



REGULAR EVENING MEETING OF COUNCIL

Monday, May 27, 2019 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, S. Ferguson, M. Kunst, B. Long, B. Whitmarsh,
and E. Woodward

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

W. Bauer, R. Seghera, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - May 27, 2019

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held May 27, 2019, as amended.
CARRIED

Clerk's Note: Item H.3 was withdrawn from the agenda.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - May 13, 2019

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Evening Council meeting
held May 13, 2019.
CARRIED

B.2 Public Hearing Meeting - May 13, 2019

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Public Hearing meeting held May 13, 2019.
CARRIED

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

Jessica Yaniv appeared before Council to discuss establishing a SAFE+ program at Township of Langley schools. She stated that this program would provide resources to LGBTQ youth and questioning youth about safe hormone treatments and transitioning methods.

**D.2 Diane Gendron
Bard in the Valley
File 0550-07**

Diane Gendron, President, Bard in the Valley, appeared before Council to thank them for their support of Bard in the Valley's Shakespearean production through the Township's Community Grant program. She noted that this is Bard in the Valley's 10th Anniversary. The play this summer is "A Midsummer Night's Dream".

**D.3 Randy Caine
Hempyz Gifts and Novelties
File 0550-07**

Randy Caine, Hempyz Gifts and Novelties, appeared before Council to discuss retail cannabis sales. He commented on the significance of reducing drug crimes and the importance of balancing the social and legal issues of cannabis sales. He further stated that change is inevitable and that safe, legal access to cannabis should be a priority.

E. REPORTS TO COUNCIL

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Tree Protection Bylaw
Bylaw No. 5478
Bylaw No. 5481
Bylaw No. 5482
Report 19-78
File CD BA000025**

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Tree Protection Bylaw 2019
No. 5478;

That Council give first, second and third reading to Bylaw Notice
Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5481;

That Council give first, second and third reading to Fees and Charges
Bylaw 2007 No. 4616 Amendment Bylaw 2019 No. 5482; and

That Council authorize staff to schedule a Public Hearing for Bylaw 2019
No. 5478.
CARRIED

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 Long,
Seconded by Councillor Kunst,
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;

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

That Section 3.1-f be amended to read as follows:

A Vehicle, boat, trailer or recreational Vehicle to be parked or stored on the landscape portion on a front yard of the Property that is visible from any other Property.

CARRIED

Councillor Arnason opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100459 and
Development Permit Application No. 100921
(1074201 BC Ltd. / Interface Architecture Inc. /
20163 - 84 Avenue)
Bylaw No. 5453
Report 19-62
File CD 08-26-0180**

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give third reading to "Township of Langley Zoning Bylaw
1987 No. 2500 Amendment (1074201 BC Ltd.) Bylaw 2019 No. 5453".
CARRIED

Development Permit No. 100921

Running concurrently with this Bylaw is Development Permit No. 100921
(1074201 BC Ltd. / Interface Architecture Inc. / 20163 - 84 Avenue) in
accordance with Attachment A 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. All signage being in substantial compliance with Schedules "K", "L" and "P", 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; and
- 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 Energy Conservation and Greenhouse Gas Reduction DP101018;
- 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.2 Official Community Plan Amendment and
Rezoning Application No. 100175 and
Development Permit Application No. 100927
(Emporio Holdings Ltd. / 20203 - 84 Avenue)
Bylaw No. 5362
Bylaw No. 5415
Report 19-65
File CD 08-26-0188**

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1988 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Emporio Holdings Ltd.) Bylaw 2019 No. 5362"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Emporio Holdings Ltd.) 2019 Bylaw No. 5415".

CARRIED

Councillor Arnason opposed

Development Permit No. 100927

Running concurrently with this Bylaw is Development Permit No. 100927 (Emporio Holdings Ltd. / 20203 – 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “J”;
- b. Landscape plans being in substantial compliance with Schedules “K” and “L” 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;
- d. All signage being in compliance with the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “J”;
- f. 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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 100928;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- 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. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. 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.

- H.3 Official Community Plan Amendment and
Rezoning Application No. 100162
Development Permit Application No. 100978 and
Development Variance Permit Application No. 100105
(Qualico Developments / 7720 and 7780 - 202A Street, and
7767 - 204 Street)
Bylaw No. 5451
Bylaw No. 5452
Report 19-71
File CD 08-23-0173**

Item withdrawn from the agenda.

- H.4 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**

MOTION

Moved by Mayor Froese,

Seconded by Councillor Long,

That Council direct staff to advise the applicant that the rezoning application cannot proceed based in its current form, until such time as stormwater management and roadworks issues can be addressed.

CARRIED

I.1 BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

- I.1 Rezoning Application No. 100568
(Peraspera Holdings Ltd. / 1178562 BC Ltd. /
5451 - 275 Street)
Bylaw No. 5463
Report 19-64
File CD 14-05-0012**

Moved by Councillor Kunst,

Seconded by Councillor Whitmarsh,

That Council give third and final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Peraspera Holdings Ltd.) Bylaw 2019 No. 5463".

AMENDMENT

Moved by Councillor Arnason,

Seconded by Councillor Long,

That a condition be added that odour management protocols, designed by a qualified engineer, be added in order to meet Metro Vancouver regulations regarding cannabis odour mitigation.

CARRIED

Mayor Froese and Councillor Woodward opposed

MAIN MOTION, AS AMENDED

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

J. BYLAWS FOR FINAL ADOPTION**K. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including the Climate Adaption Event, 2050 TransLink Elected Officials Workshop, and the Mayor's Standing Committee on Development.

L. METRO VANCOUVER REPRESENTATIVES REPORT**M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS****N. OTHER BUSINESS****N.1 Kwantlen First Nation Street Names in Fort Langley**

Moved by Councillor Woodward

Seconded by Councillor Arnason,

Therefore be it resolved that staff be directed to review and report back as soon as practical, preferably before National Indigenous Peoples Day on Friday, June 21st, with input and recommendation(s) to Council on the practicality and potential process for the following initiatives:

A. To formally rename Glover Road north of the Jacob Haldi Bridge to Kwantlen Boulevard, or an alternative name otherwise acceptable to the Kwantlen First Nation and the Township of Langley; and

B. To add interpretive road name signage in the Halkomelem language of the Kwantlen First Nation with the current, official English versions within the boundaries of:

- i. the Fort Langley commercial area in close proximity to the current (and potentially new) Fort Langley Centennial Museum; or
- ii. the Fort Langley “peninsula,” including Bedford Landing and Brae Island;

to be confirmed and finalized in partnership with the Kwantlen First Nation, local expert(s), and the Township of Langley, completed and installed within 2019.

REFERRAL

Moved by Councillor Whitmarsh,

Seconded by Councillor Woodward,

That this motion be referred to staff to also include in the report what the additional costs would be.

CARRIED

N.2 Langley RCMP

Moved by Councillor Ferguson,

Seconded by Councillor Woodward,

Whereas the Township of Langley has had an excellent working relationship with the RCMP;

Whereas our neighbour, the City of Surrey, has indicated (although not fully enacted) that they will be implementing a Surrey Municipal Police Force; and

Whereas this can have both a staffing and financial effect on the Township of Langley, Integrated Policing Units, E-Division building in Surrey, 911 E-Comm, and other services;

Therefore be it resolved that Council request the Langley RCMP provide information outlining the potential impact on the Township of Langley and make a presentation to Council at an upcoming Regular Evening Council meeting.

CARRIED

O. TERMINATE

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That the meeting terminate at 8:07pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk