



REGULAR EVENING MEETING OF COUNCIL

Monday, May 13, 2019 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, S. Ferguson, M. Kunst, B. Long,
K. Richter, and E. Woodward

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 - May 13, 2019

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held May 13, 2019, as amended.
CARRIED

Clerk's Note: Item H.3 was removed from the agenda.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - April 15, 2019

Moved by Councillor Arnason,
Seconded by Councillor Woodard,
That Council adopt the Minutes of the Regular Evening Council meeting
held April 15, 2019.
CARRIED

B.2 Public Hearing Meeting - April 15, 2019

Moved by Councillor Arnason,
Seconded by Councillor Woodward,
That Council adopt the Minutes of the Public Hearing meeting held April
15, 2019.
CARRIED

C. PRESENTATIONS**D. DELEGATIONS****D.1 Jessica Yaniv
File 0550-07**

Jessica Yaniv appeared before Council to discuss gender-based pricing at all licensed businesses within the Township of Langley. She commented that women are charged more than men in the haircutting industry and that price should be based on the length of hair/type of service, and not gender. She asked Council to prohibit service based gender taxing with a bylaw.

**D.2 Phil McNally
File 0550-07**

Phil McNally appeared before Council to discuss the 216 Street Corridor Study. He commented that staff has reported to Council that a Corridor Study is not warranted at this time as they already have the appropriate data, and that a study will be considered again after the 216 Interchange opens. He asked that the Corridor Study moved ahead, prior to the interchange being opened.

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING****F.1 Rezoning Application No. 100572
(Segra International Corp. / 3254 - 262 Street)
Bylaw No. 5476
Report 19-75
File CD 10-25-0046**

Moved by Councillor Woodward,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Segra International Corp.) Bylaw 2019 No. 5476, amending General Industrial Zone M-2 to add cannabis production as a permitted use on land located at 3254 – 262 Street, subject to the following development prerequisites being satisfied prior to final reading:

1. Dedication of approximately three metres of road allowance along Fraser Highway, to the acceptance of the Township;
2. Dedication of a five metre x five metre corner truncation at the intersection of Fraser Highway and 262 Street;
3. Engagement of a qualified professional to ensure design and

incorporation of devices as necessary to control and mitigate odours generated by proposed operation; and
4. Approval of Bylaw 2019 No. 5476 by the Ministry of Transportation and Infrastructure; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5476.

CARRIED

F.2

Rezoning Application No. 100503

Development Permit Application No. 100945

(Genaris Properties Ltd. / 20559 - 86 Avenue)

Bylaw No. 5436

Report 19-73

File CD 08-26-0192

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436, rezoning a portion of the 0.76 ha (1.86 ac) site located at 20559 - 86 Avenue to Comprehensive Development Zone CD-137, to facilitate the development of ten (10) townhouse and eight (8) duplex units, 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 86 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 15 wide metre wide freeway buffer along the northern property line, consistent with the Yorkson Neighborhood Plan, to the acceptance of the Township;
5. Dedication of Streamside Protection and Enhancement Area adjacent to Yorkson Creek and construction of a 6.0 metre wide trail within the streamside protection area, to the acceptance of the Township, including acceptance of final streamside restoration and enhancement plans, maintenance and monitoring plans and security;
6. Approval of the rezoning bylaw by the Ministry of Transportation and

Infrastructure;

7. 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;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Registration of a cross access easement in favour of the lot to the east (20585 - 86 Avenue / Lot 32 Section 26 Township 8 New Westminster District Plan 48848);
10. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units; and
 - c. Identifying the units (minimum 5%) required to incorporate the Adaptable Housing Requirements;
11. Compliance with the Community Amenity Contribution Policy (if applicable) and the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee;
12. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Parkland Acquisition Policy;

That Council at the time of final reading of Rezoning Bylaw No. 5436 authorize the issuance of Development Permit No. 100945 for the proposed development subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Planting 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;
- d. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5436 in conjunction with the hearing for proposed Development Permit No. 100945.

