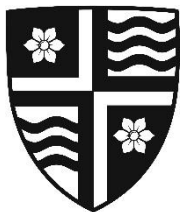


Township of
Langley



Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, June 28, 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, D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter,
B. Whitmarsh, and E. Woodward

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

W. Bauer, S. Little, K. Stepto, and P. Ward

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the traditional territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – June 28, 2021

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the
Regular Council meeting held June 28, 2021.

CARRIED

2. Welcome Superintendent Marsden

Council welcomed Superintendent Marsden as the newly appointed
Officer in Charge of the Langley RCMP Detachment, and Inspector Steve
Wade, Operations Officer.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 14, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Council meeting held June 14, 2021.
CARRIED

2. Public Hearing Meeting – June 14, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held June 14, 2021.
CARRIED

MOTION

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council approve the late delegation request from Michael Helle, Coastland Engineering and Surveying Ltd. (Item C.3).
CARRIED

C. DELEGATIONS

1. Gerry Mazzei
File 0550-07

Gerry Mazzei, a nearby property resident, appeared before Council to discuss the Council Process Committee recommended motions of June 21, 2021 regarding Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 5670 – 264 Street). He noted that all the owners were in agreeance with the contents of his presentation. He stated that the lands are not farmable and are best suited for development. He stated that the ALC application for removal is necessary because one of the property owners will not sign the covenant.

2. Ben Taddei
Conwest
File 0550-07

Ben Taddei, Conwest appeared before Council to discuss the Council Process Committee recommended motions of June 21, 2021 regarding Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 5670 – 264 Street). He noted that Conwest has a long history in the Township of Langley and was chosen as the preferred buyer by the landowners. He

C. DELEGATIONS

stated that Conwest is eager to solve the development issues for all eight lots. He further stated that Conwest is willing to negotiate a fair, community benefit contribution.

**3. Michael Helle
Coastland Engineering and Surveying Ltd.
0550-07**

Michael Helle, Coastland Engineering and Surveying Ltd., appeared before Council to inform Council of the developers attempts to hold a virtual PIM for Rezoning Application No. 100589 (Neufeld/5759-240 Street). He stated that the property contains 6281 trees and that 4383 will be removed. 2200 will be retained or replaced, 35%. All trees will be retained along 56 Avenue and a significant number along 240 Street. He stated that the developer tried to schedule a virtual PIM (Public Input Meeting) the week of June 14 but was told by Township staff that there wasn't enough time to advertise. They then tried to schedule a PIM on July 8 but was told by staff that another PIM is already being held that night.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

**1. Telecommunication Tower Application No. 000004
(Cypress Land Services / Rogers / 23718 – 72 Avenue)
Report 21-82
File CD 11-16-0037**

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council authorize staff to forward this report, the minutes of the telecommunication tower Council Meeting, and any accompanying correspondence from area residents, to Industry Canada for information;

That Council consider Cypress Land Services' application to Industry Canada regarding a proposed 35 m (115 ft) high telecommunication tower and accessory compound at 23718 - 72 Avenue and that Council advise Industry Canada that it does not object to Cypress Land Services' application to construct a 35 m (115 ft) high telecommunication tower and accessory compound at 23718 - 72 Avenue.

DEFEATED

Councillors Arnason, Davis, Ferguson, Richter, and Woodward opposed

E. REPORTS TO COUNCIL

MOTION

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council authorize staff to forward this report, the minutes of the telecommunication tower Council Meeting, and any accompanying correspondence from area residents, to Industry Canada for information;

That Council consider Cypress Land Services' application to Industry Canada regarding a proposed 35 m (115 ft) high telecommunication tower and accessory compound at 23718 - 72 Avenue and that Council advise Industry Canada that it objects to Cypress Land Services' application to construct a 35 m (115 ft) high telecommunication tower and accessory compound at 23718 - 72 Avenue.

CARRIED

**2. 2021 UBCM Resolution – Accelerated South of Fraser
Transit Service Improvements
Report 21-80
File ENG 8500-01**

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason.
That Council support submission of a resolution to the Union of BC Municipalities (UBCM) for consideration at the September 2021 convention, requesting the Province of British Columbia accelerate and expand transit service improvements south of Fraser, including expediting the construction of planned rapid transit infrastructure and increasing bus service.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Arnason
That the motion be amended to add the following statement at the end:

“including activating the South Fraser Community Inter-Urban rail corridor to Chilliwack”.

AMENDMENT TO THE AMENDMENT

Moved by Mayor Froese,
Seconded by Councillor Davis,
That the amendment be amended to add the following:

“and/or other rail corridors that would meet the needs of the growing population”.

CARRIED

E. REPORTS TO COUNCIL

AMENDMENT, AS AMENDED

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

Councillor Long opposed

MAIN MOTION, AS AMENDED

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

3. Archaeological Site Protection Policy

Report 21-83

File CD 6830-20

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council approve the Archaeological Site Protection Policy and
Guidelines for Archaeological Chance Find Management to provide for the
protection and conservation of archaeological sites in the Township of
Langley.

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Davis,
That this motion be deferred until the next Regular Council meeting to allow
more time for Council to review the report.

CARRIED

Councillors Arnason, Kunst, and Long opposed

MEETING RECESSED

The meeting recessed at 3:17pm.

MEETING RECONVENED

The meeting reconvened at 3:27pm.

4. Housing Action Plan Update

Emerging Directions Report

Report 21-85

File CD LSP00014

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council receive the Housing Action Plan update Emerging Directions
Report (Attachment A) and authorize staff to proceed with the next steps for
the completion of the project.

CARRIED

E. REPORTS TO COUNCIL

**5. 2020 Annual Report and 2020 Statement of Financial Information
Report 21-84**

File FIN 0640-20/1830-25

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council approve the 2020 Annual Report including 2020 Audited
Financial Statements upon receiving and considering submissions and
questions from the public; and

That Council approve the 2020 Statement of Financial Information (SOFI).
CARRIED

**6. Agricultural Land Commission Application No. 100384
(Stevens / 1000 – 232 Street)**

Report 21-86

File CD 10-09-0024

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council refer the application to the Agricultural Land Commission and
advise that the proposed non-farm use application submitted by Fawne
Budlong to permit filming and film-related activities on the property located
at 1000 – 232 Street complies with the Township's Zoning Bylaw (subject to
ALC approval) and is compatible with overall objectives of the Township's
Rural Plan.

CARRIED

Councillor Woodward opposed

**7. Agricultural Land Commission Application No. 100383
(Sparks / 20883 Louie Crescent)**

Report 21-87

File CD 09-12-0011

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council consider the subdivision application submitted by Marlyn
Sparks for the property located at 20883 Louie Crescent within the
Agricultural Land Reserve and:

- a) Refer the application to the Agricultural Land Commission for
consideration based on agricultural merits noting Council IS
supportive of the proposal.

E. REPORTS TO COUNCIL

MOTION TABLED

Moved by Councillor Richter,
Seconded by Councillor Davis,
That this motion be tabled until after the Special Closed Meeting
CARRIED

Councillor Arnason opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. **Official Community Plan Amendment and
Rezoning Application No. 100219 and
Development Permit Application No. 101199
(Quadra Holdings Ltd.) / 8264 – 208 Street and
20880 – 83 Avenue)
Bylaw No. 5725
Bylaw No. 5726
Bylaw No. 5727
Report 21-88
File CD 08-25-0110**

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give first and second reading to Langley Official
Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby
Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson
Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra
Homes Ltd.) Bylaw 2021 No. 5725 and Township of Langley Zoning
Bylaw 1987 No. 2500 Amendment (Quadra Homes Ltd.) Bylaw 2021
No. 5726, to rezone 2.02 ha (5.0 ac) of land located at 8264 - 208
Street and 20880 - 83 Avenue to Comprehensive Development Zone
CD-162 to facilitate development of 410 rental apartment units, subject
to the following development prerequisites being satisfied to
acceptance of the Township of Langley's 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. Provision of road dedications, widenings, and necessary traffic
improvements including dedication of the east half of 208 Street
(including greenway), 82 Avenue (including greenway), south half
of 83 Avenue (including greenway) and associated roundabouts
in accordance with the Township's Master Transportation Plan,

