



## REGULAR EVENING MEETING OF COUNCIL

Monday, March 19, 2018 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,  
M. Sparrow 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 19, 2018**

Moved by Councillor Arnason,  
Seconded by Councillor Fox,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held March 19, 2018, as amended.  
CARRIED

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

#### **B.1 Regular Evening Council Meeting - March 5, 2018**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held March 5, 2018.  
CARRIED

### **C. PRESENTATIONS**

#### **C.1 Fraser Highway B-Line**

Sarah Ross, Director, System Planning, TransLink, provided a presentation regarding the new Fraser Highway B-Line. She commented that the importance of the B-Line Corridor is to drive South of Fraser's growth, drive transit ridership, and connect Langley and the region. The proposed B-Line will be fast and reliable, frequent, available all day, and easy to find. The B-Line will be 20% faster, have 33-50% less waiting during off-peak times, and have 80% more capacity. Public consultation

will take place in the near future.

#### **D. DELEGATIONS**

**D.1 Michelle Connerty  
File 0550-07**

Michelle Connerty appeared before Council to discuss Brookwood trees. She commented that the final Tree Bylaw in Brookwood only covers undeveloped areas and questions why Brookwood/Fernridge is split into two areas (developed and undeveloped) when it applies to trees. She requested Council put an immediate emergency Interim Tree Clear Cutting Bylaw in place covering the entire Township of Langley, until such time as a comprehensive Township-wide tree bylaw can be formed and implemented

**D.2 Hanae Sakurai  
File 0550-07**

Hanae Sakurai appeared before Council to ask Council to move forward with a Tree Protection Bylaw. She expressed her concern regarding deferring the formation of a committee to implement a tree protection bylaw to the new Council term.

#### **E. REPORTS TO COUNCIL**

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

**F.1 Rezoning Application No. 100481 and  
Development Permit No. 100898  
(ICBC/Unitow / 20219 - 96 Avenue)  
Bylaw No. 5306  
Report 18-34  
File CD 09-02-0167**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) Bylaw 2018 No. 5306 to rezone a 2.3 ha (5.6 ac) property, located at 20219 – 96 Avenue to Comprehensive Development Zone CD-121, to allow a new centralized commercial testing facility for commercial vehicle and motorcycle testing, 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, and landscaping 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 to the acceptance of the Township, including dedication of the south side of 97 Avenue along the full frontage of the site, in accordance with the Township's Subdivision and Development Servicing Bylaw;
  4. Registration of a restrictive covenant restricting turning movements to right-in and right out only onto 96 Avenue from the site;
  5. 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; and
  6. Payment of applicable supplemental Rezoning Fees;

That Council at the time of final reading of Bylaw No. 5306 authorize issuance of Development Permit No. 100898 to Unitow Services Ltd., for property located in the 20219 –96 Avenue, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "E";
- b. Landscape plans being in substantial compliance with Schedules "K" through "M" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with Schedules "F" through "J" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "D";
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- 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. Payment of supplemental Development Permit application 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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
  - d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees;
  - e. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
  - f. Payment of applicable Development Cost Charges, and Building Permit administration fees; and
  - g. Site specific on-site servicing plan and an Erosion and Sediment Control Plan to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5306 and Development Permit No. 100898.  
CARRIED

**F.2**

**Official Community Plan Amendment and  
Rezoning Application No. 100159  
Brewery Lounge Endorsement Application No. 000034  
(Dead Frog Brewery / #105 - 8860 - 201 Street)  
Bylaw No. 5356  
Bylaw No. 5357  
Report 18-38  
File CD 08-26-0201**

Moved by Councillor Long,  
Seconded by Councillor Quaale,  
That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Dead Frog Brewery) Bylaw 2018 No. 5356 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dead Frog Brewery) Bylaw 2018 No. 5357 amending Comprehensive Development Zone CD-48 to permit brewing and distilling uses on a 0.70 ha (1.73 ac) property located at 8860 – 201 Street, and to clarify parking requirements for brewery and distillery lounge areas, subject to the following development prerequisite being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Dead Frog Brewery) Bylaw 2018 No. 5356 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-621);

That Council consider the endorsement request for a new brewery lounge (indoor and outdoor) for Dead Frog Brewery located at #105 – 8860 – 201 Street;

That Council authorize staff to schedule the required public hearing for the Community Plan amendment and rezoning Bylaws concurrent with the brewery lounge request; and further

That Council, upon final reading of the associated Bylaws, should they proceed, adopt the following resolution, should Council decide to endorse Dead Frog Brewery's request:

"That Council has considered and ENDORSED the request by Dead Frog Brewery to locate a 90 person brewery lounge (65 person interior and 25 person patio) serving the Dead Frog Brewery located at #105 - 8860 – 201 Street, Langley, characterized as having liquor service from 11:00AM to 11:00PM Monday – Thursday; 11:00AM to 12:00AM Friday – Saturday and; 11:00AM to 9:00PM Sunday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved. In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on April 9, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."  
CARRIED

**G. BYLAWS FOR FIRST, SECOND AND THIRD READING****G.1 Highway Closure, Dedication Removal and Disposal  
(KD Ventures Inc.)****Bylaw No. 5355****Report 18-09****File ADM PM001475**

Moved by Councillor Arnason,  
Seconded by Councillor Whitmarsh,  
That Council give first, second and third reading to "Highway Closing and Dedication Removal (KD Ventures Inc.) Bylaw 2018 No. 5355".  
CARRIED

**H. BYLAWS FOR CONSIDERATION AT THIRD READING****H.1 Official Community Plan Amendment and  
Rezoning Application No. 100142  
Development Permit Application No. 100841  
(Leavitt Holdings Inc. / 24389 Fraser Highway and  
3939 - 244 Street)****Bylaw No. 5287****Bylaw No. 5288****Report 18-35****File CD 10-27-0057**

Moved by Councillor Fox,  
Seconded by Councillor Quaale,  
That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5288, rezoning 2.12 hectares (5.25 acres) of land located at 24389 Fraser Highway and 3939 – 244 Street, to Comprehensive Development Zone CD-116, to facilitate the development of an industrial office, training and maintenance facility for Leavitt Holdings Inc., 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 Fraser Highway and 244 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw 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 restrictive covenants acceptable to the Township:
  - a. Prohibiting vehicular access to Fraser Highway;
  - b. Acknowledging the southern driveway on 244 Street may be limited to right-in and right out only if a median is installed on 244 Street in the future;
  - c. Identifying the location of primary and reserve septic fields;
  - d. Securing implementation of the recommendations contained in the BAP Acoustics Noise Bylaw Assessment letter dated February 22, 2018;
6. Provision of detailed design and security for completion of a noise barrier along the north and west property lines designed by a qualified professional consistent with the BAP acoustic report of February 22, 2018;
7. Consolidation of the two (2) lots into one (1) parcel;
8. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287, 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 the issuance of Development Permit No. 100841 at the time of final reading of Rezoning Bylaw No. 5288 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- b. On-site landscaping plans being in substantial compliance with Schedules "G" through "K", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), including provision of sound wall designed by a qualified professional to Township's acceptance;
- c. Rooftop mechanical equipment to be located so that it is not visible

from adjacent roads or alternatively screened from view by compatible architectural treatments;

d. All refuse to be located in an enclosure and screened in a location to the acceptance of the Township; and further

e. All signage being in compliance with Schedule "F" and the Township's Sign Bylaw.

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. On-site landscaping to be secured by letter of credit at building permit stage;

b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;

c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

d. Submission 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; and

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

DEFEATED

Councillors Arnason, Davis, Fox, Long, Quaale, Richter, Sparrow, and Whitmarsh opposed

## **I. BYLAWS FOR FINAL ADOPTION**

### **I.1 Drinking Water Conservation Bylaw**

**Bylaw No. 5321**

**Report 18-26**

**File ENG 5600-10**

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council give final reading to "Drinking Water Conservation Bylaw 2018 No. 5321".

CARRIED



**J. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including Bowl for Kid's Sake, Grade 5 Class at Langley Christian School, playground at High Point, Vancouver Giants Awards Presentation and Fan Appreciation Night, and the BC Farm Museum Potluck.

**K. METRO VANCOUVER REPRESENTATIVES REPORT****L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**

The following item has been brought forward from the March 5, 2018 Special Closed Council meeting for public information:

**L.1           Special Closed Seniors Advisory Committee  
Recommended Motion  
File 0540-20**

That Council endorse the appointment of the following individuals to the Social Sustainability Strategy Task Force:

1. Amanda Henderson (Langley Rivermen Junior A Hockey)
  2. Austen Bietenbeck (Student at Kwantlen Polytechnic University)
  3. Barb Stack/Ellen Peterson (Langley Division of Family Practice)
  4. Chantelle Wegwitz (Seyem' Qwantlen Business Group and Coast Salish Arts & Cultural Society)
  5. Deanna Horn (Agricultural Advisory and Economic Enhancement Committee and Langley Memorial Hospital Foundation)
  6. Erin Easingwood (Langley School District Foundation and Fort Langley Legacy Foundation)
  7. Gary Jones (Kwantlen Polytechnic University and Langley Sustainable Agriculture Foundation)
  8. Janet Burden/Fraser Holland (Stepping Stone Community Services Society)
  9. Juliet Henderson-Rahbar (Connect Communities)
  10. Kristine Carrick (Langley Animal Protection Society)
  11. Lisa George (Langley Figure Skating Club)
  12. Lisa Sadler (Langley Refugee and Immigrant Advisory Committee)
  13. Sherry Baker (Seniors Advisory Committee and Encompass Support Services)
  14. Fraser Health Representative
  15. School District No. 35 Representative
- CARRIED

Section 90(1) (a) Personnel

**M. OTHER BUSINESS**

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

**M.1 Interim Tree Protection Bylaw**

Whereas Section 26 of the Community Charter grants local governments the capacity to regulate, prohibit, or impose requirements in relation to trees; and

Whereas The Township of Langley Sustainability Charter mandates that Council provide leadership with respect to environmental sustainability; and

Whereas the Township is currently considering a Township-wide Tree Protection bylaw; and

Whereas it is necessary and desirable to impose requirements for an interim period and prior to adoption of any Township-wide Tree Protection Bylaw, in order to protect against the potential for pre-emptive clearcutting in the interim;

Therefore be it resolved that Council direct staff to review and initiate the provisions of the interim Tree Cutting Bylaw 2014 NO. 5071, in order to provide an opportunity to proceed with a Township-wide Tree Protection Bylaw discussion whilst proactively protecting our urban tree canopy throughout the Township.

**M.2 208 Street Widening**

Whereas Township of Langley staff are currently reviewing and updating the costs related to the 2015 report to Council regarding the widening of the 208 street corridor; and

Whereas, Council's initial request for information generally referred to "potential funding options" associated with the widening but did not add specific language around the opportunities;

Therefore be it resolved that Council direct staff to include in their upcoming staff report specific information regarding the parameters for low-cost borrowing, through the Municipal Finance Authority, to allow phased-approach funding to consider the first phase of widening from 72nd Ave. to 84th Ave., with a cost recovery component as part of the Development Cost Charge programme for the eligible construction and from other sources, including general revenue, as necessary.

**N. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That the meeting terminate at 8:00pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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