



REGULAR AFTERNOON MEETING OF COUNCIL

Monday, June 10, 2019 at 12:00 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, P. Tulumello, and J. Winslade

D. Anderson, W. Bauer, K. Stepto, and R. Welfing

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Afternoon Council Meeting Agenda - June 10, 2019

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

B. ADOPTION OF MINUTES

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

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Afternoon Council meeting
held May 27, 2019.
CARRIED

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council now resolve into a Special Closed Meeting for discussion of
the following items, in accordance with and as identified under Section 90
of the Community Charter:

Item A.1 - Section 90(1) (n) Consideration;
Item C.1 - Section 90(1) (e) Property; (k) Negotiations;
Item C.2 - Section 90(1) (e) Property; (k) Negotiations;

Item D.1 - Section 90(1) (e) Property; (f) Law Enforcement;

Item F.1 - Section 90(1) (e) Property; (f) Law Enforcement;

Item F.2 - Section 90(1) (g) Legal;

Item F.3 - Section 90(1) (e) Property; and

Item F.4 - Section 90(1) (e) Property.

CARRIED

MEETING RECESSED

The meeting recessed at 12:03pm.

MEETING RECONVENED

The meeting reconvened at 4:56pm.

AGENDA AMENDED

Moved by Councillor Kunst,

Seconded by Councillor Arnason,

That the delegation request from Punit Walia be added to the agenda as item E.2.

CARRIED

D. PRESENTATIONS

D.1 2019 Development Cost Charges Bylaw

Sara Stevens, Urban Systems, provided a presentation regarding the 2019 Development Cost Charges (DCC's) Bylaw. She commented that DCC's are charges that are levied on development to help pay for the costs of expanding and upgrading transportation, utility, and park infrastructure to meet the needs of growth. The last update to the DCC Bylaw was in 2012. Rising costs of construction and land acquisition means that current DCC's are not sufficient. The proposed new DCC rates will come into effect when the bylaw is adopted, however, legislation provides one year of protection for in-stream building permit applications, subdivision applications, and precursor applications (re-zoning and development permits). The Local Government Act requires municipalities to consider whether the charges will deter development, will discourage construction of reasonably priced housing, or will discourage development designed to result in a low environmental impact. After approval from the Inspector of Municipalities, the bylaw will come to Council for final reading in the fall.

E. DELEGATIONS

E.1 Gerry Holmes File 0550-07

Gerry Holmes appeared before Council to discuss Soil Deposit Application for property located at 22260 – 26 Avenue. He commented that the area has drainage issues and that the road could not handle 400 truckloads of soil being brought in.

John Sween further commented that filling the swales will increase the drainage issues.

E.2 Punit Walia

Punit Walia appeared before Council to discuss Soil Deposit Application for property located at 22384-64 Avenue. He commented that his family bought the property in 2003 and hope to use it as a cedar tree farm in the future. He stated that the land is not usable in its current condition.

F. REPORTS TO COUNCIL

**F.1 2018 Audited Consolidated Financial Statements
Report 19-92
File FIN 1830-02**

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council receive and accept the 2018 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.
CARRIED

**F.2 Soil Deposit Application for
Property at 22384 - 64 Avenue
Report 19-88
File ENG SO 1478**

Moved by Councillor Davis,
Seconded by Councillor Richter,
That Council not refer the soil deposit application for 22384 – 64 Avenue to the Agricultural Land Commission and direct staff to not process the application further.
DEFEATED

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

MOTION

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council refer the soil deposit application for 22384 – 64 Avenue to the Agricultural Land Commission.
CARRIED

Councillors Arnason, Davis, Richter and Woodward opposed

**F.3 Soil Deposit Application for
Property at 22260 - 26 Avenue
Report 19-89
File ENG SO 1974**

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council refer the soil deposit application for 22260 – 26 Avenue to the
Agricultural Land Commission

AMENDMENT

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That if this application is approved by the Agricultural Land Commission,
that a detailed drainage plan be prepared at the applicant's cost.
CARRIED