F. BYLAWS FOR FIRST AND SECOND READING

- Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
3. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street, both sides of 82 Avenue and the south half of 83 Avenue;
 4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
 5. Compliance with Age Friendly Amenity Area requirements;
 6. 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);
 7. Registration of restrictive covenants acceptable to the Township:
 - a. A Housing Agreement securing 127 units as affordable apartment rental units in compliance with Bylaw 5462 and 283 apartment units as rental at 10% below market rate for a term not less than 21 years;
 - b. Identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan;
 - c. Prohibiting access to 208 Street and parking on 208 Street; and
 - d. Securing vehicular and pedestrian access to 8192 and 8206 – 208 Street to the south through the subject development.
 8. Approval of Rezoning Bylaw No. 5726 by the Ministry of Transportation and Infrastructure;
 9. Compliance with the requirements of the Community Amenity Contributions Policy if applicable, Willoughby Arterial Roads Completion and Amenity Policy if applicable, Yorkson Greenway Amenity Zoning Policy and 5% Neighbourhood Park Land Acquisition Policy; and
 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

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725 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, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

F. BYLAWS FOR FIRST AND SECOND READING

That Council grant first and second reading to Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727 which authorizes a Housing Agreement to secure affordable rental apartment units on the subject site;
That Council at time of final reading of Rezoning Bylaw No. 5726 authorize issuance of Development Permit No. 101199 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 and Age Friendly Amenity Area requirements;
- c. All signage being in compliance with the Township's Sign Bylaw;
- d. All rooftop mechanical equipment to be screened from view; and
- e. 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required public hearing for Bylaws No. 5725 and 5726 in conjunction with the hearing for proposed Development Permit No. 101199.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Soil Deposit and Removal Bylaw Amendments**
Bylaw No. 5724
Report 21-81
File ENG 5280-14

Moved by Councillor Davis,
Seconded by Councillor Arnason,

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council authorize staff to forward all soil or fill use applications involving the removal of soil, or deposit of soil and other material having a volume of 600 cubic metres or less to the provincial Agricultural Land Commission (ALC) for consideration, without the need for Council consideration of referral to the ALC on an individual basis, subject to compliance with the provisions of the Township of Langley Zoning Bylaw, Soil Deposit and Removal Bylaw; and other regulations as may be applicable;

That Council give first, second, and third reading to Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2021 No. 5724 to amend the volume fee requirements for soil or other material previously deposited without a permit issued pursuant to the Soil Deposit and Removal Bylaw; and

That Council direct staff to continue with the current practice of enforcing Bylaw provisions in cases where deposit or removal of soil, or other material, exceeds 600 cubic metres without a permit.

CARRIED

Councillor Woodward opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- 1. Rezoning Application No. 100643 and
Development Permit Application No. 101193
(Stevovic / 20452 – 80 Avenue)
Bylaw No. 5723
Report 21-69
File CD 08-23-0196**

Moved by Councillor Ferguson,

Seconded by Councillor Whitmarsh,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Stevovic) Bylaw 2021 No. 5723".

CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 101193

Running concurrently with this Bylaw is Development Permit No. 101193 (Stevovic / 20452 – 80 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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

I. BYLAWS FOR FINAL ADOPTION

1. **Drinking Water Conservation Bylaw Update**
Bylaw No. 5716
Report 21-71
File ENG 5600-10

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council give final reading to "Drinking Water Conservation Bylaw No. 5321 Amendment Bylaw 2021 No. 5716".
CARRIED

2. **Drainage Development Works Agreement Bylaw**
(1081760 BC Ltd.)
Bylaw No. 5697
Report 21-76
File CD 07-23-0070

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council give final reading to "Drainage Development Works Agreement (1081760 BC Ltd.) Bylaw 2021 No. 5697".
CARRIED

Councillors Arnason and Woodward opposed

I. **BYLAWS FOR FINAL ADOPTION**

3. **Rezoning Application No. 100601 and
Development Permit Application No. 101151
(19708 86 Ave Langley Holdings Corp. /
Denciti Development Corp. / 19700 Block of 86 Avenue)
Bylaw No. 5628
Report 20-105
File CD 08-27-0069**

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council give final reading to "Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (19708 86 Ave Langley Holdings Corp.) Bylaw 2020
No. 5628".
CARRIED

