



REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, July 25, 2016 at 7:00 PM
 Fraser River Presentation Theatre
 4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, C. Fox, B. Long, A. Quaale, K. Richter,
 M. Sparrow, and B. Whitmarsh

M. Bakken, S. Gamble, R. Seifi, and H. Tsikayi

W. Bauer, K. Stepto, and P. Tulumello

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - July 25, 2016

Moved by Councillor Fox,
 Seconded by Councillor Arnason,
 That Council adopt the agenda and receive the agenda items of the
 Regular Evening Council meeting held July 25, 2016.
 CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - July 11, 2016

Moved by Councillor Fox,
 Seconded by Councillor Quaale,
 That Council adopt the Minutes of the Regular Evening Council meeting
 held July 11, 2016.
 CARRIED

B.2 Public Hearing Meeting - July 11, 2016

Moved by Councillor Fox,
 Seconded by Councillor Quaale,
 That Council adopt the Minutes of the Public Hearing meeting held July 11,
 2016.
 CARRIED

C. PRESENTATIONS

D. DELEGATIONS**D.1 Fort Langley BIA
File 0550-07**

Eric Woodward, Fort Langley BIA appeared before Council to discuss denial of road closure application for the September 10, 2016 Fort Food Festival. He noted that the BIA is trying to establish the event over the next few years as a significant annual event within the Township. The application is for a smaller road closure than annually approved for the Cranberry Festival, along Glover Road from 96 Avenue to Mavis Avenue. He asked Council to direct staff to approve the road closure.

**D.2 Peter Kravchuke
File 0550-07**

Peter Kravchuke appeared before Council to discuss moving the new Highway 1 Overpass from 216 Street to Glover Road. He stated that he was representing a group of neighbours who wish to ask Council to write the federal and provincial governments to encourage them to move the proposed 216 Street Interchange to Glover Road for the following reasons:

- Glover Road overpass needs to be replaced
- Glover Road has buffers - 216 Street does not
- Elevations are lower on Glover Road than on 216 Street
- Glover Road provides access to Trinity Western University, Fort Langley, and historic and current truck routes
- Glover Road is already a truck route - 216 Street is not

**D.3 Graeme Harfman
File 0550-07**

Graeme Harfman appeared before Council to discuss issues with the 216 Street Interchange in Walnut Grove. He noted that a 1000 signature petition against the interchange was sent to the Ministry of Transportation in April. He stated that many residents in the area were told in the past that the interchange was going to be placed on 217A Street. Concerns from several residents regarding noise and safety were presented.

**D.4 People Serving People
File 0550-07**

Request from People Serving People to appear before Council to discuss program initiatives that will better the economy, the less fortunate and our youth.

Clerk's Note: This delegation was referred to the next Council Priorities Committee meeting.

**D.5 Patrick Convey/Horimoto Family
File 0550-07**

Patrick Convey/Horimoto Family appeared before Council to discuss the lack of safe routes across 216 Street between 91 Avenue and 96 Avenue. He commented that there is no crosswalk and the sidewalk does not connect between 91 and 92 Avenue. He stated that this problem will be exacerbated by the increased traffic volume due to the 216 Street Interchange. He asked Council to address pedestrian safety concerns on 216 Street.

**D.6 Dave Bramley
File 0550-07**

Dave Bramley appeared before Council to discuss the 216 Street Interchange. He stated that he would not like 216 Street used as a truck route north of Telegraph Trail. He asked Council to block access to the Forest Hills Community at Telegraph Trail and 216 Street.

**D.7 Robin Krantz
File 0550-07**

Robin Krantz appeared before Council to discuss the 216 Street Interchange. She commented that she would like to see the interchange moved to Glover Road.

**D.8 Linda Nash
File 0550-07**

Request from Linda Nash to appear before Council to discuss the 216 Street Interchange.

Clerk's Note: This delegation request was not approved.

E. REPORTS TO COUNCIL

**E.1 Development Permit Application No. 100820
(1074027 BC Ltd. / 20400 Block 86 Avenue)
Report 16-74
File CD 08-26-0170**

Moved by Councillor Fox,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100820 to 1074027 BC Ltd. For property located in the 20400 block of 86 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A"

through “M”;

b. On-site landscaping plans being in substantial compliance with Schedules “N” to “R”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

- a. Registration of a party wall and common element maintenance agreement on the title of all lots;
- b. Registration of a restrictive covenant prohibiting garages from being used or developed for purposes other than parking of vehicles;
- c. Registration of a restrictive covenant prohibiting the development of secondary suites within individual units;
- d. Registration of an easement securing the required visitor parking spaces;
- e. Registration of a restrictive covenant identifying the units (minimum 5%) required incorporate the Basic Adaptable Housing Requirements Policy;
- f. Discharge of the restrictive covenant prohibiting issuance of a building permit for the subject lands until such time as a development permit is issued;
- g. Landscaping and boulevard treatment being secured by letter of credit at building permit;
- h. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and further
- i. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

Submissions regarding Development Permit No. 100820 from the public.

1. J. Breeden, a Langley resident, was in attendance and stated his opposition.

CARRIED

Councillor Arnason opposed

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100443
Development Permit Application No. 100804
(Woodbridge NW (Yorkson) Ltd. / 20451 - 84 Avenue)
Bylaw No. 5220
Report 16-78
File CD 08-26-0134**

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 (Woodbridge NW (Yorkson) Ltd.) Bylaw 2016 No. 5220 rezoning 0.97 ha (2.40 ac) of land located at 20451 – 84 Avenue to Comprehensive Development Zone CD-77, to facilitate the development of 48 townhouse units, subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204 Street and 84 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and enhancement of lands being added to the environmental conservation area adjacent to Yorkson Creek to the acceptance of the Township, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
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), to the acceptance of the Township;
7. Compliance with Child Friendly Amenity Area requirements to the acceptance of the Township;
8. Registration of a cross access easement in favour of the property to the north (Lot 24 NWP48848) for emergency access purposes;

9. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
 - c. Identifying the units (minimum 5%) required to incorporate the Basic Adaptable Housing Requirements Policy;
10. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and further
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5220 authorize the issuance of Development Permit No. 100804 for the proposed development subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "M", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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

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

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5220 in conjunction with the hearing for proposed Development Permit No. 100804.

REFERRAL

Moved by Councillor Quaale,

Seconded by Councillor Whitmarsh,

That Rezoning Application No. 100443 and Development Permit Application No. 100804 be referred to staff to work with the proponent to reduce the number of tandem parking spaces and increase visitor parking and increase overall parking on the site.

CARRIED

Mayor Froese and Councillors Fox and Long opposed

F.2

Rezoning Application No. 100457
(Thunderbird Centre / 20159 - 88 Avenue)
Bylaw No. 5211
Report 16-77
File CD 08-35-0260

Moved by Councillor Fox,

Seconded by Councillor Long,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Thunderbird Centre) Bylaw 2016 No. 5211 amending Comprehensive Development Zone CD-29, as it pertains to land located at 20159 – 88 Avenue to allow a non-accessory licensee retail store, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5211.

CARRIED

F.3

Official Community Plan Amendment and
Rezoning Application No. 100125
Development Permit Applications No. 100840 and 100835
(Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street)
Bylaw No. 5206
Bylaw No. 5207
Report 16-79
File CD 08-23-0126

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council give first and second 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 (Garcha Properties) Bylaw 2016 No. 5206 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties) Bylaw 2016 No. 5207 rezoning 4.3 ha (10.6 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase to Comprehensive Development Zone CD-77 and Residential Compact Lot Zones R-CL(A) and R-CL(SD), to facilitate development of approximately 184 townhouse units, eight (8) single family lots, and two (2) semi-detached lots, subject to the following development prerequisites being satisfied prior to final reading:

1. In accordance with the Yorkson Neighbourhood Plan requirements:
 - a. Provide the designated elementary school site to the acceptance of the School District;
 - b. Provide the designated neighbourhood park site to the acceptance of the Township;
 - c. Provide an update to the overall layout plan for the Southwest Phase including roads, greenways, environmental setbacks and land use to the acceptance of the Township;
2. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;
3. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
4. Provision of road dedications, widenings, and necessary traffic improvements for 76 Avenue, 206 Street, 207 Street, and 208 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
5. Dedication and construction of a 4.5 metre wide street greenway on the west side of 208 Street, a 15 metre wide ecological greenway between 207 Street and 208 Streets including wildlife tunnel connections across 207 and 208 Streets, and dedication of land for riparian area protection to the acceptance of the Township, including final acceptance of the greenway landscape design plans, watercourse and habitat compensation landscape plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
6. Provision of an overall Child Friendly Amenity Area (CFAA) master plan for the parcels being rezoned to the acceptance of the Township;

7. 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), to the acceptance of the Township;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting clearing of the townhouse and mixed residential sites until such time as a final tree management plan is secured to the acceptance of the Township for those sites;
 - b. Identifying the lots/units (minimum 5% of single family and townhouse units) required to incorporate the Basic Adaptable Housing Requirements Policy; and,
 - c. Prohibiting driveway access to 208 Street and 76 Avenue.
9. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable greenway amenity fee;
10. Council adoption of a Heritage Revitalization Agreement Authorization Bylaw with respect to restoration and relocation of the Thomas Bird Parry-Evans Heritage Residence.
11. Council adoption of a Development Permit for the proposed townhouse site and semi-detached units.
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider 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 (Garcha Properties) Bylaw 2016 No. 5206 consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, and with the consultation requirements of the Official Community Plan Consultation Policy (07-160).

That Council, at the time of final reading of Rezoning Bylaws No. 5206 and 5207, authorize issuance of Development Permit No. 100835 (Attachment B) to modify the Streamside Protection and Enhancement Area (SPEA) widths adjacent to Class B watercourses in accordance with Section 3.2.20 of the Streamside Protection and Enhancement Bylaw 2006 No. 4485 and to undertake works within SPEAs on the project site subject to the following conditions:

- a. Dedication and protection (i.e. fencing, signage) of the Streamside Protection and Enhancement Area as shown in Schedule "A" to the

acceptance of the Township;

- b. Completion of a streamside restoration and enhancement plan in substantial compliance with Schedule "A" and in compliance with Streamside Protection Bylaw No. 4485 to the acceptance of the Township;
- c. Completion of works in accordance with the accepted streamside restoration and enhancement plan, or provision of a security deposit for completion of works subsequent to issuance of Development Permit No. 100835;
- d. Designation of an Environmental Monitor (EM) having the authority to stop any work(s) that, in the EM's opinion, have the potential to impact on the SPEA;
- e. Attainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township; and,
- f. Completion of a four-year monitoring program including annual inspections in accordance with Schedule "A" and Streamside Protection and Enhancement Bylaw 2006 No. 4485 to the acceptance of the Township;

That Council authorize the issuance of Development Permit No. 100840, at the time of final reading of Bylaws No. 5206 and 5207, for the single family portion of the development, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for lands zoned Residential Compact Lot Zone R-CL(A), ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and further

That Council authorize staff to schedule the required public hearing for Neighbourhood Plan Amendment and Rezoning Bylaws No. 5206 and 5207 in conjunction with the hearing for proposed Development Permit No's. 100840 and 100835.

CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING**G.1 Loan Authorization Bylaws for Roads Capital Works****Bylaw No. 5232****Bylaw No. 5233****Report 16-82****File FIN 1760-01**

Moved by Councillor Fox,

Seconded by Councillor Davis,

That Council give first, second, and third reading to the Overpass

Widening: 208 Street Loan Authorization Bylaw 2016 No. 5232 for the purpose of borrowing funds in the amount of \$11,716,000 to undertake widening of the 208 Street Overpass. (Attachment "A"); and

That Council give first, second, and third reading to the 216 Street Interchange at Highway 1 Loan Authorization Bylaw 2016 No. 5233 for the purpose of borrowing funds in the amount of \$13,744,080 to contribute the Township's share of a Provincially managed project to create a new interchange on Highway 1 at 216 Street and to fund complementary related Local Road Network Improvements. (Attachment "B").

CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING**H.1 Rezoning Application No. 100437****(Watt / 3134 - 196 Street)****Bylaw No. 5228****Bylaw No. 5229****Report 16-66****File CD 07-22-0025**

Moved by Councillor Fox,

Seconded by Councillor Long,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Watt) Bylaw 2016 No. 5228"; and

"Township of Langley Phased Development Agreement (Watt) Bylaw 2016 No. 5229".

AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Davis,

That 30% of the significant trees be retained on the site.

DEFEATED

Mayor Froese and Councillors Arnason, Fox, Long, Quaale, Sparrow, and Whitmarsh opposed

AMENDMENT

Moved by Councillor Quaale,

Seconded by Councillor Arnason,

That the following development prerequisite be added as requirements and be fully funded by the proponent:

1. That Council vary the Tree Replacement Plan requirements: Schedule I, Appendix B, Section 2 of the Township's Subdivision and Development Servicing Bylaw, to require a tree replacement program equivalent to the number of significant trees identified as existing on the site based on the Integrated Site Design Concept plan submitted by the applicant.

CARRIED**MAIN MOTION, AS AMENDED**

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

Councillors Arnason, Davis, Richter, and Sparrow opposed

H.2**Rezoning Application No. 100438**

**(505050 Development Corporation / Kooner /
19685, 19721, 19769, 19779, 19803 - 32 Avenue)**

Bylaw No. 5223

Bylaw No. 5224

Report 16-70

File CD 07-27-0079

Moved by Councillor Whitmarsh,

Seconded by Councillor Fox,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (505050 Development Corporation / Kooner) Bylaw 2016 No. 5223"; and

"Township of Langley Phased Development Agreement (505050 Development Corporation / Kooner) Bylaw 2016 No. 5224".

AMENDMENT

Moved by Councillor Quaale,

Seconded by Councillor Sparrow,

That the following development prerequisites be added as requirements and be fully funded by the proponent:

1. That Council vary the Tree Replacement Plan requirements: Schedule I, Appendix B, Section 2 of the Township's Subdivision and Development Servicing Bylaw, to require a tree replacement program equivalent to the number of significant trees identified as existing on the site based on the Integrated Site Design Concept plan submitted by the applicant."
2. Completion of a Traffic Impact Study to analyze the traffic flows of the interior roads of the subdivision; and,
3. Traffic signalization be added at the intersection of 32 Avenue and 198 Street.

MOTION TO DIVIDE

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That the amendment be divided.
CARRIED

Councillors Davis and Richter opposed

AMENDMENT

That the following development prerequisite be added as requirement and be fully funded by the proponent:

1. That Council vary the Tree Replacement Plan requirements: Schedule I, Appendix B, Section 2 of the Township's Subdivision and Development Servicing Bylaw, to require a tree replacement program equivalent to the number of significant trees identified as existing on the site based on the Integrated Site Design Concept plan submitted by the applicant.
CARRIED

Councillor Long opposed

AMENDMENT

That the following development prerequisite be added as requirement and be fully funded by the proponent:

1. Completion of a Traffic Impact Study to analyze the traffic flows of the interior roads of the subdivision.
CARRIED

Councillors Arnason and Fox opposed

AMENDMENT

That the following development prerequisite be added as requirement and be fully funded by the proponent:

1. Traffic signalization be added at the intersection of 32 Avenue and 198 Street.

DEFERRAL

Moved by Councillor Long,

Seconded by Councillor Fox,

That the amendment for a traffic signal at 32 Avenue and 198 Street be deferred until after the Traffic Impact Study has been received.

CARRIED

Councillors Arnason and Richter opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillors Arnason, Davis, Richter, and Sparrow opposed

MEETING RECESSED

The meeting recessed at 9:31pm.

MEETING RECONVENED

The meeting reconvened at 9:40pm.

I. BYLAWS FOR FINAL ADOPTION

- I.1 Highway Closure, Dedication Removal and Disposal
(0991113 BC Ltd.)
Bylaw No. 5210
Report 16-23
File ADM 0890-45**

Moved by Councillor Fox,

Seconded by Councillor Davis,

That Council give final reading to "Highway Closing and Dedication Removal (0991113 BC Ltd.) Bylaw 2016 No. 5210".

