Township of Langley
Est. 1873

REGULAR EVENING COUNCIL MEETING

Monday, April 10, 2017 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Acting Mayor A. Quaale

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

M. Bakken, S. Gamble, K. Sinclair, P. Tulumello, and J. Winslade

W. Bauer, S. Richardson, K. Stepto, and R. Zwaag

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - April 10, 2017

Moved by Councillor Fox,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held April 10, 2017.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - March 27, 2017

Moved by Councillor Fox,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Evening Council meeting held March 27, 2017.
CARRIED

B.2 Public Hearing Meeting - March 27, 2017

Moved by Councillor Fox,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held March 27, 2017.
CARRIED

C. PRESENTATIONS

C.1 Kodiaks Senior Girls Basketball Team

Acting Mayor Quaale made a presentation to the Kodiaks Senior Girls Basketball Team in recognition of their victory at the BC High School Senior Girls 1A Basketball Provincial Tournament.

D. DELEGATIONS

D.1 Brookswood-Fernridge Community Association
File 0550-07

Brookswood-Fernridge Community Association appeared before Council to discuss the Weir Canada and Ebco Air Quality Permit applications made to Metro Vancouver. They stated their concerns regarding the City of Surrey allowing industrial plants in the Campbell Heights Business Park and the effects on air and water quality. They asked Council for the following:

- Request a community information meeting from Metro Vancouver for Langley which would include Township Council, Township staff, representatives from Fraser Health, and residents regarding the permits Weir and Ebco are seeking for air emissions.
- Ask Metro Vancouver for better explanations on the effects of the various compounds that will be released should these permits be granted not only on air quality, but also soil, and water qualities.
- Ask Metro Vancouver for explanation on what the health effects are from the cumulative changes to air quality, water quality, and soil quality from these two emissions permits and other potential permits that could be given in the future in the Campbell Heights Business Park along with the increasing density in Brookswood-Fernridge.
- Have Township staff tell Metro Vancouver what the sensitive receptors in Langley are and have Metro Vancouver identify the hazards these receptors face.
- Ask Metro Vancouver to declare the Campbell Heights Business Park zone a zero emissions zone.

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

F.1 Rezoning Application No. 100466
(Jagdeo / 7146 - 206 Street)
Bylaw No. 5264
Report 17-32
File CD 08-14-0181

Moved by Councillor Sparrow,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264 rezoning 0.4 ha (0.99 ac) of land located at 7146 – 206 Street, to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots, 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 206 Street, 71A Avenue, proposed lane, and corner truncations in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
4. 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;
5. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township; and
6. 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; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5264.
CARRIED

Councillor Arnason opposed

F.2 **Rezoning Application No. 100456**
(Edgar / Woodhaven Homes Inc. / 7000 Block of 206 Street)
Bylaw No. 5269
Report 17-33
File CD 08-14-0198

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 (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269, rezoning 1.63 hectares (4 acres) of land located in the 7000 block of 206 Street to Residential Compact Lot Zone R CL(A), Residential Compact Lot Zone R-CL(B) and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots, 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. Dedication and construction of a 4.5 metre wide street greenway on the west side of 206 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
4. Provision of road dedications, widening and necessary traffic improvements for 206 Street, 70A Avenue, and 71 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
5. 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;
6. Registration of an exterior design control agreement ensuring that building design and site development standards are high quality and compatible with other lots and development in accordance with the Northeast Gordon Estate Neighbourhood Plan, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township restricting the number of fee simple single family lots to 24;
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; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5269.
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 **2017 Langley Annual Rates and Tax Collection Bylaw for Universal Services**
Bylaw No. 5279
Report 17-34
File FIN 1970-02

Moved by Councillor Sparrow,
Seconded by Councillor Fox,
That Council give first, second, and third reading to the Langley Annual Rates and Tax Collection Bylaw 2017 No. 5279.
CARRIED

Councillor Richter opposed

G.2 **Park Land Disposal and Dedication Removal (Brae Island)**
Bylaw No. 5263
Report 17-31
File ADM PM002404

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council authorize the disposal of park land in accordance with Section 27(2)(b) of the Community Charter, Ch. 26, SBC 2003 (the "Community Charter"), involving a 3.7 acre unimproved property located in the 9400 block of Glover Road on Brae Island, in Fort Langley (the "Property"), as shown on Attachment A;

That Council give first, second and third reading to Park Land Disposal and Dedication Removal Bylaw 2017 No. 5263;

That following the third reading of Bylaw 2017 No. 5263, staff is directed to seek approval of the electors by way of the alternative approval process, pursuant to Section 86 of the Community Charter, and pursuant to the following criteria:

1) The deadline date for receipt of the elector response forms is May 29, 2017;
2) The elector response forms must be in the same format as ATTACHMENT B;
3) The total number of electors used to calculate the 10% minimum threshold is 8,045.

That, subject to approval of the electors being granted and the subsequent final adoption of Bylaw 2017 No. 5263, Council authorize transfer of the Property to the Seyem' Qwantlen Land Development Ltd., in accordance with the Motion carried by Council at the October 17, 2016, Special Closed meeting.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

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

Moved by Councillor Sparrow,
Seconded by Councillor Arnason,
That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Child Friendly Amenity Area) Bylaw 2017 No. 5248".
CARRIED

J. BYLAWS FOR FINAL ADOPTION

J.1 **2017 Local Area Service Tax Bylaw**
Bylaw No. 5270
Bylaw No. 5271
Report 17-24
File FIN 1970-09

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council give final reading to "27019 - 28 Avenue Drainage Local Area Service Tax Bylaw 2017 No. 5270"; and

"52 Avenue from 237 Street to 240 Street Water Local Area Service Tax Bylaw 2017 No. 5271".
CARRIED

J.2 Langley Fees and Charges Bylaw Amendment
Bylaw No. 5273
Report 17-25
File FIN 1810-20

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2017 No. 5273".
CARRIED

J.3 Fort Langley BIA Enactment
Bylaw No. 5272
Report 17-30
File ADM 6750-01

Moved by Councillor Sparrow,
Seconded by Councillor Long,
That Council give final reading to "Fort Langley Business Improvement Area Bylaw 2017 No. 5272".
CARRIED

K. MAYOR AND COUNCIL REPORT

Acting Mayor Quaale reported that she attended several events during the course of her duties including Bowl For Kids' Sake, opening of the Martini Film Studio, Volunteer Appreciation Event. Spartan Athletic Awards event, and the Langley Softball Season Opener.

L. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Fox presented the 2017 Metro Vancouver Homeless Count Report.

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

N. OTHER BUSINESS

N.1 Brookswood-Fernridge Community Association Delegation

Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That the requests from the delegation be forwarded to staff to analyze the following:

- Requesting a community information meeting from Metro Vancouver for Langley which would include Township Council, Township staff, representatives from Fraser Health, and residents regarding the permits Weir and Ebco are seeking for air emissions.
- Asking Metro Vancouver for better explanations on the effects of the various compounds that will be released should these permits be granted not only on air quality, but also soil, and water qualities.
- Asking Metro Vancouver for explanation on what the health effects are from the cumulative changes to air quality, water quality, and soil quality from these two emissions permits and other potential permits that could be given in the future in the Campbell Heights Business Park along with the increasing density in Brookswood-Fernridge.
- Having Township staff tell Metro Vancouver what the sensitive receptors in Langley are and have Metro Vancouver identify the hazards these receptors face.
- Asking Metro Vancouver to declare the Campbell Heights Business Park zone a zero emissions zone.

CARRIED

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

N.2 Safe Water Supply

Whereas a safe water supply is fundamental to the health of the community and source protection must be a critical part of drinking water protection; and

Whereas watershed and aquifer protection are vital to protect the integrity of drinking water; and

Whereas thousands of users, including municipal, private and agricultural users reside in Brookswood/Fernridge and rely on the Brookswood aquifer for potable; and

Whereas the Drinking Water Protection Act (2001) ensures the protection of potable water further to the interests of public health; and

Whereas Section 31(1) of the Act states:
"The Minister may, by order made on the recommendation of the Provincial health officer, designate an area for the purpose of developing a drinking water protection plan for the area; and further

Whereas, the provincial health officer must consider whether to make a recommendation under this section if requested by a drinking water officer;

Therefore be it resolved that Council direct staff to correspond with the Fraser Health local drinking water officer with respect to concerns regarding the potential negative impact on the potable water supply further to the location of the proposed Ebco and Weir development applications in South Langley in and around the vulnerable and unconfined Brookwood aquifer.

O. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Sparrow,
That the meeting terminate at 7:55pm.
CARRIED

CERTIFIED CORRECT:

_____
Acting Mayor

_____
Township Clerk