Development Permit No. 101151

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council authorize issuance of Development Permit No. 101151 (19708
86 Ave Langley Holdings Corp. / Denciti Development Corp. / 19700 Block
of 86 Avenue) in accordance with Attachment A subject to the following
conditions:

- a. Building plans being in 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, to the acceptance of the Township of
Langley General Manager of Engineering and Community
Development;
- c. All signage being in compliance with Schedule "A" and the
Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by
compatible architectural treatments in compliance with Schedule
"A";
- e. All refuse areas to be located in an enclosure and screened to
the acceptance of the Township of Langley General Manager of
Engineering and Community Development;
- f. All outdoor storage areas being covered by a dust free surface;

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;

I. **BYLAWS FOR FINAL ADOPTION**

- b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
- f. 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 to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

CARRIED

4. **Rezoning Application No. 100503**
Development Permit Application No. 100945
(Genaris Properties Ltd. / 20559 – 86 Avenue)
Bylaw No. 5436
Report 19-73
File CD 08-26-0192

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436".

CARRIED

Councillor Arnason opposed

Development Permit No. 100945

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100945 (Genaris Properties Ltd. / 20559 – 86 Avenue) in accordance with Attachment A subject to the following conditions:

I. BYLAWS FOR FINAL ADOPTION

- a. Building plans being in substantial compliance with Schedules “A” through “M”;
- b. On-site landscaping plans being in substantial compliance with Schedules “N” through “P”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Planting 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;
- d. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees.

CARRIED

Councillor Arnason opposed

J. CORRESPONDENCE

1. Rail Safety Week
File 0630-01

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council receive the communication from Stephen Covey, Chief of Police and Chief Security Officer, CN, requesting the week of September 20-26, 2021 be proclaimed as Rail Safety Week.

CARRIED

K. MINUTES OF COMMITTEES

1. **Tree Protection Advisory Committee – June 8, 2021**
Recreation, Culture, and Parks Advisory Committee – June 9, 2021
Seniors Advisory Committee – June 16, 2021
Council Process Committee – June 21, 2021
File 0540-20

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council adopt the Minutes from the Council Process Committee meeting held June 21, 2021 and receive the Minutes of the Council Advisory Committee meetings as listed above.

CARRIED

2. **Tree Protection Advisory Committee Recommended Motion**
File 0540-20

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council direct staff to amend the TPAC Terms of Reference to extend the duration of the committee to allow for active participation, review, and presentation of the Community Forest Management Strategy to Council.

CARRIED

3. **Council Process Committee Recommended Motion**
File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That Council defer further consideration of Official Community Plan and Rezoning Application No. 100209, Bylaws 5706 and 5707, until the Agricultural Land Commission reconsideration of the application as to the conditions for the exclusion of the properties from the Agricultural Land Reserve has been concluded.

CARRIED

Mayor Froese and Councillors Arnason, Long and Whitmarsh opposed

MEETING ADJOURNED

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That the meeting be adjourned until the conclusion of the Special Closed Meeting.

CARRIED

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
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 D.1 - Section 90(2) (b) Intergovernmental Relations;
Item D.2 - Section 90(1) (k) Negotiations;
Item E.1 - Section 90(1) (e) Property;
Item F.1 - Section 90(1) (k) Negotiations;
Item G.1 - Section 90(1) (g) Legal;
Item G.2 - Section 90(1) (c) Labour Relations;
Item G.3 - Section 90(1) (c) Labour Relations;
Item G.4 - Section 90(1) (e) Property;
Item G.5 - Section 90(1) (a) Personnel;
Item H.1 - Section 90(1) (e) Property;
Item H.2 - Section 90(1) (e) Property; (i) Solicitor-Client Privilege; and
Item H.3 - Section 90(1) (e) Property; (i) Solicitor-Client Privilege.

CARRIED

The meeting adjourned at 4:37pm.

MEETING RECONVENED

The meeting reconvened at 9:30pm.

The agenda order was varied.

E. REPORTS TO COUNCIL

- 7. Agricultural Land Commission Application No. 100383
(Sparks / 20883 Louie Crescent)
Report 21-87
File CD 09-12-0011**

MOTION LIFTED FROM THE TABLE

Moved by Councillor Long,
Seconded by Councillor Arnason,
That the motion be lifted from the table.

