



REGULAR AFTERNOON MEETING OF TOWNSHIP COUNCIL

Monday, September 19, 2016 at 2:30 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, P. Tulumello, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Afternoon Council Meeting Agenda - September 19, 2016

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council adopt the agenda and receive the agenda items of the
Regular Afternoon Council meeting held September 19, 2016.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Afternoon Council Meeting - September 12, 2016

Moved by Councillor Quaale,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Afternoon Council meeting
held September 12, 2016.
CARRIED

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Whitmarsh,
Seconded by Councillor Fox,
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(1) (e) Property; (k) Negotiations;
Item G.1 - Section 90(1) (g) Legal;
Item H.1 - Section 90(1) (e) Property;
Item H.2 – Section 90(2) (b) Intergovernmental; and
Item H.3 – Section 90(1) (g) Legal.
CARRIED

MEETING RECESSED

The meeting recessed at 2:31pm.

MEETING RECONVENED

The meeting reconvened at 4:20pm.

D. PRESENTATIONS

E. DELEGATIONS

**E.1 Big Brothers Big Sisters of Langley
File 0550-07**

Mary Reeves, Big Brothers Big Sisters of Langley, appeared before Council to discuss Big Brothers Big Sisters Month and to recognize a 40 year volunteer. She noted that with the support of sponsors and volunteers, 400 children will be served in Langley in 2016. 95% of guardians feel the program meets their child's needs, and that the match is meeting their expectations.

**E.2 Eleanor Wrigley
File 0550-07**

Eleanor Wrigley appeared before Council to discuss the viability of a strata conversion for the property located at 20725-0 Avenue. She noted that there are two buildings currently on the property that are permitted within the current zoning. The property owner intends to sell one of the homes to a family member with this strata conversion.

F. REPORTS TO COUNCIL

**F.1 Strata Title Conversion Application No. 000006
(Simpson / 23963 - 36A Avenue)
Report 16-93
File CD 10-28-0030**

Moved by Councillor Whitmarsh,
Seconded by Councillor Quaale,
That Council consider approval of the strata plan, pursuant to Section 242 of the Strata Property Act, submitted by Nathan Simpson, on behalf of

1036707 BC Ltd. proposing to convert two (2) previously occupied single family dwellings located at 23963 – 36A Avenue into two (2) strata title lots, subject to the following conditions being met to the acceptance of the Township prior to Township execution of the strata plan:

1. The two (2) single family dwellings being in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township;
2. Registration of a restrictive covenant allowing only one (1) single family dwelling on each strata lot;
3. Submission of certification that each strata lot is suitable for and capable of sustaining independent septic tank and field sewerage systems in accordance with the Ministry of Health's Sewerage System Regulations, to the acceptance of the Township;
4. Registration of a restrictive covenant securing the design, construction and maintenance of the septic system (including primary and reserve field locations) as may be required; and
5. Verification that the well on each strata lot is in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township.

AMENDMENT

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That condition 6 be added as follows:

That an arborist report be provided before further construction occurs.

DEFEATED

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

MAIN MOTION

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

Councillor Richter opposed

F.2

Strata Title Conversion Application No. 000005
(Klaver / 20725 - 0 Avenue)
Report 16-95
File CD 07-02-0043

Moved by Councillor Long,
Seconded by Councillor Quaale,
That Council consider approval of the strata plan, pursuant to Section 242

of the Strata Property Act, submitted by Eleanor Wrigley, on behalf of Darrell Klaver proposing to convert two (2) previously occupied single family dwellings located at 20725 – 0 Avenue into two (2) strata title lots, subject to the following conditions being met to the acceptance of the Township prior to Township execution of the strata plan:

1. The two (2) single family dwellings being in substantial compliance with Township Bylaws and the British Columbia Building Code, to the acceptance of the Township;
 2. Registration of a restrictive covenant allowing only one (1) single family dwelling on each strata lot;
 3. Submission of certification that each strata lot is suitable for and capable of sustaining independent septic tank and field sewerage systems in accordance with the Ministry of Health's Sewerage System Regulations, to the acceptance of the Township;
 4. Registration of a restrictive covenant securing the design, construction and maintenance of the septic system (including primary and reserve field locations) as may be required; and
 5. Verification that the well on each strata lot is in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township; and
 6. Verification that there is only one driveway access for each strata lot.
- CARRIED

Councillor Richter opposed

F.3 Financial Report Update - June 30, 2016
Report 16-88
File FIN 1830-03

Moved by Councillor Davis,
Seconded by Councillor Quaale,
That Council receive the Financial Report Update – June 30, 2016 No. 16-88 for information.
CARRIED

G. CORRESPONDENCE

Moved by Councillor Fox,
Seconded by Councillor Arnason,
That Council receive the correspondence, as presented.
CARRIED

**G.1 Trinity Western University - Presentation Request
File 0550-10**

Letter received from David R. Clements, Trinity Western University, requesting approval of a 15 minute presentation at the October 3, 2016 Regular Evening Council meeting, regarding the success of the Blaauw Eco Forest agreement.

MOTION

Moved by Councillor Long,

Seconded by Councillor Fox,

That Council approve a 15 minute presentation from Trinity Western University at the October 3, 2016 Regular Evening Council meeting.

CARRIED

**G.2 International Day of Older Persons
File 0630-01**

Communications received from Leslie Gaudette, Member, Langley Seniors Community Action Table, requesting their flag be raised on September 30, 2016 to recognize the International Day of Older Persons.

MOTION

Moved by Councillor Sparrow,

Seconded by Councillor Arnason,

That Council approve the International Day of Older Persons flag be raised on September 30, 2016.

CARRIED

H. MINUTES OF COMMITTEES

**H.1 Heritage Advisory Committee - September 7, 2016
Council Priorities Committee - September 12, 2016
File 0540-20**

Moved by Councillor Long,

Seconded by Councillor Davis,

That Council adopt the Minutes from the Council Priorities Committee meeting held September 12, 2016 and receive the Minutes of the Heritage Advisory Committee meeting held September 7, 2016.

CARRIED

**H.2 Heritage Advisory Committee Recommended Motion
File 0540-20**

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council approve establishment of a task force, as per the Terms of Reference endorsed by Council on June 13, 2016, comprised of the following members: J. Aldag, A. Doyle, M. Forsythe, D. Klein Geltink, J. McGregor, D. Miller, J. Watt and A. Cappon, to run for the duration of the Historic Context and Themes Project to June 30, 2017.
CARRIED

**H.3 Council Priorities Committee Recommended Motion
File 0540-20**

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council direct staff to undertake the following steps:
1. Undertake a Needs Assessment for a Comprehensive "Preferred Target CAC" Policy approach.
2. Engage the Development Industry, stakeholders, and the public to obtain feedback.
3. Present the policy framework to Council for approval.
CARRIED

I. OTHER BUSINESS

I.1 216 Street Interchange

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas Forest Hills residents are very concerned about the proposed truck route on 216 Street north of the planned 216 Street Highway 1 Interchange, and have been meeting/contacting members of Council throughout the summer; and

Whereas Council will be receiving a report from staff on this planned 216 Street Interchange in October;

Be it resolved that Council ask staff to specifically consider the removal of truck traffic on 216 Street north of the new Interchange in their upcoming consultations with the Provincial Ministry of Transportation and in their report back to Council expected in October/November 2016.

AMENDMENT

Moved by Councillor Long,

Seconded by Councillor Arnason,

That Council ask staff to specifically include the removal of truck traffic on 216 Street, north of the new interchange and south of 88 Avenue, in their upcoming consultations with the Provincial Ministry of Transportation and in their report back to Council expected in October/November 2016.

DEFEATED

Mayor Froese and Councillors Quaale, Sparrow, Richter, and Whitmarsh opposed

MAIN MOTION

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

CARRIED

Mayor Froese and Councillors Long, Quaale, and Whitmarsh opposed

J. TERMINATE

Moved by Councillor Davis,

Seconded by Councillor Long,

That the meeting terminate at 5:56pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk