alignment with the Township of Langley and opportunities to join together with others to enhance collaboration towards better water quality and improved ecosystem health of Boundary Bay and tributaries flowing into it while also advancing reconciliation.

CARRIED

3. Graduation Week

File 0630-01

Moved by Mayor Froese,
Seconded by Councillor Arnason,
That staff be directed to light up the 200 Street pedestrian bridge blue and green for Graduation Week June 21 – 25, 2021.

CARRIED

L. MINUTES OF COMMITTEES

**1. Heritage Advisory Committee – May 5, 2021
Recreation, Culture, and Parks Advisory Committee – May 12, 2021
Council Process Committee – May 17, 2021
Tree Protection Advisory Committee – May 18, 2021**

File 0540-20

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes from the Council Priorities Committee meeting held May 17, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.

CARRIED

2. Heritage Advisory Committee Recommended Motion

File 0540-20

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council supports the staff recommendation of maintaining a water feature at the pumphouse by decommissioning the existing well and connecting the pumphouse to municipal water (Option 2), with interpretive

L. MINUTES OF COMMITTEES

signage added to the site to explain the change.

CARRIED

Councillor Arnason opposed

3. Council Process Committee Recommended Motion
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the number of signs that include the candidate's name to 100 signs.

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Councillor Arnason opposed

4. Council Process Committee Recommended Motion
File 0540-20

That Council direct staff to amend the Township of Langley Election and Political Signs Bylaw 2015 No. 5034 to limit the size of campaign signs to a maximum of 16 square feet.

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Long,
That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Councillor Arnason opposed

5. Council Process Committee Recommended Motion
File 0540-20

That Council direct staff to enforce the placement and size of political signs pro-actively, not complaint driven.

L. MINUTES OF COMMITTEES

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Long,
That this motion be deferred to a future meeting when a full Council is present.

CARRIED

Councillor Arnason opposed

6. Tree Protection Advisory Committee Recommended Motion

File 0540-20

Moved by Councillor Whitmarsh,
Seconded by Councillor Richter,
That Council approve amending the TPAC Terms of Reference to include a member from the Lower Fraser Aboriginal Society AND the Kwantlen First Nation as voting members on the committee.

CARRIED

M. MAYOR AND COUNCIL REPORT

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

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Richter reported that there has been a recommendation to harmonize regionally the use of single-use plastics.

Councillor Ferguson reported that he attended an Indigenous Committee meeting.

Councillor Arnason commented on the Summer Reading Program at the Fraser Valley Regional Library.

O. ITEMS FROM PRIOR MEETINGS

- 1. Murrayville and Brookwood Water
Quality Improvements
Report 20-125
File ENG 5330-27-82**

O. ITEMS FROM PRIOR MEETINGS

Moved by Mayor Froese,
Seconded by Councillor Long,
That Council approve 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.
CARRIED

Councillors Richter and Woodward opposed

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

Q. OTHER BUSINESS

1. Fire Safety Plan and Framework

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
Whereas overarching Township policies arising from smart growth, climate mitigation, proximity to services and other necessary public policy goals have created more compact communities that are designed around reduced property line setbacks and significantly increased densities within core areas;

Whereas wood frame construction buildings and their surroundings are particularly vulnerable during the construction phase due to the lack of installation of firewalls, fire doors, sprinklers, or other fire safety related infrastructures, which installations can delay fire transference both within the building and to other nearby structures;

Whereas the Township of Langley's existing Fire Safety Plan (FSP) is a strategic foundational document designed to address fire prevention, safety, fire control and related issues for new construction based on best management practices;

Whereas the current FSP is a list of compliance measures aligned with broader mandatory construction and fire regulations; and

Whereas it is necessary and desirable that public safety be enhanced and property destruction be minimized, through the implementation of critical mandatory features embedded within the FSP strategy;

Therefore be it resolved that the Township's Fire Chief undertake a review of the existing FSP and framework for the purpose of providing information for Council's review and consideration with respect to potential

Q. OTHER BUSINESS

recommendations regarding the development of legally enforceable protocols consistent with best practices, and within the context of current regulatory frameworks, provincial statutes, and municipal bylaws, to effect policy changes that would reduce the likelihood of significant structural and property damage to adjacent buildings and the local environment arising from construction-related fire incidents within vulnerable timber-framed apartments, multi-family townhouses, and mixed-use complexes in the Township.

DEFERRAL

Moved by Councillor Whitmarsh,

Seconded by Councillor Richter,

That this motion be deferred until after the fire investigation report has been concluded.

CARRIED

Councillors Arnason and Kunst opposed

2. Township of Langley Restart Plan

Moved by Councillor Woodward,

Seconded by Councillor Richter,

Whereas:

1. The Province of British Columbia has now released a four step restart plan with specific "earliest dates" and required prerequisites from May 25, 2021 to September 7, 2021;
2. The Township of Langley has multiple recreational programs currently suspended with no confirmed timeline to resume, such as Active Beyond the Bell, summer camps, and so on; and
3. The Township of Langley has multiple facilities still closed with no confirmed timeline to reopen, such as the Civic Facility, Museums, Field Houses and Ice Arenas.

Therefore be it resolved that staff be directed to outline to Council a Township of Langley Restart Plan for suspended programs and closed facilities aligned with the prerequisites and dates currently outlined by the Province of British Columbia, subject to the availability of guidance from authoritative sports organizations, and subject to change as future events and the ongoing Provincial State of Emergency may require.

CARRIED

Councillor Long opposed

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Whitmarsh,
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) (a) Personnel;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item F.1 - Section 90(1) (a) Personnel;
Item G.1 - Section 90(1) (e) Property; (k) Negotiations;
Item H.1 - Section 90(1) (a) Personnel;
Item H.2 - Section 90(1) (b) Personal;
Item H.3 - Section 90(1) (e) Property; (k) Negotiations; and
Item H.4 - Section 90(1) (a) Personnel.

CARRIED

S. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Whitmarsh
That the meeting terminate at 6:55pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk