



## REGULAR EVENING MEETING OF COUNCIL

Monday, October 1, 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, M. Sparrow  
and B. Whitmarsh

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

W. Bauer and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Evening Council Meeting - October 1, 2018**

Moved by Councillor Arnason,  
Seconded by Councillor Whitmarsh,  
That Council adopt the agenda and receive the agenda items of the  
Regular Evening Council meeting held October 1, 2018, as amended.  
CARRIED

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

#### **B.1 Regular Evening Council Meeting - September 17, 2018**

Moved by Councillor Fox,  
Seconded by Councillor Quaale,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held September 17, 2018.  
CARRIED

#### **B.2 Public Hearing Meeting - September 17, 2018**

Moved by Councillor Fox,  
Seconded by Councillor Quaale,  
That Council adopt the Minutes of the Public Hearing meeting held  
September 17, 2018.  
CARRIED

**C. PRESENTATIONS****C.1 Team Tardi**

Mayor and Council presented members of the Team Tardi Curling Team with achievement certificates.

**C.2 Langley Thunder Bantam B**

Mayor and Council presented members of the Langley Thunder Bantam B Lacrosse Team with achievement certificates.

**C.3 Aldergrove Dodgers Midget AA**

Mayor and Council presented members of the Aldergrove Dodgers Midget AA Baseball Team with achievement certificates.

**D. DELEGATIONS****D.1 Roberta Lee  
File 0550-07**

This delegation request was withdrawn.

**D.2 Dr. Douglas Romily  
Langley Rod and Gun Club  
File 0550-07**

Doug Romilly, Langley Rod and Gun Club, appeared before Council to thank them for the continued 100% tax exemption.

**D.3 Tim Lounsbury**

Tim Lounsbury, Jordan Bateman, and Brian Thommason appeared before Council to thank Councillor Fox for his service on Township of Langley Council.

**E. REPORTS TO COUNCIL****E.1 Development Permit Application No. 100917  
(Quartermine Holdings Ltd. / 8000 Block 199 Street)  
Report 18-141  
File CD 08-27-0061**

Moved by Councillor Davis,  
Seconded by Councillor Arnason,  
That Council authorize issuance of Development Permit No. 100917 to Quartermine Holdings Ltd. for property located at the 8000 Block of 199 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with Schedules “I” through “K” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of final tree retention, replacement, protection details and security 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 “C” and “E” through “G” and in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township; and

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- d. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. 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;
- f. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public:

1. W. Wiseman, a Langley resident, was in attendance and stated his support for the application but expressed concerns regarding the impact

on his well.

CARRIED

**E.2**

**Development Permit Application No. 101004  
(Beedie Development Group / 5864 - 274 Street)  
Report 18-140  
File CD 14-08-0046**

Moved by Councillor Arnason,

Seconded by Councillor Fox,

That Council authorize issuance of Development Permit No.101004 to 161884 Canada Inc. for property located at 5864 - 274 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "D";
- b. Landscape plans being in substantial compliance with Schedule "E" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "B" through "D", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Registration of a cross access easement over Lot 1 and Lot 2 as shown on Schedule "B";
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- g. All chain link fences being black vinyl with black posts and rails; and
- h. 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. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Register a restrictive covenant pursuant to Section 219 of the Land Title

- Act regarding on site biofiltration and infiltration systems;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. 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; and
- g. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public:

The following written submission was received from the public:

1. Dr. J. Sulmona, Sulmona Holdings Ltd. expressing support for the application.

CARRIED

### **E.3**

**Development Permit Application No. 100886  
(1106231 BC Ltd. / Mara + Natha Architecture Ltd. /  
3212 - 260 Street)  
Report 18-142  
File CD 10-25-0044**

Moved by Councillor Fox,  
Seconded by Councillor Long,

That Council authorize issuance of Development Permit No. 100886 (as amended) to 1106231 BC Ltd., in accordance with Attachment A to this report for property located at 3212 – 260 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with Schedule "J";
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
- d. Section 702.5 a) Siting of Buildings and Structures of the Township of Langley Zoning Bylaw No. 2500 varied from 10.0 m (32.8 ft) for the front lot line to 5.0 m (16.4 ft);
- e. All signage being in compliance with Schedule "I" and in compliance with the Township's Sign Bylaw;
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;

- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and/or extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance to the Township;
- b. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- c. An erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems;
- e. Onsite landscaping being secured by a letter of credit at the building permit stage;
- f. Secure registration of a 1.0 m all-purpose Statutory Right of Way along the 260 Street frontage;
- g. 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;
- h. Payment of supplemental Development Permit application fees; and
- i. Payment of applicable Development Cost Charges and Building Permit administration fees.