CARRIED

Councillor Arnason opposed

- I.2 Highway Closure, Dedication Removal and Disposal
(Township - 30A Avenue)
Bylaw No. 5226
Report 16-24
File ADM 0890-45**

Moved by Councillor Long,
 Seconded by Councillor Davis,
 That Council give final reading to "Highway Closing and Dedication
 Removal (Township) Bylaw 2016 No. 5226".

CARRIED

I.3 Animal Control Bylaw Amendment

Bylaw No. 5230

Report 16-71

File CD 3900-25

Moved by Councillor Davis,
 Seconded by Councillor Arnason,
 That Council give final reading to "Township of Langley Animal Control
 Bylaw 2005 No. 4440 Amendment Bylaw 2016 No. 5230".

CARRIED

**I.4 Rezoning and Official Community Plan
 Amendment Application No. 100108 and
 Development Permit Application No. 100724
 (Suncor Capital Corp. / 7750 - 208 Street and
 20895 - 77A Avenue)**

Bylaw No. 5048

Bylaw No. 5049

Report 14-12

File CD 08-24-0062

Moved by Councillor Long,
 Seconded by Councillor Fox,
 That Council give 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 (Suncor Capital Corp.) Bylaw 2014 No. 5048"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Suncor
 Capital Corp.) Bylaw 2014 No. 5049"

CARRIED

Councillors Arnason, Davis, and Richter opposed

Development Permit No. 100724

Moved by Councillor Long,
 Seconded by Councillor Fox,
 That Council authorize issuance of Development Permit No. 100724
 (Suncor Capital Corporation) in accordance with Attachment A subject to

the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “W”;
- b. Landscaping plans being in substantial compliance with Schedules “X” through “CC”, and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Child Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All refuse areas to be located in underground garages or screened enclosures;

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. 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;
- c. Landscaping and boulevard treatment being secured by letter of credit;
- d. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the Tree Management Plan is in place.

CARRIED

Councillors Arnason, Davis, and Richter opposed

I.5

Rezoning Application No. 100455
(Plutosa Enterprises Ltd. / 19875 - 96 Avenue)
Bylaw No. 5212
Bylaw No. 5213
Report 16-58
File CD 09-03-0124

Moved by Councillor Quaale,

Seconded by Councillor Sparrow

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Plutosa Enterprises Ltd.) 2016 Bylaw No. 5212”;
 and

“Animal Control Bylaw 2005 No. 4440 Amendment Bylaw 2016 No. 5213”.
 CARRIED

**I.6 Rezoning Application No. 100442
Development Permit Application No. 100803
(Essence Properties Inc. / 6985 - 200 Street)
Bylaw No. 5179
Report 16-01
File CD 08-15-0169**

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That Council give final reading to "Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (Essence Properties Inc.) Bylaw 2016 No. 5179".
CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 100803

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council authorize issuance of Development Permit No. 100803
(Essence Properties Inc. / 6985 – 200 Street) in accordance with
Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. On-site landscaping plans being in substantial compliance with Schedule "I" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. Section 940.4 of Township Zoning Bylaw No. 2500 being varied to permit a lot coverage of 45% as shown in Schedule "B";

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

Councillors Arnason and Richter opposed

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including Langley Hospice Open House, RCMP Cadet Camp ceremony, and Aldergrove Fair Days.

K. METRO VANCOUVER REPRESENTATIVES REPORT

K.1 Tour of the Northwest Langley Sewage Treatment Plant

Councillor Fox discussed an invitation for Council to tour the Northwest Langley Sewage Treatment Plant.

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

M. ITEMS FROM PRIOR MEETINGS

M.1 Development Permit Application No. 100830 (Beedie Development Group / 27200 Block of 48 Avenue) Report 16-75 File CD 14-05-0092

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council authorize issuance of Development Permit No.100830 to 161884 Canada Inc. for property located in the 27200 block of 48 Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" and "B"
- b. Landscape plans being in substantial compliance with Schedule "C" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Section 111.3 (required landscaping area along an interior side lot line) of the Township's Zoning Bylaw No. 2500 being varied from a minimum of

3.0 metres to 1.52 metres (along the north side of the panhandle access), and from 3.0 metres to 1.14 metres (along the south side of the panhandle access), as shown in Schedule "C".

- f. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All chain link fences being black vinyl with black posts and rails;
- h. All outdoor storage areas being covered by a dust free surface; and further
- i. Registration of a restrictive covenant limiting access to the site from 48 Avenue to left-in and right-out turning movements.

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. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- c. On-site landscaping being secured by a letter of credit at the Building permit stage; and further
- d. Payment of supplemental Development Permit application fees.

MEETING EXTENDED

Moved by Councillor Quaale,
Seconded by Councillor Davis,
That the meeting be extended to 10:30pm.
CARRIED

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the following condition be added as condition "J":

The Township of Langley advise the Department of Fisheries and Ocean's (DFO) of the application, and request that the DFO ensures that Development Application No. 100830 complies with all applicable Federal Government statutes and regulations.

CARRIED

Mayor Froese and Councillors Quaale and Whitmarsh opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillor Arnason opposed

N. OTHER BUSINESS

N.1 Brookwood-Fernridge

Moved by Councillor Fox,
Seconded by Councillor Quaale,
Whereas:

1. The Brookwood-Fernridge Official Community Plan (OCP) was adopted on August 31, 1987 unanimously by Mayor Nundal and Councillors Arnason, Boyle, Fowler, Rennie, Scholtens and Searle and that plan has been in full force and effect since that date;
2. The completion of the 'updated' Brookwood-Fernridge OCP had been established by Council as the highest priority on the Council work plan;
3. Recently Council members have indicated that any update of the Brookwood-Fernridge OCP may not achieve Council endorsement upon completion of the process due to concerns about achieving consensus in the community and due to issues which may go beyond the intent of the original plan and the jurisdiction of Council;
4. Proceeding with a plan update without a healthy consensus of Council and the community is not an appropriate use of funds, the Consulting Teams' time, or the time of the Community Planning Team members;
5. Particularly as some citizens have questioned the selection of the individuals on the Brookwood Community Planning Team and alleged that the process is corrupt and asked that the planning process be terminated;
6. Some citizens have the misunderstood expectation that there will be a 'new' Official Community Plan for the undeveloped area of Brookwood when in fact the best result would have been an 'updated' version of the 1987 OCP;
7. A legal opinion received by Council clearly indicates Council must consider applications that are in accordance with the 1987 Plan; and
8. Some members of Council are very concerned about sourcing public input from community rallies and social media and the use of 'closed' Facebook sites;

Therefore be it resolved that the present public engagement process for an 'updated' Official Community Plan for the undeveloped area of Brookwood-Fernridge be terminated including winding up the engagements of any paid consultants and disbanding, with extreme thanks, the Community Planning Team whose member's character and conduct have been called into question; and further

Be it resolved that Council acknowledge that the 1987 Brookwood-Fernridge Community Plan is a duly adopted Bylaw of Council and that any application made in accordance with that Plan will be duly processed and considered by Council with current standards set out for development including all relevant environmental standards and with the accompanying CAC calculations in place.

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Long, Quaale, Richter, Sparrow, and Whitmarsh opposed

MEETING EXTENDED

Moved by Councillor Quaale,

Seconded by Councillor Davis,

That the meeting be extended to 10:45pm.

CARRIED

N.2 Fort Langley BIA Delegation

Moved by Councillor Quaale,

Seconded by Councillor Sparrow,

That Council direct staff to permit the Road Closure Application from the Fort Langley BIA for the 2016 Fort Food Festival.

CARRIED

N.3 216 Street Interchange Delegations

Moved by Councillor Richter,

Seconded by Councillor Davis,

That the delegation's comments regarding the 216 Street Interchange be referred to staff and the Ministry of Transportation for a report on whether other interchange options are feasible and possible at this time.

REFERRAL

Moved by Councillor Long

Seconded by Councillor Fox,

That this motion be referred to item F.5 of the July 25 Reconvened Regular Afternoon Meeting.

CARRIED

O. TERMINATE

Moved by Councillor Long,

Seconded by Councillor Davis,

That the meeting terminate 10:45pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Deputy Township Clerk