



REGULAR EVENING MEETING OF COUNCIL

Monday, June 10, 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, B. Whitmarsh, and E. Woodward

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

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - June 10, 2019

Moved by Councillor Arnason,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held June 10, 2019.
CARRIED

B. ADOPTION OF MINUTES

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

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Evening Council meeting
held May 27, 2019.
CARRIED

B.2 Public Hearing Meeting - May 27, 2019

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Public Hearing meeting held May
27, 2019.
CARRIED

C. PRESENTATIONS

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

Jessica Yaniv appeared before Council to discuss banning LGBTQ2S+ conversion therapy businesses in the Township of Langley and to discuss bullying prevention programs. She asked Council to suspend the business license of any business practicing conversion therapy and to restrict the granting of licenses to businesses wanting to practice conversion therapy and intervention therapy.

**D.2 Dana Garcia-Annand
Army Cadet League of BC
File 0550-07**

Dana Garcia-Annand, Army Cadet League of BC appeared before Council to discuss the 2019 Vimy parade in the Fraser Valley. She commented that 86 cadets participate in the Fraser Valley League. An appreciation certificate was presented to Mayor and Council for their continued support of the Army Cadets.

**D.3 Christy Juteau
A Rocha Canada
File 0550-07**

Christy Juteau, A Rocha Canada, and Emily walker, Conservation Science Intern, appeared before Council to discuss a temporary road closure of 20 Avenue and 196 Street during the Western Toad juvenile migration in July. They stated that toads, frogs, and salamanders often cross roads as they migrate between forest and wetland habitats for breeding. Many of them are run over by cars. They asked for temporary road closure of 20 Avenue and 196 Street for one to two weeks to allow for migration.

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING****G. BYLAWS FOR FIRST, SECOND AND THIRD READING****G.1 2019 Development Cost Charges
Bylaw No. 5470
Report 19-96
File CD BA000026**

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That Council give first, second and third reading to the Langley

Development Cost Charges Bylaw 2019 No. 5470;

That Council authorize inclusion of interest charges for the 232 Street Interchange Project; and further

That Council direct staff to consider and, if deemed appropriate, present Council with an annual update to the proposed DCC Bylaw based on the Vancouver Consumer Price Index.

AMENDMENT

Moved by Councillor Woodward,

Seconded by Councillor Whitmarsh,

That the third paragraph be amended to read as follows:

That Council direct staff to consider and present Council with an annual update to the proposed DCC Bylaw based on the Vancouver Consumer Price Index, or other considerations.

CARRIED

MAIN MOTION, AS AMENDED

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

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

H.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 Whitmarsh,

Seconded by Councillor Arnason,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Segra International Corp.) Bylaw 2019 No. 5476".

CARRIED

H.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 third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436”.

CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 100945

Running concurrently with this Bylaw is Development Permit No. 100945 (Genaris Properties Ltd. / 20559 – 86 Avenue) in accordance with Attachment A 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.

I. BYLAWS FOR FINAL ADOPTION

- I.1 Community Standards Bylaw**
 - Bylaw No. 5448**
 - Bylaw No. 5449**
 - Report 19-79**
 - File CD 3900-25**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council give final reading to "Community Standards Bylaw 2019 No. 5448"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5449".

CARRIED

**I.2 Rezoning Application No. 100510
 (Wickramaratne / 26489 Fraser Highway)
 Bylaw No. 5400
 Report 18-100
 File CD 13-19-0336**

Moved by Councillor Long,
Seconded by Councillor Woodward,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wickramaratne) Bylaw 2018 No. 5400".

CARRIED

Councillors Arnason and Davis opposed

J. ITEMS FROM PRIOR MEETINGS

**J.1 Development Permit Application No. 101016
 (Interface Architecture Inc. / 5600 Block of 272 Street)
 Report 19-87
 File CD 14-08-0041**

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101016 to Gloucester Capital Partners Ltd. for property located in the 5600 block of 272 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "F";
- b. Landscape plans being in substantial compliance with Schedule "G" 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 the Township's Sign Bylaw and Development Permit Guidelines of the Gloucester Industrial Park Community Plan;

- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "D" through "F";
- 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; and
- h. All chain link fences being black vinyl with black posts and rails.

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. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- 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.

Submissions from the public:

1. L. Lightfoot, a Langley resident, was in attendance and commented that previous Development Permits have had a condition of streamside protection and that this development does not have that requirement. This development permit does not show any authorization from senior level governments. She asked Council that appropriate measures be taken to protect this environmentally sensitive area.
2. B. Gardner read a letter from C. Grey stating that the applicant should provide a rain garden as a detention pond and questioned whether the Department of Fisheries has approved this development permit. She also commented that there is no plan in place for streambank stability and that solar power has not been considered.
3. T. Lightfoot, a Langley resident, was in attendance and commented that the plans provided in the report were not eligible, and that the time that these documents are provided to the public does not provide enough time for review. He further commented that there are salmon spawning in Gloucester Estates and that they need to be protected.
4. M. Innis, a Bradner resident, was in attendance and commented that there is another stream that is not noted on the maps of plans. He stated that there is inadequate stormwater management plans in this area.

The following written submissions were received from the public:

1. L. Perrin, a Langley resident, providing additional information for Council to consider with regard to all development in the West Creek watershed, and asked Council to refer this application back to staff to ensure the proponent is in compliance with all BC and DFO regulations.
2. D. Kask, a Langley resident, expressing concerns about protecting the rivers, streams, wildlife, and environmentally sensitive areas. She suggested a rain garden be installed as a detention pond for ducks, frogs and other wildlife that currently inhabit the site in order to protect bio-diversity.
3. C. Grey, a Langley resident and certified tree arborist, expressing concerns about stream protection and whether this project meets the requirements of the Sustainability Charter.

AMENDMENT

Moved by Councillor Arnason,

Seconded by Councillor Richter,

That a condition be added that the site be improved with an environmental amenity to include artificial wetland/ephemeral waterbody to enhance biodiversity and replicate the pre-existing wetlands on the site and that this amenity be registered on title under Section of 219 of the Land Titles Act.

DEFEATED

Mayor Froese and Councillors Ferguson, Kunst, Long, Whitmarsh, and Woodward opposed

MAIN MOTION

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

Councillor Arnason opposed

K. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of this duties including the Army Cadet Corps 227 Annual Ceremonial Review, Raptors Knoll Disc Golf – Jackman Wetlands Park, David Beggs Park Unveiling, 50th Anniversary of the Langley 50 Rugby Club, Seniors Week Tea, and the Zero Waste Committee Facilities Tour.

Councillor Richter reported that she attended the welcome ceremony for Dr. Zhang, a pilot who flew from mainland China to the Township of Langley, He presented Mayor and Council with his book: “From Beijing, To Beijing”.

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 May 13, 2019 Special Closed Meeting for public information:

**M.1 E-Comm Board of Directors Designates and Township of Langley Representative
Report 19-23
File ADM 7150-01**

That Council confirm Councillor Gayle Martin, City of Langley, as the nominee for the E-Comm Board of Directors term 2019-2020 for the designated group of the Township of Langley and the Cities of Langley, Surrey and White Rock;

That Council confirm the representative to be appointed by the City of Langley for the term 2020-2021 as the nominee for the E-Comm Board of Directors for the designated group of the Township of Langley and the Cities of Langley, Surrey, and White Rock;

That Council confirm the representative(s) to be appointed by the City of Surrey for the term 2019 2020 and the term 2020-2021 as the nominee(s) for the E-Comm Board of Directors for the designated group of the Township of Langley and the Cities of Langley, Surrey, and White Rock;

That Council designate Councillor Long as the Township of Langley representative at the E-Comm Annual General Meetings in June 2020 and June 2021.

CARRIED

Section 90(1) (a) Personnel

N. OTHER BUSINESS

N.1 Christy Juteau, A Rocha Canada, Delegation

Moved by Councillor Richter,

Seconded by Councillor Ferguson,

That the delegation from Christy Juteau regarding toad migration be referred to staff.

CARRIED

O. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 8:44pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk