



REGULAR EVENING COUNCIL MEETING

Monday, May 8, 2017 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, M. Sparrow
and B. Whitmarsh

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

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - May 8, 2017

Moved by Councillor Quaale,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held May 8, 2017.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - April 24, 2017

Moved by Councillor Fox,
Seconded by Councillor Long,
That Council adopt the Minutes of the Regular Evening Council meeting
held April 24, 2017.
CARRIED

B.2 Public Hearing Meeting - April 24, 2017

Moved by Councillor Fox,
Seconded by Councillor Long,
That Council adopt the Minutes of the Public Hearing meeting held April
24, 2017.
CARRIED

C. PRESENTATIONS**C.1 Fast & Furious Lite Dragonboat Team
Titanium Dragonboat Team**

Mayor and Council recognized the outstanding achievements of the Fast & Furious Lite and the Titanium Dragonboat teams.

D. DELEGATIONS**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING****F.1 Rezoning Application No. 100458
Development Variance Permit Application No. 100087
(Lebcan Developments Inc. / 8738 - 217A Street)
Bylaw No. 5284
Report 17-46
File CD 11-30-0023**

Moved by Councillor Sparrow,

Seconded by Councillor Fox,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcan Developments Inc.) Bylaw 2017 No. 5284, rezoning 0.68 ha (1.69 ac) of land at 8738 – 217A Street in the Rural Plan area to Suburban Residential Zone SR-3A to accommodate subdivision into two (2) 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, and compliance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
2. 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;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township;
4. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township; and
5. Payment of applicable site servicing fees and supplemental rezoning fees;

That Council at time of final reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Rezoning Bylaw No. 5284 authorize the issuance of Development Variance Permit No. 100087 for the proposed development as follows:

a) Section 304.4 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule “A”; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule “A”; and further

That Council authorize staff to schedule the required public hearing for Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcan Developments Inc.) Rezoning Bylaw No. 5284 in conjunction with the hearing for proposed Development Variance Permit No. 100087.

CARRIED

Councillor Arnason opposed

**F.2 Aldergrove Community Plan Amendment Application No. 100138
(Southwest Aldergrove / Area Between 24 and 26 Avenue from 266 to
268 Street)
Bylaw No. 5283
Report 17-50
File CD 13-19-0328**

Moved by Councillor Fox,

Seconded by Councillor Long,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283 to include sixteen (16) properties totaling 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street in the Aldergrove Community Plan, designate it for Low Density Residential purposes;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283, is 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 Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy No.07-160; and further

That Council authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw 2017 No. 5283.

CARRIED

Councillor Arnason opposed

**F.3 Aldergrove Community Plan Amendment Application No. 100136
(Creekland Park Developments Ltd. / 2600 block of 268 Street)
Bylaw No. 5282
Report 17-49
File CD 13-19-0312**

Moved by Councillor Long,

Seconded by Councillor Fox,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282, to include a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street in the Aldergrove Community Plan, designate it for Low Density Residential and Medium Density Residential purposes and include it as part of Development Permit Area 'A';

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw No. 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282 is 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 Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required Public Hearing for Aldergrove Community Plan Amendment Bylaw 2017 No. 5282.

CARRIED

Councillor Arnason opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Highway Closing and Dedication Removal (Tiwana)
Bylaw No. 5182
Report 16-35
File ADM 0890-45**

Moved by Councillor Davis,

Seconded by Councillor Quaale,

That Council give first, second and third reading to "Highway Closing and

Dedication Removal (Tiwana) Bylaw 2016 No. 5182”.
CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

Moved by Councillor Fox,
Seconded by Councillor Long,
That Council give third reading to “Township of Langley Zoning Bylaw
1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264”.
CARRIED

Councillor Arnason opposed

- H.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 Long,
Seconded by Councillor Whitmarsh,
That Council give third reading to “Township of Langley Zoning Bylaw
1987 No. 2500 Amendment (Edgar / Woodhaven Homes Inc.) Bylaw 2017
No. 5269”.
CARRIED

Councillor Arnason opposed

I. BYLAWS FOR FINAL ADOPTION

- I.1 Hotel Room Tax (2% Levy)
Bylaw No. 5285
File ADM 6900-02**

Moved by Councillor Quaale,
Seconded by Councillor Long,
That Council give final reading to “Hotel Room Tax (2% Levy) Bylaw 2016
No. 5255 Amendment Bylaw 2017 No. 5285”.
CARRIED

Councillors Arnason and Davis opposed

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the BC Achievement Awards, Municipal Awareness Day, RCMP Volunteer Appreciation Dinner, Annual Day of Mourning, Council of Council's meeting, and the 55th Annual Langley Walk.

K. METRO VANCOUVER REPRESENTATIVES REPORT**L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS****M. OTHER BUSINESS****M.1 Canada Day Grants**

Moved by Councillor Long,
Seconded by Councillor Davis,
Whereas, Canada Day 150 is approaching and The Township of Langley wants to make it easy and fun for the community to gather and celebrate;
and

Whereas events will be held at Willoughby and Fort Langley with support from the Township staff and funding;

Therefore be it resolved that Council make available to all our other Township Communities an opportunity to organize a gathering and community celebration by providing up to \$1000 from the grant fund, for pins, decorations, cake and entertainment etc. for a Canada Day event; and further

That council direct staff to reach out to community non-profit groups within the Township to apply for this special Township Canada 150 grant.

CARRIED

Councillors Quaale and Whitmarsh opposed

M.2 Council Priorities Committee Agenda Items

Moved by Councillor Arnason
Seconded by Councillor Davis,
That the following items be referred to a future Council Priorities Committee meeting for a presentation:

1. BC Energy Step Code – Climate Action Plan
2. Inclusionary Housing

CARRIED

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

M.3 Renewed Call for Property Transfer Tax for Homelessness and Affordable Housing

Whereas the District of Saanich introduced Resolution #B109 in 2007 for said purpose with a prescriptive remedy of 20% of the PTT to be annually directed to a pooled fund to be administered by UBCM to address homelessness and affordable housing; and

Whereas the Resolution was endorsed by the Executive but not acted upon by the Provincial Government; and

Whereas the incidences of homelessness throughout BC have increased exponentially in the past decade and most particularly in recent years, based on anecdotal and empirical information derived from the Regional Homelessness Count across Metro and across the province as a whole; and

Whereas there is a growing financial and social burden on local governments who are not statutorily mandated to provide below-market housing and deal with homelessness issues, but are nonetheless increasingly forced to spend inordinate and extraordinary resources relative to their tax as in order to deal with the rising homeless population while concomitantly grappling with affordability issues; and

Whereas the Provincial PTT has increased by 44% between 2014/15 and 2015/16, and is forecast to increase by over 50% between 2015/16 and 2016/17;

Therefore be it resolved that the Township of Langley request all BC Municipalities, the FCM, UBCM, and LMLGA adopt Resolutions requesting that a defined percentage of funds arising from the PTT be attributed to a specific "Affordable Housing and Homelessness" Reserve Fund in order to address these issues proportionately facing local governments throughout the province of BC.

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Fox,
That the meeting terminate at 7:46pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk