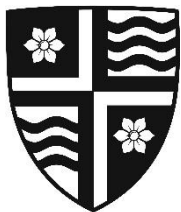


Township of
Langley



Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, July 26, 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, S. Ruff, R. Seifi, and J. Winslade

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

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 – July 26, 2021

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Council meeting held July 26, 2021.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 12, 2021

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Council meeting held July
12, 2021.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – July 12, 2021

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Public Hearing meeting held July 12, 2021.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

1. Review of Additional Density Fees and Charges for Residential, Commercial and Industrial Developments

Eric Vance, Eric Vance & Associates, provided a presentation regarding a review of additional density fees and charges for residential, commercial and industrial developments. He stated the three key principles applied by the Township, per provincial guidance for CAC programs:

1. The need for more amenities as a result of new development is clearly demonstrated (“nexus”);
2. The contribution by a developer is proportional to the impact that their development generates (“proportionality”); and
3. The manner in which the CAC rates have been calculated and how the funds collected are to be spent is clear (“transparency”).

From 2018 to May 2021, 60 residential applications sought an OCP amendment. Of these 60 applications, 27 (45%) were seeking an increase in the maximum permitted density. The average increase in density being sought was 35%, about 1/3 more density than permitted in the OCP.

Practice has been to collect three times the standard CAC rate, an approach generally accepted by the industry as reasonable. Most municipalities have rates that vary between neighbourhoods, but several have rates that apply community-wide. Developers generally prefer fixed rates.

Options for residential applications include:

1. Negotiate added CACs on a case-by-case basis;
2. Apply the same fixed rates that are already established;
3. Establish fixed rates for the added density.

Option 3 is recommended as it fits best with the Township’s existing CAC programs where there is a high level of transparency and no uncertainty for developers.

D. PRESENTATIONS

For non-residential applications, it is challenging to establish reasonable fixed CAC rates and the Township should determine the appropriate CAC contribution on a negotiated, case-by-case basis. In determining the most appropriate approach to gaining CACs from added densities, input should be sought from the development industry, the public, and other interested parties.

E. REPORTS TO COUNCIL

**1. Review of Additional Density Fees and Charges for Residential, Commercial and Industrial Developments
Report 21-96
File CD 6410-01**

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council receive the report titled Review of Additional Density Fees and Charges for Residential, Commercial and Industrial Developments, presented as Attachment A to this report, for information and direct staff to bring forward the necessary policies and regulations for Council's consideration.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the motion be amended to include the following:

"And further to investigate the use of Floor Area Ratios in other areas of the Township".

CARRIED

Councillor Long opposed

MOTION DIVIDED

Moved by Councillor Long,
Seconded by Councillor Arnason,
That the Main Motion be voted on separately from the Amendment.

CARRIED

Councillors Kunst, Richter, Whitmarsh and Woodward opposed

MAIN MOTION

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

CARRIED

Councillor Woodward opposed

E. REPORTS TO COUNCIL

AMENDMENT

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

Councillors Long and Woodward opposed

**2. Development Permit Application No. 101203
(Jang / 4010 – 200 Street)
Report 21-98
File CD 07-35-0156**

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
That Council consider Development Permit No. 101203 as presented in this
report and provide direction to staff.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That Development Permit Application No. 101203 (Jang/4010-200 Street)
be amended to advise the proponent to revise the proposal to better align
with the guidelines.

AMENDMENT CHANGED TO A REFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That the Amendment be changed to a Referral as follows:

That Development Permit Application No. 101203 (Jang/4010-200 Street)
be referred back to staff to advise the proponent to revise the proposal to
remove the drive-thru.

CARRIED

Mayor Froese and Councillors Kunst, Long, and Whitmarsh opposed

**3. Temporary Expansion of Patio Seating
Report 21-97
File CD 7130-30-002**

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council extend the temporary expansion of patio seating for existing
restaurants, cafes, pubs, craft breweries, wineries, distilleries and cideries
until June 1, 2022, consistent with the Liquor and Cannabis Regulation
Branch Policy, where applicable.

CARRIED

E. REPORTS TO COUNCIL

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 3:04pm.

4. Connected Communities Pilot Project

Report 21-100

File ENG 1855-35-040

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council approve submission of an application to the B.C. Active Transportation Infrastructure Grant Program for funding of up to \$500,000 to implement the Connected Communities Pilot Project;

That Council pre-approve \$550,000 as part of the 2022 Transportation Capital Budget, as matching funds to complete an integral component of the Project, with the next phase of the Pedestrian and Cycling Infrastructure Project in Fort Langley from Trattle Street to Wright Street; and further

That Council direct staff to apply for participation in the Provincial Electric Kick Scooter Pilot Project and bring forward applicable bylaws for Council's consideration at a future date should the Province support the application.

CARRIED

Councillor Woodward re-entered the meeting at 3:08pm.

**5. Agricultural Land Commission Application No. 100390
(Field Drilling Contractors Ltd. / 25320 Fraser Highway)**

Report 21-95

File CD 10-26-0036

Moved by Councillor Ferguson
Seconded by Councillor Long,
That Council consider the non-farm use application submitted by Larry Field on behalf of Field Drilling Contractors Ltd. to the Agricultural Land Commission to permit expansion of a drilling business on a portion of the property located at 25320 Fraser Highway within the Agricultural Land Reserve and refer the application to the Agricultural Land Commission for consideration based on agricultural merits.

DEFEATED

Councillors Arnason, Davis, Richter, Whitmarsh and Woodward opposed

F. BYLAWS FOR FIRST AND SECOND READING

- 1. Rezoning Application No. 100593 and Development Permit Application No. 101179 (1185954 BC Ltd. / Kumar Architecture Ltd. / 7189 – 208A Street)
Bylaw No. 5732
Report 21-99
File CD 08-13-0091**

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1185954 BC Ltd.) Bylaw 2021 No. 5732, rezoning land located at 7189 - 208A Street to Residential Compact Lot Zone R-CL(RH) to facilitate the development of five (5) rowhouse units subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Northeast Gordon Estate 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 208A Street and 72 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan;
4. Provision of final off-site and on-site landscape design plans, fencing, signage, landscaping details and security;
5. 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);
6. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual rowhouse units;
 - b. Prohibiting access from 72 Avenue;
 - c. Providing for shared access easement / driveway via 208A Street and visitor parking space;
7. Compliance with the Community Amenity Contributions Policy and the requirements of the 208 Street Area Greenway Amenity Policy;
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.

F. BYLAWS FOR FIRST AND SECOND READING

That Council at time of final reading of Rezoning Bylaw No. 5732 authorize issuance of Development Permit No. 101179, 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 Subdivision and Development 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. Completion of a subdivision to create five (5) rowhouse lots;
- e. Registration of party wall and common element maintenance agreements on the title;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, 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 of Rezoning Bylaw No. 5732 in conjunction with Development Permit No. 101179.

CARRIED

MEETING RECESSED

The meeting recessed at 3:19pm.

MEETING RECONVENED

The meeting reconvened at 3:25pm.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- 1. Rezoning Application No. 100444 and
Streamside Development Permit Application No. 101145
(Mitchell Group / Williams Business Park)
Bylaw No. 5729
Report 21-91
File CD 08-25-0098**

Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That Council give third reading to "Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (Mitchell Group / Williams Business Park) Bylaw
2021 No. 5729".

Clerk's Note: Consistent with Council's July 12, 2021 resolution, staff met with the applicant to discuss EV Charging and the applicant's commitments with regards to energy conservation and GHG reduction, as outlined in the letter dated June 24, 2021. The applicant confirmed they are committed to providing 10% of the total provided parking spaces as EV Ready Charging parking spaces, estimated at totalling 80 spaces, subject to detail review at time of Development Permit.

Further, the applicant has also confirmed that they are committed to achieving a carbon emission intensity value not exceeding 1 kg CO₂e/(m²year) through the energy conservation and carbon reduction features incorporated into the building design, inclusive of but not limited to:

- Locally sourced renewable natural gas will supply all gas loads to the facility.
- Variable refrigerant flow (VRF) technology, a recognized low Carbon energy system, will provide heating and cooling to the office buildings.
- Heat recovery ventilation to recover heat from the office buildings as it is exhausted to offset the heating energy impact of ventilation air.
- Outside air economizers to provide "free cooling" to reduce A/C energy throughout the year for the sound stage buildings.
- An enhanced performance Building Envelope. For example, double the insulation thickness in the sound stage building walls in comparison to typical building designs.
- Future resilience with rough-in for solar panels to offset electrical energy consumption in the support buildings.