Councillors Arnason and Davis opposed

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That if the application is approved by the Agricultural Land Commission,
that a staff consider a requirement be added that access on and off the
property be from 224 Street.
CARRIED

Councillors Ferguson and Whitmarsh opposed

MAIN MOTION, AS AMENDED

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

Councillors Arnason, Davis, Richter, and Woodward opposed

**F.4 Willoughby Community Park Completion Funding Requirement
Report 19-97
File ACCI 6125-20-WCOM1**

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council approve deferral of selected capital projects previously
approved as part of the 2019 budget process, as outlined in this report, to
the 2020 budget process, in order to fund \$1,850,915 for completion of the
final playing field in Willoughby Community Park; and

That Council approve the transfer of budget authority from the projects deferred and expenditure of said funds in the amount of \$1,850,915 to complete the final playing field in Willoughby Community Park.

MOTION POSTPONED

Moved by Councillor Long,
Seconded by Councillor Woodward,
That this motion be postponed indefinitely.
CARRIED

Councillor Richter opposed

MOTION

Moved by Mayor Froese,
Seconded by Councillor Woodward,
That Council approve use of reserves and internal borrowing in order to fund the \$1.85 million for completion of the final playing field in Willoughby Community Park; and

That Council approve the transfer of budget authority of said funds in the amount of \$1.85 million to complete the final playing field in Willoughby Community Park.
CARRIED

Councillor Richter opposed

MEETING ADJOURNED

Moved by Councillor Davis,
Seconded by Councillor Woodward,
That the meeting be adjourned at 6:20pm until the completion of the Regular Evening Meeting,
CARRIED

MEETING RECONVENED

The meeting reconvened at 8:00pm.

**F.5 Heavy Rescue Truck Replacement
Report 19-90
File PS 7380-20**

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council authorize pre-approval of the scheduled replacement of the 2020 Heavy Rescue Truck.
CARRIED

F.6 Two Engine / Tankers - Fire Truck Replacement
Report 19-91
File PS 7380-20

Moved by Councillor Arnason,
Seconded by Councillor Woodward,
That Council authorize pre-approval of the scheduled replacement of two
Engine / Tanker - Fire Trucks.
CARRIED

F.7 Heritage Assessment
Former Aldergrove Fire Hall No. 3
Report 19-93
File CD 6800-26

Moved by Councillor Long,
Seconded by Councillor Richter,
That Council receive the report for Heritage Assessment for the former
Aldergrove Fire Hall No. 3 located at 2900 – 272 Street, provided as
Attachment A, for information, and that the building be considered for
addition to the Community Heritage Register.
CARRIED

F.8 Bylaw Enforcement Policy No. 08-101
Report 19-95
File CD 0340-50-CDEV1

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council approve revisions to Bylaw Enforcement: Complaint and
Compliance Policy No. 08-108 ('the Policy').

AMENDMENT

Moved by Councillor Long,
Seconded by Councillor Kunst,
That a provision that complaints come from within 500 metres be included
in the Policy.
CARRIED

Councillors Arnason, Ferguson and Woodward opposed

MAIN MOTION, AS AMENDED

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

Councillors Arnason and Ferguson opposed

G. CORRESPONDENCE**G.1 Petition to Eliminate Hospital Parking Fees
File 0400-20**

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council receive the 3,172 signature petition, submitted by Gary Hee,
requesting Council collaborate with the Ministry of Health to eliminate 4
hours of parking fees for emergency patients at the Langley Memorial
Hospital.
CARRIED

H. MINUTES OF COMMITTEES**H.1 Seniors Advisory Committee - May 15, 2019
Council Priorities Committee - May 27, 2019
File 0540-20**

Moved by Councillor Arnason,
Seconded by Councillor Ferguson,
That Council adopt the Minutes from the Council Priorities Committee
meeting held May 27, 2019 and receive the Minutes of the Council
Advisory Committee meeting as listed above.
CARRIED

I. ITEMS FROM PRIOR MEETINGS**I.1 Motion to Reconsider**

Moved by Mayor Froese,
Seconded by Councillor Whitmarsh,
That Council reconsider the following application:

Agricultural Land Commission Application No. 100369
(1151912 BC Ltd. / OTG Development Concepts / 24381 – 56 Avenue)
Report 19-60
File CD 11-10-0082
CARRIED

MOTION

Moved by Mayor Froese,
Seconded by Councillor Kunst,
That Council advise the Agricultural Land Commission that the subdivision
application submitted by OTG Development Concepts on behalf of the
owners of property located at 24381 – 56 Avenue within the Agricultural
Land Reserve complies with the minimum parcel size provisions of the

Suburban Residential SR-1 Zone of the Township's Zoning Bylaw,

and request consideration based on agricultural merits.

CARRIED

Councillors Arnason, Davis, and Richter opposed

J. OTHER BUSINESS

J.1

Beavers and Wetlands

Moved by Councillor Arnason,

Seconded by Councillor Davis,

Whereas the Township of Langley recently sponsored a Climate Adaptation event on May 22, regarding the negative implications of global climate change and warming weather as it relates to local government activities and infrastructure;

Whereas existing wetlands within the Township provide valuable infrastructure which support climate mitigation and protect against the most problematic effects of flooding and drought, and further creates and enhances local ecosystems that are more resilient and supportive of wildlife and fish habitats thereby protecting biodiversity opportunities;

Whereas beaver dams provide an incontrovertible contribution to wetland creation and maintenance, including benefits such as the prevention of waterway scouring and erosion, reduction of sediment transport, increased habitat for waterfowl and fish species, and the potential for reducing the de-watering of downstream areas during drought events; and

Whereas the Township currently lacks a detailed policy regarding beaver dam removal, which policy further does not consider the importance of natural and re-naturalized wetlands and riparian wetlands and the fundamental role played by beavers in this regard;

Therefore be it resolved that Council direct staff to review our current policy on beaver dam removal and alteration, in order to reflect adherence to the following primary principles:

Removal or alteration of beaver dams subject to the jurisdiction of the Township of Langley local authority or managed by the Township on behalf of private property owners, will only be authorized with respect to imminent flooding or water damage from over-height water compounding that could negatively affect TOL infrastructure, and for no other purpose or cause; and further

That any necessary removal, or lowering, of beaver dams on Township property or properties managed by the Township, conform to best management practices to ensure the protection of downstream and adjacent water quality and quantity, and that all such alterations only be undertaken in a manner that minimizes disturbance to the banks or bed of any waterbody or watercourse in support of critical wetland integrity protection.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Davis,

That this motion be referred to the Agricultural Advisory and Economic Enhancement Committee for comment.

CARRIED

J.2 Tree Protection Bylaw 2019 No. 5478

Moved by Councillor Whitmarsh,

Seconded by Councillor Richter,

Whereas at the April 15, 2019 Regular Evening Council meeting, Council adopted a resolution directing staff to provide a Tree Protection Bylaw for Council's consideration;

Whereas this resolution was amended to include a provision that allows residents to have the ability to remove one tree every 24 months with no fee and no arborist report; and

Whereas the Tree Protection Bylaw No. 5478 has received First and Second Readings, but does not fully reflect the amendment;

Therefore Council direct staff to amend the Tree Protection Bylaw No. 5478 to accurately reflect the amendment prior to providing it to Council for consideration of Third Reading.

CARRIED

**J.3 Council Workshop
File 0530-01**

Moved by Councillor Ferguson,

Seconded by Councillor Davis,

That Council receive the memorandum from the Corporate Administration Division regarding the Council Workshop on budget discussions scheduled for October 4, 2019.

CARRIED

**J.4 2020 Council Calendar
File 0550-06**

Council discussed the 2020 Council calendar regarding the FCM Sustainable Communities Conference.

J.5 Petition to Eliminate Hospital Parking Fees

Moved by Councillor Richter,
Seconded by Councilor Ferguson,
That the petition to eliminate hospital parking fees be referred to Fraser Health.
CARRIED

K. TERMINATE

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

CERTIFIED CORRECT:

Mayor

Township Clerk