CARRIED

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

#### **G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

#### **H. BYLAWS FOR CONSIDERATION AT THIRD READING**

- H.1      **Official Community Plan Amendment and  
Rezoning Application No. 100086  
(662834 BC Ltd / Township of Langley / 5028 - 224 Street)  
Bylaw No. 5409  
Bylaw No. 5410  
Report 18-118  
File CD 11-05-0014**

Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to “Township of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5409”; and “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (662834 BC Ltd.) Bylaw 2018 No. 5410”.

CARRIED

**H.2 Rezoning Application No. 100477 and  
Development Permit Application No. 100895  
(Archwood Developments Ltd. / 8485 - 204 Street,  
20291, 20323, 20341 and 20365 - 84 Avenue)  
Bylaw No. 5408  
Report 18-117  
File CD 08-26-0178**

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Archwood Developments Ltd.) 2018 Bylaw No. 5408”.

CARRIED

Councillor Arnason opposed

Development Permit No. 100895

Running concurrently with this Bylaw is Development Permit No. 100895 (Archwood Developments Ltd. / 8485 - 204 Street, 20291, 20323, 20341 and 20365 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “BB” subject to integration and Township acceptance of lot grading;
- b. Landscape plans being in substantial compliance with Schedules “BC” through “BG” and in compliance (subject to Township acceptance of lot grading) with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedules “X”, “AL” and “BB”, and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;

- e. All refuse areas to be located within the buildings to the acceptance of the Township;
- f. Registration of restrictive covenants to the acceptance of the Township:
  - i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
  - ii. prohibiting reliance on street parking; and,
  - iii. prohibiting access to 204 Street for the townhouse units.

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. Issuance of Energy Conservation and Greenhouse Gas Reduction DP101011;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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, both with accompanying legal documents as required, to the acceptance of the Township.

**H.3            Official Community Plan Amendment and  
Rezoning Application No. 100153 and  
Development Permit Application Nos. 100937 and 100938  
(Vesta Properties Ltd. Phase 7 /  
20039 - 84 Avenue and 20088 - 86 Avenue)  
Bylaw No. 5394  
Bylaw No. 5395  
Report 18-123  
File CD 08-26-0144**



Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to “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 (Vesta Properties Ltd. Phase 7) Bylaw 2018 No. 5394”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd. Phase 7) 2018 Bylaw No. 5395”.

CARRIED

Development Permit No. 100937

Running concurrently with this Bylaw is Development Permit No. 100937 (Vesta Properties Ltd. Phase 7 / 20039 – 84 Avenue and 20088 – 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “O”;
- b. On-site landscaping plans being in substantial compliance with Schedules “P” through “R”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy and Zoning Bylaw No. 2500 to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedule “N” and with the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings to the acceptance of the Township;

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;

- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- 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 supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100938

Running concurrently with this Bylaw is Development Permit No. 100938 (Vesta Properties Ltd. Phase 7 / 20039 – 84 Avenue and 20088 – 86 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “L”;
- b. On-site landscaping plans being in substantial compliance with Schedules “M” through “P”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy and Township of Langley Zoning Bylaw No. 2500, to the acceptance of the Township;
- c. All signage being in substantial compliance with Schedule “K” and with the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township;
- e. All refuse areas to be located within the buildings to the acceptance of the Township;

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- c. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighbourhood Plan to the acceptance of the Township;

- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- 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 supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**H.4            Official Community Plan Amendment and  
Rezoning Application No. 100163 and  
Development Permit Application No. 101000  
(Shepherd of the Valley Lutheran Church / 20097 - 72 Avenue)  
Bylaw No. 5406  
Bylaw No. 5407  
Bylaw No. 5414  
Report 18-124  
File CD 08-23-0141**

Moved by Councillor Arnason,  
Seconded by Councillor Davis,  
That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Shepherd of the Valley Lutheran Church) Bylaw 2018 No. 5406”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Shepherd of the Valley Lutheran Church) 2018 Bylaw No. 5407”; and

“Township of Langley Housing Agreement Bylaw 2018 No. 5414”.

**AMENDMENT**

Moved by Councillor Quaale  
Seconded by Councillor Sparrow,  
That a condition be added that staff undertake a review of traffic calming on 201 Street between 72 and 73 Avenue, and if required and approved by local residents as per Township policy, that the cost be borne by the proponent.

**AMENDMENT TO THE AMENDMENT**

Moved by Councillor Sparrow,  
Seconded by Councillor Quaale,  
That 73 Avenue between 200 and 201 Street be substituted for 201 Street

between 72 and 73 Avenue, which already has traffic calming.

CARRIED

Mayor Froese and Councillor Arnason opposed

AMENDMENT, AS AMENDED

The question was called on the Amendment, as amended, and it was

CARRIED

Mayor Froese and Councillor Arnason opposed

The amendment now reads as follows:

“That a condition be added that staff undertake a review of traffic calming on 73 Avenue between 200 and 201 Street, and if required and approved by local residents as per Township policy, that the cost be borne by the proponent”.

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was

CARRIED

Development Permit No. 101000

Running concurrently with this Bylaw is Development Permit No. 101000 (Shepherd of the Valley Lutheran Church / 20097 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “H”;
- b. On-site landscaping plans being in substantial compliance with Schedules “I” through “O”, and in compliance (subject to Township acceptance of lot grading) with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), Township’s Zoning Bylaw, and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;
- c. Section of 107.3.a) iii) of the Township’s Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for apartment units from 111 to 101 spaces;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township;
- f. An exterior design control agreement being entered into for all proposed single family lots, ensuring that building design and site development standards are high quality, consistent and compatible with

other lots and development and conform to the single family development permit guidelines contained in the Willoughby Community Plan;

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 the building permit stage;
- b. 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;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Provision of CPTED (Crime Prevention through Environmental Design) review of the development (including design and operation of parkades, elevators, pedestrian walkways / connections, amenity areas, playgrounds, and lighting) by a qualified CPTED professional (in consultation with the Langley RCMP), to the acceptance of the Township, including incorporation of CPTED recommendations into the final development plans;
- 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 supplemental Development Permit application fees, applicable Development Cost Charges and Building Permit Administration Fees; and,
- g. Registration of a restrictive covenant requiring provision of stormwater infiltration measures to the acceptance of the Township.

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

### **I.1            Development Permit Area “H” / Business Office Park Designation Bylaw No. 5364 Bylaw No. 5365 Report 18-120 File CD BA000016**

Moved by Councillor Fox,  
Seconded by Councillor Arnason,  
That Council give third and final reading to “Langley Official Community

Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)  
Bylaw 1998 No. 3800 Amendment (DP Area H) Bylaw 2018 No. 5364";  
and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment  
(Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer  
Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (DP Area H)  
Bylaw 2017 No. 5365".  
CARRIED

## **J. BYLAWS FOR FINAL ADOPTION**

### **J.1 Williams Neighbourhood Plan**

**Bylaw No. 5334**

**Bylaw No. 5335**

**Bylaw No. 5336**

**Report 18-41**

**File CD LRP00012**

Moved by Councillor Sparrow,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to "Langley Official Community Plan Bylaw  
1979 No. 1842 Amendment (Williams Amendment) Bylaw 2018 No. 5334";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment  
(Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams  
Neighbourhood Plan) Bylaw 2018 No. 5335"; and

Development Application and Fee Bylaw 1987 No. 2470 Amendment  
Bylaw 2018 No. 5336.  
CARRIED

### **MOTION**

Moved by Councillor Davis,  
Seconded by Councillor Arnason,  
That Council direct staff to incorporate additional park space in the  
Williams Neighbourhood Plan.  
DEFEATED

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

### **J.2 Highway Closure, Dedication Removal and Disposal (McCall)**

**Bylaw No. 5354**

**Report 18-07**

**File ADM 0890-45**

Moved by Councillor Davis,  
Seconded by Councillor Sparrow,  
That Council give final reading to "Highway Closing and Dedication  
Removal (McCall) Bylaw 2018 No. 5354".  
CARRIED

**J.3      Bylaw Notice Enforcement Bylaw Amendment**  
**Bylaw No. 5412**  
**Report 18-133**  
**File CD 3900-02**

Moved by Councillor Fox,  
Seconded by Councillor Arnason,  
That Council give final reading to "Bylaw Notice Enforcement Bylaw 2008  
No. 4703 Amending Bylaw. 2018 No. 5412".  
CARRIED

**J.4      2019 Permissive Tax Exemptions - Amending Bylaw 2018**  
**Bylaw No. 5417**  
**Report 18-126**  
**File FIN 1970-04**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That Council give final reading to "Permissive Tax Exemption Amending  
Bylaw 2018 No. 5417".

**AMENDMENT**

Moved by Councillor Davis,  
Seconded by Councillor Whitmarsh,  
That Bylaw No. 5417 be amended to provide the Langley Rod and Gun  
Club with a 100% exemption for the 2019 tax year.  
CARRIED

Councillor Long opposed

**MAIN MOTION, AS AMENDED**

The question was called on the Main Motion, as amended, and it was  
CARRIED

**J.5      Heritage Property Maintenance Standards**  
**Bylaw No. 5376**  
**Bylaw No. 5377**  
**Report 18-143**  
**File CD 6800-03**

Moved by Councillor Fox,  
Seconded by Councillor Arnason,  
That Council give final reading to Heritage Property Maintenance  
Standards Bylaw 2018 No. 5376 and Bylaw Notice Enforcement Bylaw  
2008 No. 4703 Amendment Bylaw 2018 No. 5377.  
CARRIED

**J.6            Official Community Plan Amendment and  
Rezoning Application No. 100144  
Development Permit Application No. 100875  
(Polygon Union Park Homes Ltd. / 20712 - 82 Avenue and  
8117, 8151 and 8173 - 208 Street)  
Bylaw No. 5383  
Bylaw No. 5384  
Report 18-135  
File CD 08-26-0135**

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to “Langley Official Community Plan Bylaw  
1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No.  
3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030  
Amendment (Polygon Union Park Homes Ltd.) Bylaw 2018 No. 5383”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Polygon  
Union Park Homes Ltd.) 2018 Bylaw No. 5384”.  
CARRIED

Councillor Davis opposed

Development Permit No. 100875

Moved by Councillor Fox,  
Seconded by Councillor Sparrow,  
That Council authorize issuance of Development Permit No. 100875  
(Polygon Union Park Homes Ltd. / 20712 – 82 Avenue and 8117, 8151  
and 8173 – 208 Street) in accordance with Attachment A subject to the  
following conditions:

- a. Building plans being in substantial compliance with Schedules “A”  
through “H”; and
- b. On-site landscaping plans being in substantial compliance with  
Schedules “I” through “N”, and in compliance with Subdivision and  
Development Servicing Bylaw (Schedule I Tree Protection) and the  
Township’s Street Trees and Boulevard Plantings Policy, to the  
acceptance of the Township; and



- c. All signage being in compliance with Schedule “N” and the Township 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; and
  - d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
- CARRIED

Councillor Arnason opposed

**J.7**

**Official Community Plan Amendment and  
Rezoning Application No. 100085  
Development Permit Application No. 100674  
(216 Fraser Ventures Ltd. / 21671 Fraser Highway)  
Bylaw No. 5251  
Bylaw No. 5252  
Report 16-135  
File CD 11-06-0037**

Moved by Councillor Sparrow,  
Seconded by Councillor Long,

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (216 Fraser Ventures Ltd.) Bylaw 2016 No. 5251”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (216 Fraser Ventures Ltd.) Bylaw 2016 No. 5252”.

CARRIED

Development Permit No. 100674

Moved by Councillor Long,  
Seconded by Councillor Sparrow,

That Council authorize issuance of Development Permit No. 100674 (216 Fraser Ventures Ltd. / 21671 Fraser Highway) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “G”; and
- b. On-site landscaping plans being in substantial compliance with Schedules “H” through “J”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees.

CARRIED

**J.8**

**Rezoning and Community Plan Amendment**

**Application No. 100140 and**

**Development Permit Application No. 100846**

**(Quadra Carvolth / 20292, 20320, 20346 and 20384 - 86 Avenue)**

**Bylaw No. 5374**

**Bylaw No. 5375**

**Report 18-77**

**File CD 08-26-0168**

Moved by Councillor Sparrow,

Seconded by Councillor Fox,

That Council give final reading to “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 (Quadra Carvolth) Bylaw 2018 No. 5374”; and  
“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Quadra

Carvolth) 2018 Bylaw No. 5375".  
CARRIED

Development Permit No. 100846

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Permit No. 100846  
(Quadra Carvolth / 20292, 20320, 20346 and 20384 - 86 Avenue) in  
accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "AL";
- b. Provision of a minimum of one (1) 15 amp auto charge receptacle upgradeable to a 30 amp autocharge receptacle for each residential unit;
- c. Landscape plans being in substantial compliance with Schedules "AM" and "AY" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- d. All signage being in substantial compliance with Schedules "A" through "AJ" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments in substantial compliance with Schedule "AL" to the acceptance of the Township;
- f. All refuse areas to be located within the buildings to the acceptance of the Township;
- g. Registration of restrictive covenants to the acceptance of the Township:
  - i. prohibiting the townhouse unit garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
  - ii. defining the commercial vehicle access route restrictions for Building A;
  - iii. prohibiting the reliance on street parking;
  - iv. prohibiting access to 204 Street for the townhouse units; and,
  - v. securing the indoor age friendly amenity area including specific equipment allocations; and
- h. Registration of an access easement to secure access to the age friendly amenity area over the structured parking in Building A for use by all units within the development;

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. Issuance of Energy Conservation and Greenhouse Gas Reduction DP100963;

- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
  - c. 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;
  - d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
  - e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
  - f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
  - g. 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, both with accompanying legal documents as required to the acceptance of the Township.
- CARRIED

#### **K. MAYOR AND COUNCIL REPORT**

Mayor Froese provided a 2014-2018 term in review. He highlighted projects such as the Aldergrove Credit Union Community Centre, Fort Langley Museum Project, Youth Hub, Public Engagement Charter, Community Input Group Task Force, Brookwood-Fernridge Community Plan Minor Update, and 216 Street upgrades.

#### **L. METRO VANCOUVER REPRESENTATIVES REPORT**

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

The following item has been brought forward from the September 24, 2018 Special Closed Meeting for public information:

##### **M.1 Investigation Report Respecting Social Media Interaction and Related Allocations**

MOTION

THAT COUNCIL

- (a) Accept the findings of the July 11, 2018 report of investigator Donovan Plomp, under the Township's Respectful Workplace Policy, that Councillor Richter's actions impacted the workplace (REDACTED as per FOIPPA s. 22(1)) for members of staff (REDACTED as per FOIPPA s. 22(1));
- (b) Censure Councillor Richter;

- (c) Mandate in depth training of the Respectful Workplace Policy for Councillor Richter;
  - (d) Mandate a workshop for all Council members in the Respectful Workplace Policy;
  - (e) (REDACTED as per FOIPPA s. 22(1)); and
  - (f) Release this resolution to the public, subject to redaction of personal information under the FOIPPA Act.
- CARRIED

Section 90(1) (g) Legal

## **N. OTHER BUSINESS**

### **N.1 Council Terms**

Moved by Councillor Fox,  
MOTION WITHDRAWN

Whereas Council terms are now four years in length; and

Whereas Council members run with a platform containing ideas, projects, and initiatives they wish to see achieved, and this should be able to be accomplished within a 16 year period of time;

Therefore be it resolved that the Election Bylaw be changed to a maximum limit of four terms.

### **N.2 Remembrance Day Ceremonies**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
Whereas there are now three well attended Remembrance Day Ceremonies within the Township of Langley;

Whereas these ceremonies and fly overs provide an opportunity for citizens of the Township to honour those members of the armed forces who have sacrificed their lives; and

Whereas each of these ceremonies incorporates a fly over by the Fraser Blues Formation Demonstration Team for which the various ceremony organizers are requested to donate to the team to aid in cost recovery;

Therefore be it resolved that the Township of Langley provide a donation from the Council Contingency fund to the Fraser Blues Formation Demonstration Team \$1500 (\$500 each) to fund the fly overs at the three ceremonies that are within the Township of Langley.

CARRIED

**N.3 Unsightly Premises Bylaw**

Moved by Councillor Quaale  
Seconded by Councillor Fox,  
That Council direct staff to review the Unsightly Premises Bylaw and bring forward any housekeeping items and updates to keep the bylaw relevant.  
CARRIED

**N.4 Affordable Housing**

Moved by Councillor Davis,  
Seconded by Councillor Arnason,  
Whereas Victoria and other jurisdictions are looking at proposals to ensure 15% of all new residential development is set aside for affordable units;

Whereas, Langley is experiencing growth and has a need for affordable housing; and

Whereas it is better for the community to have subsidized housing integrated into all new developments in the Township of Langley to avoid stigma and maintenance difficulties;

Therefore be it resolved that Council direct staff to look into affordable housing and look into what other municipalities, like Victoria, are doing.

**REFERRAL**

Moved by Councillor Fox,  
Seconded by Councillor Whitmarsh  
That this motion be referred to the new Council priority workshop.  
CARRIED

**N. TERMINATE**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That the meeting terminate at 9:15pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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