CARRIED

Councillors Arnason, Davis and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 Community Standards Bylaw

Bylaw No. 5448

Bylaw No. 5449

Report 19-79

File CD 3900-25

Moved by Councillor Davis,

Seconded by Councillor Long,

That Council give first, second and third reading to the Community Standards Bylaw 2019 No. 5448, which consolidates, repeals and replaces the Untidy and Unsightly Premises Bylaw 1982 No. 2092, Graffiti Bylaw 2008 No. 4627, Abandoned Properties Bylaw 2005 No. 4401 and Noise Control Bylaw 2015 No. 5172, and their respective amendments;

That Council give first, second and third reading to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5449; and further

That Council approve revisions to the existing Noise Control Exemption Policy No. 08-110.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Woodward,

That the Community Standards Bylaw be referred to staff.

CARRIED

Councillor Long opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100530 and
Development Permit Application No. 101083
(Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street)
Bylaw No. 5450
Report 19-44
File CD 08-26-0209**

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Yorkson) Ltd.) Bylaw 2019 No. 5450".

CARRIED

Councillor Arnason opposed

Development Permit No. 101083

Running concurrently with this Bylaw is Development Permit No. 101083 (Castlehill Homes (Yorkson) Ltd.) / 8450 – 204 Street) in accordance with Attachment A 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 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;
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**H.2 Official Community Plan Amendment and
Rezoning Application No. 100179 and
Development Permit Application No. 100903
Development Variance Permit Application No. 100103
(Qualico Developments / 20544 and 20570 - 78 Avenue)
Bylaw No. 5426
Bylaw No. 5461
Report 19-50
File CD 08-23-0155**

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give third reading to “Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5426”; and
“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc. Bylaw 2019 No. 5461”.

AMENDMENT

Moved by Councillor Davis,
Seconded by Councillor Richter,
That a condition be added that a pocket park be secured, consistent with the Yorkson Neighbourhood Plan.
CARRIED

Mayor Froese and Councillors Kunst and Woodward opposed

MAIN MOTION, AS AMENDED

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

Councillors Arnason, Richter, and Woodward opposed

Development Permit No. 100903

Running concurrently with this Bylaw is Development Permit No. 100903 (Qualico Developments / 20544 and 20570 – 78 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100103

Running concurrently with this Bylaw is Development Variance Permit No. 100103 (Qualico Developments / 20544 and 20570 – 78 Avenue) in accordance with Attachment E subject to the following conditions:

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 28;
- b. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lot 15;
- c. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres and to reduce the side lot line setback requirement for a detached garage abutting a street from 4.5 metres to 2.5 metres on proposed Lot 33.

- H.3 Official Community Plan Amendment and
Rezoning Application No. 100158 and
Development Permit Application Nos. 100967,
101079 and 101097
(Pollyco (Latimer) Ventures Ltd. / 7484, 7536, and
7570 - 200 Street, and 7441, 7495, and 7541 - 202A Street)
Bylaw No. 5465
Bylaw No. 5466
Report 19-53
File CD 08-23-0172**

Clerk's Note: Item withdrawn from the agenda.

- H.4 Rezoning Application No. 100529 and
Development Permit Application No. 101008
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)
Bylaw No. 5454
Report 19-74
File CD 11-31-0045**

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give third reading to Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (CrewH (Redwood Park) Homes Ltd.) Bylaw 2019
No. 5454, rezoning a 1.0 ha (2.4 ac) site located at 21750 - 96 Avenue, to
Comprehensive Development Zone CD-34, to facilitate development of 14
townhouses, 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. Provision of road dedications, widenings and necessary traffic improvements to the acceptance of the Township, including dedication of the west half of 217A Street, in accordance with the Township's Subdivision and Development Servicing Bylaw and the Walnut Grove Redwoods Neighbourhood Plan;
3. 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;
4. Dedication and enhancement of the lands being added to the environmental conservation area identified on the Land Use Concept in accordance with the Redwoods Neighbourhood Plan, including final acceptance of the landscape design plans, trail alignment, fencing, signage, landscape details and security;

5. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township;
6. Registration of a cross access easement in favour of the properties to the west, to the acceptance of the Township;
7. Registration of restrictive covenants acceptable to the Township:
 - a. Identifying one (1) unit to be built in accordance with Schedule 2 of the OCP - Basic Adaptable Housing Requirements;
 - b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
 - c. prohibiting reliance on offsite parking;
 - d. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units;
 - e. Prohibiting access to 96 Avenue;
 - f. Non disturbance covenant and an all purpose right of way protecting the heritage redwood trees fronting the subject site; and
 - g. Notifying owners of the presence of a golf course and the potential noises, nuisances and errant balls associated with operation of a golf course;
8. Compliance with Age Friendly Amenity Area requirements to the acceptance of the Township;
9. Compliance with the requirements of the Community Amenity Contribution Policy (if applicable) including payment of applicable amenity fees;
10. Compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy No. 07-231 to the acceptance of the Township; and
11. Payment of applicable supplemental rezoning fees, Redwoods Neighbourhood Plan fees, site servicing review fee, ISDC review fee, Development Works Agreements (DWA) and Latecomer charges; and further

That Council authorize the issuance of Development Permit No. 101008, at time of final reading of Bylaw No. 5454, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "J" through "P" 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;
- 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;

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, applicable Development Cost Charges, and Building Permit administration fees;
 - b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
 - c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
 - d. 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

Councillor Arnason opposed

I. BYLAWS FOR FINAL ADOPTION

- I.1 Inclusion of a Representative from the
Fraser Health Authority on the Seniors Advisory Committee
Bylaw No. 5473
Report 19-55
File ADM 3900-25**

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That Council give final reading to "Council Advisory Committee
Establishment Bylaw 2008 No. 4700, Amendment Bylaw 2019 No. 5473".
CARRIED

- I.2 2019 Langley Annual Rates and
Tax Collection Bylaw for Universal Services
Bylaw No. 5474
Report 19-63
File FIN 1970-02**

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council give final reading to "Langley Annual Rates and Tax
Collection Bylaw 2019 No. 5474".
CARRIED

**I.3 Sanitary Development Works Agreement Bylaw
(South Brookwood Infrastructure Inc.)**

Bylaw No. 5472

Report 19-68

File CD 07-27-0082

Moved by Councillor Long,

Seconded by Councillor Davis,

That Council give final reading to "Sanitary Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5472"; and further

That Council authorize, upon adoption of Sanitary Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5472 the execution of a Development Works Agreement with South Brookwood Infrastructure Inc. in the form of a document presented as Attachment A, for the provision of off-site sanitary infrastructure for the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan.
CARRIED

Councillors Arnason, Richter and Woodward opposed

**I.4 Drainage Development Works Agreement Bylaw
(South Brookwood Infrastructure Inc.)**

Bylaw No. 5471

Report 19-67

File CD 07-27-0082

Moved by Councillor Long,

Seconded by Councillor Kunst,

That Council give final reading to "Drainage Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5471"; and further

That Council authorize, upon adoption of Drainage Development Works Agreement (South Brookwood Infrastructure Inc.) Bylaw 2019 No. 5471 the execution of a Development Works Agreement with South Brookwood Infrastructure Inc. in the form of a document presented as Attachment A, for the provision of a community stormwater detention facility and off-site drainage infrastructure for the northwest quadrant of the Booth area of the Brookwood-Fernridge Community Plan.
CARRIED

Councillors Arnason, Richter, and Woodward opposed

J. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Langley Leadership Panel, Town Hall Meeting, Arbour Day, LAPS Furry Tail Foot Race, Global News Mayor's Roundtable, Leigh Mulhall Kilpin Reception, and the 57th Annual Langley Walk.

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 April 15, 2019 Special Closed Council Meeting:

**L.1 Special Closed Agricultural Advisory and Economic Enhancement Committee Recommended Motion
File 0540-20**

That Council appoint Ava Reeve as the Township of Langley's representative on the Metro Vancouver Regional District Agricultural Advisory Committee.
CARRIED

Section 90(1) (a) Personnel

M. OTHER BUSINESS

M.1 216 Street North Corridor Study

Moved by Councillor Richter,
Seconded by Councillor Davis,
Whereas the funding (\$100,000) for a corridor study on 216 Street north has been approved in the 2019 budget by Council;

Therefore be it resolved that the 216 Street North Corridor study begin immediately.
CARRIED

MOTION

Moved by Mayor Froese,
Seconded by Councillor Kunst,
That the 216 Street North Corridor study consist of an interim report by year end, followed by a final report to be completed with actual traffic data, conducted after the 216 Interchange opens.
CARRIED

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 8:18pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk