



## REGULAR EVENING COUNCIL MEETING

Monday, March 6, 2017 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,  
and B. Whitmarsh

M. Bakken, S. Gamble, R. Seifi, K. Sinclair, and P. Tulumello

W. Bauer and K. Stepto

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

#### **A.1 Regular Evening Council Meeting - March 6, 2017**

Moved by Councillor Quaale,  
Seconded by Councillor Fox,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held March 6, 2017.  
CARRIED

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

#### **B.1 Regular Evening Council Meeting - February 20, 2017**

Moved by Councillor Fox,  
Seconded by Councillor Arnason,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held February 20, 2017.  
CARRIED

#### **B.2 Public Hearing Meeting - February 20, 2017**

Moved by Councillor Fox,  
Seconded by Councillor Arnason,  
That Council adopt the Minutes of the Public Hearing meeting held  
February 20, 2017.  
CARRIED

**C. PRESENTATIONS****D. DELEGATIONS**

**D.1            Patricia Bell**  
**Community Energy Association**  
**File 0550-07**

Patricia Bell, Manager of Planning and Director of Education, Community Energy Association, appeared before Council to discuss the cross-Canada “Community Energy and Emissions Planning: Getting to (and through) Implementation” program. She noted that the Community Energy Association is a charitable, non-profit society whose goal is to accelerate climate action with people and projects. She presented statistics on the Township’s energy use and greenhouse gas emissions. The BC Energy Step Code, an implementation guide and training capacity assessment, has been developed for municipalities. There is anticipated federal support for electric vehicle infrastructure to compliment BC support.

**D.2            Steve Sach, Joerg and Silke Schuetz**  
**File 0550-07**

Steve Sach, Joerg and Silke Schuetz, appeared before Council to discuss denied filming permits for 558 – 248 Street, Langley, BC. S. Sach commented that many applications to film on his property have been denied due to excessive filming in the area. He stated that this is affecting him financially.

**E. REPORTS TO COUNCIL**

**E.1            Development Permit Application No. 100862**  
**(Mellis Holdings Ltd. / 23166 and 23184 Fraser Highway)**  
**Report 17-18**  
**File CD 10-32-0097**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That Council authorize issuance of Development Permit No. 100862 to Mellis Holdings Ltd. for properties located at 23166 and 23184 Fraser Highway subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “E”;
- b. Landscape plans being in substantial compliance with Schedule “F” 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 Schedule “C” and the Township’s

Sign Bylaw;

- d. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turns and location of driveways on Fraser Highway and 232 Street.
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township as shown on Schedule "D"; and
- g. All outdoor storage areas being covered by a dust free surface.

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

- a. Completion of a Servicing Agreement with the Township to secure any utility upgrades and extensions in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. 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;
- d. Consolidation of the two subject properties into one lot;
- e. 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;
- f. 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;
- g. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- h. Payment of supplemental Development Permit, Development Cost Charges, and building permit administration fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

**E.2            Development Permit No. 100860  
(199 St. Holdings Ltd./ 8029 - 199 Street)  
Report 17-17  
File CD 08-27-0038**

Moved by Councillor Arnason,  
Seconded by Councillor Davis,  
That Council authorize issuance of Development Permit No. 100860 to 199 St. Holdings Ltd. for property located at 8029 – 199 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedule “I”;
- 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. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- e. 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. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental development permit application fees; and

g. Payment of applicable Development Cost Charges and building permit administration fees.