Staff confirm that the above referenced commitments are in addition to development permit area guidelines in Development Permit Area O of the Willoughby Community Plan; and will form part of the conditions to the proposed Zoning Bylaw amendment, should Council elect to advance the subject application for consideration of third reading.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the Clerk's Note be amended to change the last bullet to: "future resilience with rough-in for solar panels to offset the electrical energy consumption in **ALL** buildings".

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

MAIN MOTION, AS AMENDED

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

Councillor Arnason opposed

Development Permit No. 101145

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101145
(Mitchell Group / Williams Business Park) in accordance with Attachment A
subject to the following conditions:

- a. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township;
- b. Security of agreement(s) relating to acquisition and utilization of portions of 82 and 83 Avenues to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Acceptance by the Township of Langley General Manager of Engineering and Community Development of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- d. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule C to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. 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
- f. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

That Council authorize the applicant to proceed with streamside works, and clearing and grading of the subject site following third reading, should such be granted, and in advance of final reading of Bylaw No. 5729 and issuance of a Development Permit subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a shoring plan;
5. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
6. Provision of confirmation that any on-site groundwater wells have been decommissioned in accordance with provincial requirements;
7. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
8. Provision of Traffic Management Plan and associated security;
9. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Development Permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Development Permit applications; and
10. Provision of a security bond.

CARRIED

Councillor Arnason opposed

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

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
Report 21-88
File CD 08-25-0110**

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give third and final reading to "Langley Official Community
Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)
Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw
2001 No. 4030 Amendment (Quadra Homes Ltd.) Bylaw 2021 No. 5725"

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra
Homes Ltd.) Bylaw 2021 No. 5726".

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

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Davis,
That a condition be added that the buildings are solar panel ready.

CARRIED

MAIN MOTION, AS AMENDED

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

CARRIED

Development Permit No. 101199

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council authorize issuance of Development Permit No. 101199
(Quadra Holdings Ltd.) / 8264 – 208 Street and 20880 – 83 Avenue) in
accordance with Attachment A 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.

CARRIED

J. BYLAWS FOR FINAL ADOPTION

1. Tree Protection Bylaw Update

Bylaw No. 5712

Bylaw No. 5713

Bylaw No. 5714

Report 21-89

File ENG/CD 6300-01

Moved by Councillor Whitmarsh,

Seconded by Councillor Davis,

That Council give final reading to "Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712";

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5713"; and

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714".

AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Whitmarsh,

That the definition of "Arborist Report" in the proposed Bylaw 5712 be replaced with the definition of "Arborist Report" as shown on Page 32 of Item J.1 of the Regular Meeting Agenda for July 26, 2021; and

That the definition of "Stream" in the proposed Bylaw 5712 be replaced with the definition of "Stream" as shown on Page 34 of Item J.1 of the Regular Meeting Agenda for July 26, 2021.

CARRIED

AMENDMENT

Moved by Councillor Whitmarsh,

Seconded by Councillor Kunst,

That Council direct staff to retain the provision allowing homeowners to remove one tree every 24 months without an arborist report.

DEFEATED

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

MAIN MOTION, AS AMENDED

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

CARRIED

Councillor Long opposed

J. BYLAWS FOR FINAL ADOPTION

2. Drainage Development Works Agreement

Bylaw (1116005 BC Ltd.)

Bylaw No. 5728

Report 21-93

File CD 08-14-0214

Moved by Councillor Whitmarsh,

Seconded by Councillor Kunst,

That Council give final reading to "Drainage Development Works Agreement (1116005 BC Ltd.) Bylaw 2021 No. 5728".

CARRIED

3. Highway Closure, Dedication Removal and Disposal (G&T Martini)

Bylaw No. 5731

Report C21-19

File ADM PM002977

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That Council give final reading to "Highway Closing and Dedication Removal (G&T Martini) Bylaw 2021 No. 5731".

CARRIED

Councillor Arnason opposed

4. Official Community Plan Amendment and

Rezoning Application No. 100188 and

Development Permit Application No. 100962

(QRD (Willoughby) Holdings Inc. / 7000 Block 202B Street)

Bylaw No. 5616

Bylaw No. 5617

Report 20-82

File CD 08-14-0202

Moved by Councillor Kunst,

Seconded by Councillor Davis,

That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800

Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (QRD (Willoughby) Holdings Inc.) Bylaw 2020 No. 5616"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (QRD (Willoughby) Holdings Inc.) Bylaw 2020 No. 5617".

CARRIED

Councillor Arnason opposed

J. BYLAWS FOR FINAL ADOPTION

Development Permit No. 100962

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100962 (QRD (Willoughby) Holdings Inc. / 7000 Block 202B Street) 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 Schedules "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 erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of a site 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.

CARRIED

Councillor Arnason opposed

- 5. Rezoning Application No. 100552 and
Development Permit Application No. 101046
(1116005 BC Ltd. / 7122 and 7140 – 204 Street)
Bylaw No. 5523
Bylaw No. 5524
Report 20-37
File CD 08-14-0214**

Moved by Councillor
Seconded by Councillor Ferguson,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1116005 BC Ltd.) Bylaw 2020 No. 5523"; and

J. BYLAWS FOR FINAL ADOPTION

“Township of Langley Phased Development Agreement (1116005 BC Ltd.)
Bylaw 2020 No. 5524”.

CARRIED

Councillor Richter opposed

Development Permit No. 101046

Moved by Councillor Davis,

Seconded by Councillor Kunst,

That Council authorize issuance of Development Permit No. 101046
(1116005 BC Ltd. / 7122 and 7140 – 204 Street) (streamside protection) in
accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all Residential R-1A zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community 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

Councillor Richter opposed

- 6. Rezoning Application No. 100512
Development Permit Application No. 100969
(Khotso Investment Ltd. / 8157 – 198A Street)
Bylaw No. 5446
Report 19-34
File CD 08-27-0063**

Moved by Councillor Whitmarsh,

Seconded by Councillor Long,

That Council give final reading to “Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446”.

CARRIED

Development Permit No. 100969

Moved by Councillor Long,

Seconded by Councillor Arnason,

That Council authorize issuance of Development Permit No. 100969
(Khotso Investment Ltd. / 8157 – 198A Street) in accordance with
Attachment A subject to the following conditions:

J. BYLAWS FOR FINAL ADOPTION

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- 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) to the acceptance of the Township;
- d. All signage being in compliance with Schedules “D” and in compliance with 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 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 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 in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- 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 to the acceptance of the Township;
- e. Payment of supplemental Development Permit application fees;
- f. Payment of applicable Development Cost Charges and Building Permit administration fees.

CARRIED

- 7. Rezoning Application No. 100596 and Development Permit No. 101137 (Hayer Builders Group (Parallel Townhomes Ltd. / 20249 – 80 Avenue) Bylaw No. 5677 Report 20-171 File CD 08-26-0211**

Moved by Councillor Ferguson,
Seconded by Councillor Long,

J. BYLAWS FOR FINAL ADOPTION

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Hayer Builders Group (Parallel Townhomes) Ltd.) Bylaw 2020 No. 5677”.

CARRIED

Councillors Richter and Woodward opposed

Development Permit No. 101137

Moved by Councillor Kunst,

Seconded by Councillor Davis,

That Council authorize issuance of Development Permit No. 101137 (Hayer Builders Group (Parallel Townhomes Ltd. / 20249 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all single family units;
- b. Building plans being in substantial compliance with Schedule “A”;
- c. 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;
- d. Section 404.5 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum rear yard setback for the principal building from 6 m to 5 m as indicated in Schedule “A”;
- e. Section 404.9 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum lot depth from 25 m to 22.5 m as indicated in Schedule “A”;
- f. Section 404.9 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to increase the maximum lot width from 12.59 m to 14.4 m for single family lots 5 and 6 as indicated in Schedule “A”;
- g. Section 409.5 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum rear yard setback for the principal building from 13 m to 5.4 m as indicated in Schedule “A”;
- h. Section 409.8 (1) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to allow access from a fronting street;
- i. Section 409.9 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum lot depth building from 28 m to 22.5 m as indicated in Schedule “A”;
- j. All signage being in substantial compliance with Schedule “A”;
and
- k. All refuse areas to be located in an enclosure and screened.

J. BYLAWS FOR FINAL ADOPTION

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 the subdivision to create the single family, semi-detached and townhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- d. Issuance of an energy conservation and GHG emissions reduction development permit;
- e. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- f. On-site landscaping to be secured by letter of credit at building permit stage;
- g. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

Councillors Richter and Woodward opposed

K. CORRESPONDENCE

L. MINUTES OF COMMITTEES

1. **Agricultural Advisory and Economic Enhancement Committee – June 23, 2021**
File 0540-20

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council receive the Minutes of the Council Advisory Committee meeting as listed above.

CARRIED

M. MAYOR AND COUNCIL REPORT

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

N. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended a Liquid Waste Committee meeting.

Councillor Arnason reported that she attended a Climate Action Committee meeting and a Fraser Valley Regional Library meeting.

O. ITEMS FROM PRIOR MEETINGS

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

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 (Neufeld) Bylaw 2021 No. 5717 rezoning 18.0 ha (44.5 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-1 to facilitate a development consisting of 39 rural single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. 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. Development of a storm water management plan, including the securing and transfer to the Township of a community stormwater detention facility to serve the natural catchment area;
3. Submission of geotechnical and hydrogeological reports to confirm adequacy of the lands to support the proposed land use;
4. Submission of an erosion and sediment control plan and provision of security in accordance with the Township's Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw;

O. ITEMS FROM PRIOR MEETINGS

6. 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);
7. Provision of an Agricultural Land Reserve buffer;
8. Registration of restrictive covenants:
 - a. Identifying the units (minimum 5% single family lots) required to comply with the adaptable housing requirements;
 - b. For the retention and maintenance of a 15 m wide Agricultural Land Reserve buffer located along the eastern property line of the subject site;
 - c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities;
 - d. Prohibiting access to 56 Avenue;
9. Registration of an exterior design control agreement (informed by a neighbourhood character study) ensuring that building design and site development standards are of high quality and compatible with other lots and development;
10. Compliance with the Community Amenity Contributions Policy;
11. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition 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. 5717.

DEFERRAL

Moved by Councillor Richter,

Seconded by Councillor Ferguson,

That 1st & 2nd Reading be deferred for a staff report and presentation to Council to consider the history, rural character, and development of the entire Tall Timbers area, to properly review and consider the substantial public input for trail connections, additional tree and wildlife protection and other community improvements; and further to provide more time for members of Council to properly consult with staff on this proposal.

CARRIED

Mayor Froese and Councillors Kunst, Long, and Whitmarsh opposed

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

Q. OTHER BUSINESS

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

1. Salmon River Uplands

Whereas the Township of Langley adopted its extant Rural Plan in 1993, which plan has amongst its stated goals, the retention and enhancement of the existing countryside character of those areas designated as agricultural or rural in the Official Community Plan, and

Whereas, the Salmon River Uplands are specifically addressed in the Rural Plan at paragraph 5.7.1, regarding the need for a more detailed plan to be prepared to set out policies for future growth, subdivision, and agriculture in the area, and

Whereas, specific policy goals and any planning framework for the area are currently undeveloped, and therefore do not provide adequate consideration for a variety of ensuing policy initiatives, nor an appropriate and established framework for the evaluation of proposed projects, with particular concerns already identified to include water resources, climate change mitigation method requirements, tree canopy coverage, smart growth principles, rational service provisions, and other current best management planning considerations, and

Whereas, these policy goals and objectives would further protect the Salmon River and its watershed with respect to planning around residential applications and infill in the Salmon River Uplands,

Therefore, be it resolved that Council direct staff to provide a focused review of the current plan with respect to residential subdivision development in the Salmon River Uplands, and report back to Council on potential amendments and enhancements to the plan in order to address the current gaps, until a comprehensive area plan is developed.

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
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 F.1 - Section 90(1) (c) Labour Relations;
- Item F.2 - Section 90(1) (c) Labour Relations; (g) Legal;
- Item F.3 - Section 90(1) (c) Labour Relations;
- Item F.4 - Section 90(1) (f) Law Enforcement;
- Item F.5 - Section 90(1) (i) Solicitor-Client Privilege;
- Item F.6 - Section 90(2) (b) Intergovernmental Relations;

Item F.7 - Section 90(1) (g) Legal;
Item H.1 - Section 90(2) (b) Intergovernmental Relations;
Item H.2 - Section 90(1) (e) Property; and
Item H.3 - Section 90(1) (e) Property.

CARRIED

S. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That the meeting terminate at 5:27pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk