



## REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, October 17, 2016 at 7:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### 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. Sinclair, and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Evening Council Meeting - October 17, 2016**

Moved by Councillor Arnason,  
Seconded by Councillor Davis,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held October 17, 2016, as amended.  
CARRIED

Clerk's Note: Item D.1 – Delegation from Harold Swift has been moved to  
the November 7 Regular Evening Meeting.

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - October 3, 2016**

Moved by Councillor Fox,  
Seconded by Councillor Quaale,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held October 3, 2016.  
CARRIED

#### **B.2 Public Hearing Meeting - October 3, 2016**

Moved by Councillor Fox,  
Seconded by Councillor Quaale,  
That Council adopt the Minutes of the Public Hearing meeting held  
October 3, 2016.  
CARRIED

**C. PRESENTATIONS****D. DELEGATIONS****D.1 Harold Swift  
File 0550-07**

Clerk's Note: Moved to the November 7 Regular Evening Meeting.

**E. REPORTS TO COUNCIL****E.1 Development Permit No. 100799  
(Kerr Properties / 20083 - 40 Avenue)  
Report 16-105  
File CD 07-35-0150**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Fox,  
That Council authorize issuance of Development Permit No. 100799 to  
Kerr Properties 002 Ltd. for property located at 20083 – 40 Avenue subject  
to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "G";
- b. On-site landscape plans being in substantial compliance with Schedule "I" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Fascia signage being in compliance with Schedules "C", "D" and "F"; freestanding signage being in compliance with Schedule "H"; and all signage being in compliance with the Township's Sign Bylaw;
- d. Registration of a restrictive covenant to prohibit driveways from being less than 15 metres from the projected lot lines of the intersection of 40 Avenue and 200B Street;
- e. All rooftop mechanical equipment to be screened or integrated with the roof form in a manner consistent with the overall architecture of the building; 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;

- b. 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;
- c. On-site landscaping being secured by a letter of credit at the building permit stage;
- d. Provision of a 5.0 m wide road right-of-way along the full frontage on 40 Avenue;
- e. Provision of a 1.0 m wide road right-of-way along the full frontage on 200B Street;
- f. Provision of a 5.0 m by 5.0 m corner truncation at the corner intersection of 40 Avenue and 200B Street; and
- g. Payment of supplemental development permit fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

There were no submissions received from the public.  
CARRIED

## **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 16-106  
File CD 08-26-0134**

Moved by Councillor Fox,  
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 45 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 "K"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "L", 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.

CARRIED

Councillor Arnason opposed

#### **G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

#### **H. BYLAWS FOR CONSIDERATION AT THIRD READING**

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

- I.1            Rezoning Application No. 100462  
(Western Casing Distributors Ltd. / 22958 Fraser Highway)  
Bylaw No. 5241  
Report 16-96  
File CD 10-32-0081**

Moved by Councillor Long,  
Seconded by Councillor Fox,  
That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Western Casing Distributors Ltd.) Bylaw 2016 No. 5241".

CARRIED

- I.2            Rezoning Application No. 100461  
(Austeville Properties Ltd. / 20146 - 100A Avenue)  
Bylaw No. 5235  
Report 16-94  
File CD 09-02-0096**

Moved by Councillor Quaale,  
Seconded by Councillor Fox,  
That Council give third and final reading to "Township of Langley Zoning  
Bylaw 1987 No. 2500 Amendment (Austeville Properties Ltd.) Bylaw 2016  
No. 5235".  
CARRIED

#### **J. BYLAWS FOR FINAL ADOPTION**

- J.1            2016 Amendments to the Permissive Tax Exemption Bylaws  
Bylaw No. 5242  
Report 16-98  
File FIN 1970-04**

Moved by Councillor Fox,  
Seconded by Councillor Sparrow,  
That Council give final reading to "Charitable and Not-For-Profit Permissive  
Tax Exemption Amending Bylaw 2016 No. 5242".  
CARRIED

#### **K. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties  
including Barston Pump Station and NW Langley Sewage Treatment Plant  
tours, South of the Fraser UDI Mayor's Panel, Langley Leadership prayer  
Breakfast, and the Mayor's Charity Ball.

#### **L. METRO VANCOUVER REPRESENTATIVES REPORT**

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

The following item has been brought forward from the October 3, 2016 Special Closed  
Council meeting:

- M.1            Road Dedication**

Whereas Brenda Alberts made significant contributions to the Township of  
Langley both civically, culturally and personally; and

Whereas Brenda Alberts passed away all too suddenly and her  
contributions need to be honored and remembered;

Therefore be it resolved that 96th Avenue between Billy Brown Road and Glover Road be dedicated as "Brenda Alberts Way" and that each of the five intersections on the route be designated by way of a commemorative street sign.

CARRIED

**N. OTHER BUSINESS**

**O. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Fox,  
That the meeting terminate at 7:19pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

\_\_\_\_\_  
Township Clerk