Submissions from the public:

1. H. Noertz, a Surrey resident, was in attendance and expressed concerns regarding parking in the area.

CARRIED

## **F. BYLAWS FOR FIRST AND SECOND READING**

**F.1           Zoning Bylaw Amendment  
Child Friendly Amenity Area Regulations  
Bylaw No. 5248  
Report 17-21  
File CD BA000012**

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 (Child Friendly Amenity Area) Bylaw 2017 No. 5248 updating and clarifying the Child Friendly Amenity Area and related landscaping provisions; and further

That Council authorize staff to schedule the required public hearing.  
CARRIED

## **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. 100454  
(Studio B Architects / 19900 Block 80A and 81A Avenue)  
Bylaw No. 5243  
Report 17-13  
File CD 08-27-0058**

Moved by Councillor Quaale,  
Seconded by Councillor Davis,  
That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Studio B Architects) 2017 Bylaw No. 5243".  
CARRIED

**J. BYLAWS FOR FINAL ADOPTION**

**J.1            Langley 2017 - 2021 Five-Year Financial Plan Bylaw and  
Development Cost Charge Reserve Fund Expenditure Bylaw  
Bylaw No. 5259  
Bylaw No. 5260  
Report 17-14  
File FIN 1700-80**

Moved by Councillor Quaale,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to "Langley 2017 - 2021 Five-Year Financial  
Plan Bylaw 2017 No. 5259" divided as follows:

That Council approve a 1.84% base increase (part of 1.95% base).

That Council approve a 1.90% Additional Increase (part of 2.04%  
additional items).

That Council approve a 0.11% fire services increase (part of 1.95% base).

That Council approve a 0.14% Additional firefighters increase (part of  
2.04% additional items).

That Council give final reading to "Development Cost Charge Reserve  
Fund Expenditure Bylaw 2017 No. 5260".

**MOTION TO DIVIDE**

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

**MOTION**

That Council approve a 1.84% base increase (part of 1.95% base); and

That Council approve a 0.11% fire services increase (part of 1.95% base).  
**CARRIED**

**MOTION**

That Council approve a 1.90% Additional Increase (part of 2.04%  
additional items); and

That Council approve a 0.14% Additional firefighters increase (part of 2.04% additional items).

CARRIED

Councillor Richter opposed

MOTION

That Council give final reading to “Development Cost Charge Reserve Fund Expenditure Bylaw 2017 No. 5260”.

CARRIED

Councillor Richter opposed

**J.2 User Pay Utility Rate Bylaws for 2017**

**Bylaw No. 5261**

**Bylaw No. 5262**

**Report 17-15**

**File FIN 1700-80**

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council give final reading to “Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2017 No. 5261”; and

“Langley Sewerworks Regulation Bylaw 1998 No. 3701 Amendment Bylaw 2017 No. 5262”.

CARRIED

**K. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of this duties including the Mayor’s Caucus in Oak Bay, Coldest Night of the Year Walk, Lions Flag Raising Event, and the International Women’s Day Luncheon.

**L. METRO VANCOUVER REPRESENTATIVES REPORT**

Councillor Fox reported that he attended the Metro Vancouver Homelessness Committee where they presented their “Addressing Homelessness in Metro Vancouver” report.

The following item has been brought forward from the February 20, 2017 Special Closed Council meeting for public information:

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

**M.1 Tourism Langley: Chronological Overview**

That the memorandum and attachments from the Corporate Administration Division, providing a chronological overview of matters and communications as it relates to the renewal of the Tourism Langley Association be released  
CARRIED

**N. OTHER BUSINESS**

**N.1 Steve Sach, Joerg and Silke Schuetz Delegation**

Moved by Councillor Richter,  
Seconded by Councillor Whitmarsh,  
That the delegation regarding filming permits on 248 Street be referred to staff.  
CARRIED

Councillor Richter provided the following Notice of Motion for consideration at the next Regular Evening Meeting:

**N.2 Panhandle Lots**

Whereas panhandle lots pay disproportionately lower servicing fees based on frontage while having access to the same amount of services;

Whereas more applications for panhandle lots are appearing particularly in rural areas;

Therefore be it resolved that Council ask staff for a report on the feasibility of equalizing or averaging frontage fees for panhandle lots for local area servicing.

**O. TERMINATE**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That the meeting terminate at 8:05pm.  
CARRIED



CERTIFIED CORRECT:

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Mayor

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