



REGULAR EVENING MEETING OF COUNCIL

Monday, November 6, 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, B. Long, A. Quaale, K. Richter,
M. Sparrow, and B. Whitmarsh

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

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - November 6, 2017

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

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - October 23, 2017

Moved by Councillor Quaale,
Seconded by Councillor Davis,
That Council adopt the Minutes of the Regular Evening Council meeting
held October 23, 2017.
CARRIED

C. PRESENTATIONS

C.1 Community Energy Association

Pat Bell, Community Energy Association presented an Honorable Mention
Climate & Energy Action award to the Township of Langley for its Green
Municipal Investment Program.

D. DELEGATIONS**D.1 Barbara Chu
196A Street Residents
File 0550-07**

Barbara Chu and David Den Roche, 196A Street Residents, appeared before Council to discuss the proposed extension of 10 Avenue (Project 07-10-0028). They noted that some surrounding residents are concerned about potential crime, water drainage, and environmental issues. She stated that they believe the completion of 10 Avenue will not become a reality so the expense and disruption to nature and the neighbourhood are not needed.

**D.2 Kevin Connolly
File 0550-07**

Kevin Connolly appeared before Council to discuss the need for repaving 24 Avenue from 264 Street to 268 Street. He stated that development in the area has created wear and tear on the road, and asked Council to have staff repair the road.

**D.3 Neil Fletcher
BC Wildlife Federation
0550-07**

Neil Fletcher, the BC Wildlife Federation, appeared before Council to discuss the consideration of the value of wetlands while making land-use decisions and policies that may affect them. He stated that Municipalities have an important role to play in Wetland conservation. He encouraged the Township of Langley to cluster development, increase water retention and sustained flows, and protect natural areas.

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING****F.1 Rezoning Application No. 100476
(Wagner Hills Farm Society / 8061 - 264 Street)
Bylaw No. 5313
Report 17-117
File CD 11-25-0031**

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wagner Hills Farm Society) Bylaw 2017 No. 5313 amending the Community Care Facility Zone P-2J, as it

pertains to lands located at 8061 – 264 Street to allow care, treatment, board and lodging for a maximum of 119 beds for supportive residential addiction recovery program, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5313.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Bylaw Notice Enforcement Bylaw Amendment
Bylaw No. 5323
Report 17-119
File PS 1275-01**

Moved by Councillor Fox,
Seconded by Councillor Long,
That Council give first, second and third reading to “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5323”.
CARRIED

**G.2 Drainage Development Works Agreement Bylaw
(Qualico Developments (Vancouver) Inc.)
Bylaw No. 5296
Report 17-113
File CD 08-26-0181**

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council give first, second and third reading to “Drainage Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2017 No. 5296”; and further
That Council authorize, upon adoption of Drainage Development Works Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2017 No. 5296 the execution of a Development Works Agreement with Qualico Developments (Vancouver) Inc. substantially in the form of a document presented as Attachment A, for the provision of off-site drainage infrastructure for the southwest phase of the Yorkson Neighbourhood Plan area.
CARRIED

G.3 Highway Closing and Dedication Removal (Lynterra)
Bylaw No. 5322
Report 17-37
File ADM PM002403

Moved by Councillor Whitmarsh,
Seconded by Councillor Quaale,
That Council give first, second and third reading to "Highway Closing and Dedication Removal (Lynterra) Bylaw 2017 No. 5322".
CARRIED

Councillors Arnason and Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

I.1 Public Safety Radio Building Amplification System
Bylaw No. 5319
Report 17-110
File 1275-01

Moved by Councillor Davis,
Seconded by Councillor Quaale,
That Council give final reading to "Public Safety Radio Building Amplification System Bylaw 2017 No. 5319".
CARRIED

I.2 64 Avenue and 224 Street
Water Local Area Service Construction Bylaw Amendment
Bylaw No. 5315
Report 17-105
File ENG 5320-20-WTR14-07

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council give final reading to "Local Area Service Bylaw 2016 No. 5238 Amendment Bylaw 2017 No. 5315".
CARRIED

Councillor Arnason opposed

**I.3 Brookwood-Fernridge Tree Protection Bylaw
Bylaw No. 5301
Report 17-59
File CD LRP00013**

Moved by Councillor Sparrow,
Seconded by Councillor Long,
That Council give final reading to "Brookwood-Fernridge Tree Protection
Bylaw 2017 No. 5301"
CARRIED

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Langley Chamber of Commerce Business of Excellence Awards, Metro Vancouver Zero Waste Conference, Langley 4-H Banquet, and the 10th Annual LAPS Gala.

K. METRO VANCOUVER REPRESENTATIVES REPORT

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

M. ITEMS FROM PRIOR MEETINGS

**M.1 Policy Guidelines to Protect more Tree Canopy in the new
Brookwood-Fernridge OCP**

Moved by Councillor Arnason,
Seconded by Councillor Richter,
Whereas Council has now received for consideration a draft OCP plan for the undeveloped areas of Brookwood-Fernridge;

Whereas many of the developable properties within the undeveloped area are heavily treed and the majority of the Township's coniferous forest reserves are located within the Brookwood-Fernridge area; and

Whereas it is deemed necessary and desirable to balance sustainability components with development to include financial, social, and ecological considerations further to the Sustainability Charter and other Township policies, which values include the protection of significant trees for ecological, wildlife, recreation and aesthetic reasons;

Therefore, be it resolved that Council direct planning staff to draft specific criteria in order to provide a framework in which to protect more trees and give effect to the language of the OCP, which considerations may include:

1. Establishing defined percentages of canopy that must be protected in single-family residential developments based on a calculation with respect to potential negotiated formulas such as credits for trees saved, setbacks and side yard adjustments;
2. Reduced lot sizes with bonus density provisions for tree preservation under appropriate circumstances;
3. Requirement for supplemental plantings in order to mitigate canopy loss under prescribed circumstances and on a case by case basis;
4. Utilization of community amenity charges to secure high value forested stands and habitat areas within developing neighbourhoods;
5. All other best management practices as identified by staff in order to encourage the preservation of existing mature trees; and
6. Identification of major significant tree stands in the Brookwood-Fernridge area.

REFERRAL

Moved by Councillor Long,
Seconded by Councillor Davis,
That this motion be referred to staff.
CARRIED

Councillors Arnason and Richter opposed

M.2 Motion to Reconsider

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council reconsider the following motion:

That Council give third and final readings to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300”, as amended.
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Fox, Long, Quaale, Sparrow and Whitmarsh opposed

N. OTHER BUSINESS**N.1 Council Policy**

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas a key part of Council's job is to oversee the proper use of taxpayer's resources;

Whereas this oversight should occur in a transparent, objective, and arms length manner; and

Whereas sitting members of Council should not be using Township resources to benefit their businesses;

Therefore be it resolved, that Council adopt a policy that sitting members of Council not bid on Township work nor use their businesses to bid on Township work for the duration of their tenure on Council; and

Be it further resolved that Council ask staff to revise all appropriate policies to include this provision and to ensure that sitting members of Council are not asked, or encouraged, to bid on Township work; and

Be it finally resolved that Council also adopt a policy that Township resources not be used to benefit the businesses of sitting members of Council throughout their time on Council.

DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, Sparrow, and Whitmarsh opposed

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

N.2 Respectful Workplace

Whereas the Township has a Respectful Workplace policy that was last reviewed in November of 2014; and

Whereas, there have been many Township of Langley citizens questioning the recent social media interaction regarding the catering for the 2017 Farm Tour;

Therefore be it resolved that Council request a legal opinion as to whether the Respectful Workplace policy has been violated as it pertains to; "This policy applies to Township of Langley elected officials, employees...", and if so, what alternative forms of recourse are available to those who violated

the policy.

N.3 196A Street Residents Delegation

Moved by Councillor Richter,
Seconded by Councillor Long,
That the issues raised by the delegation be referred to staff.
CARRIED

N.4 24 Avenue Paving Delegation

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That the paving of 24 Avenue at 264 Street be referred to the 2018 budget process.
CARRIED

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

N.5 Reconsideration of Item M.1 from the October 23, 2017 Regular Evening Meeting

That Council reconsider item M.1 from the October 23, 2017 Regular Evening Meeting regarding Brookwood-Fernridge Community Plan.

O. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Quaale,
That the meeting terminate at 8:51pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk