



REGULAR EVENING MEETING OF COUNCIL

Monday, September 18, 2017 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Councillor B. Long, Acting Mayor

Councillors P. Arnason, D. Davis, C. Fox, A. Quaale, K. Richter, and
M. Sparrow

M. Bakken and K. Sinclair

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - September 18, 2017

Moved by Councillor Sparrow,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held September 18, 2017.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - September 11, 2017

Moved by Councillor Sparrow,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Evening Council meeting
held September 11, 2017.
CARRIED

B.2 Public Hearing Meeting - September 12, 2017

That Council adopt the Minutes of the Public Hearing meeting held
September 12, 2017.

REFERRAL

Moved by Councillor Davis,
Seconded by Councillor Sparrow,
That adoption of the September 12, 2017 Public Hearing Minutes be
referred to the October 23, 2017 Regular Evening Meeting.
CARRIED

C. PRESENTATIONS**D. DELEGATIONS****E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING**

- F.1 Land Use Contract Discharge Application No. 100485
(Kandola/27105-27B Avenue)
Bylaw No. 5307
Report 17-97
File CD 13-19-0333**

Moved by Councillor Sparrow,
Seconded by Councillor Quaale,
That Council give first and second reading to Land Use Contract No. 19
Discharge (Kandola) Bylaw 2017 No. 5307, discharging Land Use Contract
No. 19 from property located at 27105 27B Avenue; and further

That Council authorize staff to schedule the required public hearing for
Land Use Contract Discharge Bylaw 2017 No. 5307.
CARRIED

- F.2 Rezoning Application No. 100472
Development Permit Application No. 100852
(Yorkson Medical Ltd./7900 Block 206 Street)
Bylaw No. 5312
Report 17-96
File CD 08-23-0132**

Moved by Councillor Quaale,
Seconded by Councillor Sparrow,
That Council give first and second reading to Township of Langley Zoning
Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2017 No.
5312, rezoning a 0.22 ha (0.5 ac) site located in the 7900 block of 206
Street, to Community Commercial Zone C-2 to facilitate development of a
two storey 1,715 m² (18,461 ft²) retail/office building, 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 including a traffic signal at 206 Street and 80 Avenue and modifications of constructed works to suit the proposed development in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan, to the acceptance of the Township;

2. Modification of the existing 4.5 metre wide street greenway on the south side of 80 Avenue to accommodate the proposed development to the acceptance of the Township;
3. Provision of final off-site landscape design plans including sidewalk alignment and intersection treatment, fencing, signage, landscaping details and security 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 legal documents acceptable to the Township as follows:
 - a. an access easement over the central drive aisle in the parking area in favor of Lot 1 Section 23 Township 8 NWD Plan NWP22305;
 - b. a restrictive covenant prohibiting access to and from the site to 80 Avenue;
 - c. a restrictive covenant prohibiting reliance on street parking on 80 Avenue and 206 Street;
 - d. discharge of right of way BB118799; and
 - e. discharge of restrictive covenant BB1189801;
6. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, and Development Works Agreement (DWA) charges;

That Council, at time of final reading of Bylaw No. 5312 authorize the issuance of Development Permit No. 100852 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "I";
- b. Section 602.6 of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a building of 14.6 metres in height as shown in Schedules "C" through "F";
- c. Landscape plans being in substantial compliance with Schedules "J" through "N", and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- d. All signage being in substantial compliance with Schedules "B" through "F" and "N", and the Township's Sign Bylaw,
- e. All refuse areas to be located in the underground parkade;
- f. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedule "H" and Schedule "L".

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. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- 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. 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;
- d. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit; and further

That Council authorize staff to schedule the required public hearing for the Rezoning Bylaw in conjunction with the hearing for proposed Development Permit No. 100852.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

J. MAYOR AND COUNCIL REPORT

Acting Mayor Long and Councillors attended several events during the course of their duties including the Township of Langley Golf Tournament for KidSport, Langley Rivermen Season Opener, Country Days in Aldergrove, and the Terry Fox Run.

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. OTHER BUSINESS

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

M.1 Public Hearing Preamble

Whereas the Township of Langley bylaws and policies provide protocols and direction to formalize and enhance Council activities as regulated under the Local Government Act; and

Whereas Public Hearings are guided by a "preamble" included under the Council Procedures Bylaw, which outlines the parameters and restrictions governing the exchange of information from the community to Council, which exchange is necessary in order to provide community input into Council decision-making at Public Hearings; and

Whereas the current verbiage of the preamble restricts the exchange to "clarify particular points in submissions" which effectively limits opportunities to receive further information which may unreasonably limit the opportunity for the provision of all relevant information;

Therefore be it resolved that the Township's public hearing preamble be changed to read "...Council members should not express their views nor debate the bylaws, but SHALL LIMIT THEMSELVES TO SEEKING CLARIFICATION AND ADDITIONAL INFORMATION DIRECTLY RELATED TO THE MATTER AT HAND".

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Fox,
That the meeting terminate at 7:17pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Deputy Township Clerk