CARRIED

MOTION

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council consider the subdivision application submitted by Marlyn Sparks for the property located at 20883 Louie Crescent within the Agricultural Land Reserve and:

E. REPORTS TO COUNCIL

- a) Refer the application to the Agricultural Land Commission for consideration based on agricultural merits noting Council IS supportive of the proposal.

CARRIED

Councillors Arnason, Davis, Richter, and Woodward opposed

MOTION

Moved by Councillor Ferguson

Seconded by Councillor Kunst

That the Agricultural Land Commission be informed of the mover and seconder as well of the voting results of this motion.

CARRIED

Councillors Davis and Long opposed

The agenda order then resumed.

K. MINUTES OF COMMITTEES

4. Council Process Committee Recommended Motion

File 0540-20

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments.

AMENDMENT

Moved by Councillor Long,

Seconded by Councilor Davis,

That the motion be amended to state that these discussions run concurrently with the Agriculture Land Commission application.

CARRIED

Councillor Richter opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillor Long opposed

K. MINUTES OF COMMITTEES

5. Council Process Committee Recommended Motion

File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council direct staff to begin working on and bring forward for Council consideration an amendment to existing policies, or a new policy, regarding Community Benefit Contributions from future commercial and industrial lands.

CARRIED

Councillor Long opposed

L. MAYOR AND COUNCIL REPORT

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

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Richter reported that the Metro Board approved the process for consultation on Metro 2050. Also, that the Tree Regulation Toolkit is available.

N. ITEMS FROM PRIOR MEETINGS

1. Council Process Committee Recommended Motion

File 0540-20

Moved by Councillor Richter,
Seconded by Councillor Davis,
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, and/or symbol and financial agents' authorization, to 100 signs.

DEFEATED

Mayor Froese and Councillors Arnason, Kunst, Long, Whitmarsh opposed

2. Council Process Committee Recommended Motion

File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Richter,

N. ITEMS FROM PRIOR MEETINGS

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.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the 16 square feet be no more than 4x4.

CARRIED

Mayor Froese and Councillors Kunst, Long, and Whitmarsh opposed

MAIN MOTION, AS AMENDED

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

Mayor Froese and Councillors Arnason, Kunst, Long, and Whitmarsh opposed

3. Council Process Committee Recommended Motion

File 0540-20

Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Council direct staff to enforce the placement and size of political signs pro-actively, including complaint driven.

CARRIED

Councillor Long opposed

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 10:27pm.

4. Motion to Reconsider

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council reconsider the following:

Fort Langley Community Park

Public Engagement Update

Report 21-72

File ENG 0810-20

DEFEATED ON A TIE VOTE

Mayor Froese and Councillors Kunst, Long, and Whitmarsh opposed

Councillor Woodward re-entered the meeting at 10:29pm.

N. ITEMS FROM PRIOR MEETINGS

5. Motion to Reconsider

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council reconsider the following:

**Rezoning Application No. 100589
(Neufeld / 5759 - 240 Street)
Bylaw No. 5717
Report 21-68
File CD 11-09-0033
DEFEATED**

Councillors Arnason, Davis, Ferguson, Richter, and Woodward opposed

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

P. OTHER BUSINESS

1. IT Protection Against Ransomware

Moved by Councillor Richter,
Seconded by Councillor Long,
That Council direct staff to provide information on the need, cost, and
scope of work regarding implementing protection against ransomware.
CARRIED

2. Tree Protection Bylaw

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
Whereas at the Regular Council Meeting of June 14, 2021, Council
received a presentation from Catherine Grey, Community Co-Chair, Tree
Protection Advisory Committee (TPAC) and Council referred the
amendment bylaws proposed by TPAC to staff to provide a report on the
implications of the proposed changes to the Bylaw;

Whereas TPAC, in their report to Council and during Catherine Grey's
presentation, expressed urgency in the adoption of the amendments to
the Tree Protection Bylaw 2019 No. 5478 and associated amendment
bylaws; and

Whereas staff have multiple competing priorities and with the current
project capacity may be unable to provide the Report to Council in a

P. OTHER BUSINESS

manner that would ensure the potential adoption of the bylaws prior to July 31, 2021;

Therefore be it resolved that staff be directed that the Report to Council is the priority project and take all reasonable steps necessary to provide Council with the directed report at the July 12, 2021 Regular Council meeting; and

Should the Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712 receive First, Second and Third reading on July 12, 2021, staff be directed to provide a Written Public Input Opportunity with submissions provided to Council prior to the next scheduled Regular Meeting of Council on July 26, 2021 so that Council may deliberate on the amendment bylaw prior to July 31, 2021.

CARRIED

**3. Rezoning Application No. 100589
(Neufeld / 5759 - 240 Street)
Bylaw No. 5717
Report 21-68**

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas Rezoning Application No. 100589 (Neufeld / 5759 – 240 Street), Bylaw No. 5717 is a rezoning of 18 ha (44.5 acres) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots;

Whereas this Rezoning Application involves the removal of 4083 significant trees from the site;

Whereas the loss of 4083 significant trees will have a major impact on the surrounding rural area in terms of tree canopy loss, wildlife displacement, and water retention in the area;

Whereas neighbouring properties have the right to be informed of, and to comment on, potential impacts to their properties of this proposed development in terms of its impact on the rural character of the area; and

Whereas existing COVID-19 protocols do not require Public Hearings but those protocols are in the process of being eased due to increasing vaccination levels;

Therefore be it resolved that Council require a Public Hearing for this Rezoning Application No. 100589 (Bylaw No. 5717) to allow for maximum public input; and further

P. OTHER BUSINESS

That the Public Hearing be deferred until such time as a full Public Hearing can be accommodated in-person at the Fraser River Presentation Theatre, if such a deferral is needed.

MOTION DIVIDED

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

CARRIED

MOTION 1

Therefore be it resolved that Council require a Public Hearing for Rezoning Application No. 100589 (Bylaw No. 5717) to allow for maximum public input.

CARRIED

Councillor Long opposed

MOTION 2

That the Public Hearing be deferred until such time as a full Public Hearing can be accommodated in-person at the Fraser River Presentation Theatre, if such a deferral is needed.

CARRIED

Mayor Froese and Councillors Kunst, Long, and Whitmarsh opposed

4. Langley Community Farmers' Market

Moved by Councillor Long,
Seconded by Councillor Davis,
Whereas the Langley Community Farmers' Market has moved to its location from the City of Langley to Township property at the Derek Doubleday Arboretum; and

Whereas the Society provides a great benefit to the community in hosting the weekly market;

Therefore be it resolved that Township of Langley Council provide a community grant of \$2500 to the society to assist with costs associated with providing this wonderful market on Township property at the Derek Doubleday Arboretum.

CARRIED

5. Request for Explanation and Confirmation of RCMP Officer Timelines

Moved by Councillor Woodward,
Seconded by Councillor Richter,

P. OTHER BUSINESS

Whereas:

1. The Township of Langley's pace of development and increasing population requires ongoing expansion of its law enforcement capacity;
2. Council has funded an additional fifteen RCMP officers since 2018 and the Township of Langley has received only four; and
3. There are approximately 21 RCMP officer vacancies for the Township of Langley within the Langley RCMP detachment currently, and significant vacancies have persisted for many years;

Therefore be it resolved that Township of Langley request from the Royal Canadian Mounted Police a written summary outlining the following:

- A. Reasons for the continuation of significant RCMP officer vacancies and the RCMP's ongoing, apparent challenge to provide the law enforcement capacity needed, requested and funded by Council; and
- B. When the current RCMP officer vacancies for the Township of Langley and Langley RCMP detachment will be filled.

CARRIED

Councillor Long opposed

Councillor Long presented the following Notice of Motion for consideration at the next Regular Council Meeting:

6. In-person and Online Participation in Council Meetings

WHEREAS the State of Provincial Emergency over the Covid pandemic is likely to lift over the next couple of months, and The Township of Langley will need to adjust its bylaw in regards to Council meeting procedures;

BE IT RESOLVED that staff look at our procedural bylaws to allow in-person and online participation from the public, staff and council members - suggest amendments to bring back to council for consideration so that new procedures can be implemented if/when the Provincial State of Emergency is lifted.

R. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 11:00pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk