



REGULAR EVENING MEETING OF COUNCIL

Monday, September 30, 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, K. Richter,
B. Whitmarsh, and E. Woodward

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

W. Bauer, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - September 30, 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 September 30, 2019, as amended.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - September 9, 2019

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Regular Evening Council meeting
held September 9, 2019.
CARRIED

B.2 Public Hearing Meeting - September 9, 2019

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the Minutes of the Public Hearing meeting held
September 9, 2019.
CARRIED

C. PRESENTATIONS**C.1 Langley Xtreme 03**

Mayor and Council presented the Langley Xtreme 03 softball team with achievement certificates.

D. DELEGATIONS**D.1 Teresa Penner
LifeApp
File 0550-07**

Teresa Penner, LifeApp, appeared before Council to discuss funding for organizations that do not meet the Township of Langley's grant criteria. She commented that LifeApp is focused on strengthening and building quality relationships. She stated that LifeApp does not fit into any of the pre-defined categories currently available for community grants. They are asking that the current Community Grant pre-defined categories be expanded to allow for groups that have no access to Township funding.

**D.2 Trevor Moreno
Langley Rep Fastpitch
File 0550-07**

Delegation withdrawn.

**D.3 Greg Chartrand and Robert Corman
Smith Neighbourhood Plan**

Greg Chartrand and Robert Corman appeared before Council to discuss the zoning in their neighbourhood which is currently zoned for single detached dwellings on large lots. This zoning is making it difficult for residents to sell their properties for development. They stated that the surrounding areas have been zoned for higher density. They would like their area to be re-zoned to reflect the current market conditions.

E. REPORTS TO COUNCIL**F. BYLAWS FOR FIRST AND SECOND READING****F.1 Rezoning Application No. 100545
Development Permit Application No. 101026 and
Development Variance Permit Application No. 100112
(Qualico Developments / 7653 and 7675 - 204 Street)
Bylaw No. 5480
Bylaw No. 5505
Report 19-145**

File CD 08-23-0183

Moved by Councillor Whitmarsh,

Seconded by Councillor Long,

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480, rezoning 2.01 ha (4.99 ac) of land located in the Yorkson Neighbourhood Plan Southwest Phase, to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to accommodate a mixed residential development consisting of 40 lots (30 single family lots, four rowhouses and six semi detached lots), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted 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 and Yorkson Engineering Services Plan, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. Provision of road dedications, widenings, and necessary traffic improvements for 203 Street, 203A Street, 204 Street and 76B Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Dedication and construction of a 15 metre wide (average) ecological greenway along the northern edge of the site including a connection to 76B Avenue consistent with the Yorkson Neighbourhood Plan greenway standards, to the acceptance of the Township of Langley General Manager of Engineering and Community Development, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, fencing, signage, landscape details and security;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
6. Registration of restrictive covenants acceptable to the Township:
 - a. Restricting development of semi-detached and rowhouse lots until a

Development Permit is issued for the site;

b. Prohibiting clearing of the attached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I Tree Protection), is accepted by the Township;

c. Identifying the lots/units (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;

d. Prohibiting driveway access to 204 Street;

7. Compliance with the Community Amenity Contribution Policy, including entering into a Phased Development Agreement and completion of the contribution, and the requirements of the Yorkson Greenway Amenity Zoning Policy, including payment of applicable greenway amenity fees;

8. 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 Park Land Acquisition Policy;

That Council give first and second reading to Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505;

That Council at time of final reading of Rezoning Bylaw No. 5480 authorize issuance of Development Permit No. 101026 for the proposed single family portions of the development, 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;

That Council at the time of final reading of Bylaw No. 5480 authorize the issuance of Development Variance Permit No. 100112 (siting variance) as follows:

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 11, indicated on Schedule "A";
- b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule "A";
- 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 side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule "A";
- d. 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 from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule "A"; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5480 and Phased Development Agreement Bylaw No. 5505 in conjunction with the hearing for proposed Development Permit No. 101026 and Development Variance Permit No. 100112.
CARRIED

Councillor Richter opposed

F.2

Rezoning Application No. 100484
Development Permit Application No. 100900
(0748694 BC Ltd. / 3134 - 200 Street)
Bylaw No. 5504
Bylaw No. 5511
Report 19-148
File CD 07-23-0069

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0748694 BC Ltd.) Bylaw 2019 No. 5504, rezoning 1.88 ha (4.66 ac) of land located at 3134 – 200 Street in the Brookwood/Fernridge Community Plan area, to Comprehensive Development Zone CD-116 to accommodate 82 townhouse units, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure the required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, and compliance with the Erosion and Sediment Control Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of a report demonstrating how the 2, 5, and 100 year post development flows will be managed to pre-development conditions in accordance with the Stormwater Management Plan, including provision of a community stormwater detention facility;
4. Provision of road dedications, widenings and necessary traffic improvements for 200 Street and 201 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Brookwood/Fernridge Community Plan;
5. Provision of greenway and trail dedications and rights of way, and necessary improvements including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security, for 200 Street;
6. 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);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of a cross access easement in favour of the properties to the north (3166 200 Street, 20050 and 20088 – 32 Avenue);
9. Registration of restrictive covenants acceptable to the Township:
 - a) Prohibiting access from the site to 200 Street and prohibiting parking on 200 Street;
 - b) Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces) and prohibiting garages from being developed for purposes other than parking of vehicles; and
 - c) Identifying a minimum of 5% of townhouse units required to incorporate the Basic Adaptable Housing Requirements;
10. Execution of a Phased Development Agreement between the Township and the applicant with respect to Community Amenity Contributions;
11. Provision of an overall layout plan for the area identified as A2 in the Anderson Creek Integrated Stormwater Management Plan, including roads, greenways, environmental setbacks, land use and conceptual servicing; and
12. Payment of applicable, 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 Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5504 authorize

issuance of Development Permit No. 100900 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “G”;
- b. On-site landscaping plans being in compliance with Schedules “H” through “K” 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;

That Council give first and second reading to Township of Langley Phased Development Agreement (0748694 BC Ltd.) Bylaw 2019 No. 5511; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5504 and Phased Development Agreement Bylaw No. 5511 in conjunction with the hearing for proposed Development Permit No. 100900.

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That Rezoning Application No. 100545 be deferred until after the Neighbourhood Plan in this area is complete.

MOTION RULED OUT OF ORDER BY MAYOR FROESE

CHALLENGE TO THE CHAIR

Councillor Woodward Challenged the Chair.

The question was called on the Challenge to the Chair, and the Chair was SUSTAINED

Councillors Richter and Woodward opposed

MAIN MOTION

The question was called on the Main Motion, and it was DEFEATED ON A TIE VOTE

Councillors Arnason, Ferguson, Richter, and Woodward opposed

Councillor Long left the meeting at 8:02 pm.

**F.3 Rezoning Application No. 100583
(Volero Brands Inc. / 0833690 BC Ltd. / 1, 20133 - 102 Avenue)
Bylaw No. 5510
Report 19-149
File CD 09-02-0170**

Rezoning Application No. 100583
(Volero Brands Inc. / 0833690 BC Ltd. / 1, 20133 – 102 Avenue)
Bylaw No. 5510
Report 19-149
File CD 09-02-0170

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Volero Brands Inc.) Bylaw 2019 No. 5510, to amend Heavy Industrial Zone M-3 to accommodate federally licenced cannabis production uses on a site specific basis, for property located within a proposed 1,533 square metres (16,501 square feet) strata lot located at 1, 20133 – 102 Avenue; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5510.
CARRIED

Councillor Long re-entered the meeting at 8:05pm.

**F.4 Low Carbon Mobility Plan: Electric Vehicles
Bylaw No. 5396
Report 19-143
File ENG 5280-01**

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council endorse the Low Carbon Mobility Plan: Electric Vehicles; and
further

That Council give first and second reading to Township of Langley Zoning
Bylaw 1987 No. 2500 Amendment (Electric Vehicle Charging) Bylaw 2019
No. 5396, and authorize staff to schedule the required public hearing.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

G.1 2020 Permissive Tax Exemptions - Amending Bylaw 2019

Bylaw No. 5512

Report 19-140

File FIN 1970-04

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council approve the addition of the Sources Community Resources
Society at 207 and 208 20445 - 62 Avenue for 2020 Permissive Tax
Exemption under Charitable and Not-For-Profit Bylaw 2014, No. 5117;

That Council approve the ownership change of 2013 - 248 Street from
Amazing Discoveries Ministries to Vietnamese Unified Buddhist
(Hoa-Nghiem) Congregation under Church Tax Exemption Bylaw 2014,
No. 5118;

That Council remove Jericho Ridge Community Church at 211 - 20740
Mufford Crescent as they are no longer occupying the space under Church
Tax Exemption Bylaw 2014, No. 5118; and

That Council give first, second and third reading to the Permissive Tax
Exemption Amending Bylaw 2019 No. 5512.

CARRIED

G.2 Acquisition of 20914 - 76 Avenue (Kuang et al), Loan Authorization Bylaw 2019, No. 5515, and Alternative Approval Process

Bylaw No. 5515

Report 19-36

File ADM PM002834

WITHDRAWN

- G.3 Acquisition of 3005 - 270B Street (Su)**
Bylaw No. 5516
Report 19-39
File ADM PM002807

WITHDRAWN

H. BYLAWS FOR CONSIDERATION AT THIRD READING

- H.1 Rezoning Application No. 100555 and**
Development Permit Application No. 101052
(Shen/Fung / 20343 - 72 Avenue)
Bylaw No. 5495
Report 19-124
File CD 08-23-0186

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give third reading to "Township of Langley Zoning Bylaw
1987 No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495".
CARRIED

Development Permit No. 101052

Running concurrently with this Bylaw is Development Permit No. 101052
(Shen/Fung / 20343 – 72 Avenue) in accordance with Attachment A
subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedule "H"
and in compliance with the Township's Street Tree and Boulevard Planting
Policy and Age Friendly Amenity Area requirements;
- 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);
- 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;
- f. All refuse areas to be located in an enclosure and screened; and
- g. Preparation of a CPTED (Crime Prevention Through Environmental
Design) report and incorporation of its recommendations into the final
development design;

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. 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;
- d. Written confirmation from owner and landscape architect or arborist that the 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 of Langley General Manager of Engineering and Community Development.

**H.2 Official Community Plan Amendment and
Rezoning Application No. 100160 and
Development Permit Application Nos. 100971,
101091 and 101092
(Mitchell Latimer 80 / 197 Inc. / 19648 and
19678 - 80 Avenue and 7661 - 197 Street)
Bylaw No. 5491
Bylaw No. 5492
Report 19-127
File CD 08-22-0083 / 0091**

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council give third reading to "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 (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492".
CARRIED

Development Permit No. 100971

Running concurrently with this Bylaw is Development Permit No. 100971
(Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 –

197 Street) 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 Compact Lot Zone R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101091

Running concurrently with this Bylaw is Development Permit No. 101091 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Development Permit No. 101092

Running concurrently with this Bylaw is Development Permit No. 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 – 80 Avenue and 7661 – 197 Street) in accordance with Attachment C subject to the following conditions:

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

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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- 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, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

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

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter, and left the meeting at 8:11pm.

**I.1 Zoning Bylaw 2019 Update
Bylaw No. 5490
Report 19-118
File CD OB00003**

Moved by Councillor Long,
Seconded by Councillor Ferguson
That Council give third and final reading to “Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (Zoning Bylaw 2019 Update) Bylaw 2019 No. 5490".
CARRIED

Councillor Woodward re-entered the meeting at 8:14pm.

**I.2 Heritage Revitalization Agreement
Application No. 100574 - Rizun Residence
(Mitchell Latimer 80 Inc. / 19678 - 80 Avenue)
Bylaw No. 5493
Report 19-125
File CD 08-22-0092 / 6800-25-RIZ01**

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give third and final reading to "Heritage Revitalization Agreement Authorization Bylaw (Rizun Residence) 2019 No. 5493".
CARRIED

J. BYLAWS FOR FINAL ADOPTION

**J.1 Cannabis Production Farm Bylaw
Bylaw No. 5496
Bylaw No. 5497
Bylaw No. 5498
Report 19-119
File CD BA000023**

That Council give final reading to "Township of Langley Cannabis Production Farm Bylaw 2019 No. 5496";

"Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2019 No. 5497"; and

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2019 No. 5498".

DEFERRAL

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That final adoption of Cannabis Production Farm Bylaw be deferred until after a legal opinion has been obtained.
CARRIED

**J.2 Rezoning Application No. 100572
(Segra International Corp. / 3254 - 262 Street)
Bylaw No. 5476
Report 19-75
File CD 10-25-0046**

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (Segra International Corp.) Bylaw 2019 No. 5476".
CARRIED

K. MAYOR AND COUNCIL REPORT

Mayor Froese attended several events during the course of his duties including the Rail-Volution Conference, Celebration of Life for former Councillor Dean Drysdale, Mayor's Charitable Gala, Terry Fox Run, White Rock Pier Re-opening, BC River's Day, and the World Indoor Lacrosse Championships at the Langley Events Centre.

L. METRO VANCOUVER REPRESENTATIVES REPORT

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

N. OTHER BUSINESS

N.1 Policy for Application of Bylaws for Driveway Widenings

Moved by Councillor Woodward,
Seconded by Councillor Richter,
Whereas the Subdivision and Development Servicing Bylaw does not permit the widening of residential driveways in compact neighbourhoods beyond 6.0m;

Whereas the Highway and Traffic Bylaw outlines that the maximum width of a residential driveway is 7.5m; and

Whereas residents in some compact residential neighbourhoods have frontage well above 11.0m (up to 13.5m in some cases) that can likely accommodate a driveway up to 7.5m wide, especially where on-street parking is not permitted;

Therefore be it resolved that staff be directed to prepare and report back with a new or revised draft policy outlining the future application of the Subdivision and Development Servicing Bylaw and Highway and Traffic Bylaw to potentially allow for the widening of driveways up to 7.5m in

residential compact neighbourhoods, subject to staff input, for lots with sufficient frontage, such that minor widenings will not adversely affect prevailing aesthetics, drainage capacity, and neighbourhood on-street parking supply.

AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the following be added to the end of the motion:

“Such that minor widenings will not adversely affect optimal permeable root growth area and appropriate space for mature crown development for trees on private property and the municipal boulevards”.

CARRIED

Councillor Long opposed

REFERRAL

Moved by Councillor Long,

Seconded by Councillor Ferguson,

That this motion, as amended, be referred to staff for a report.

DEFEATED

Councillors Arnason, Kunst, Richter, Whitmarsh, and Woodward opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillors Arnason and Long opposed

O. TERMINATE

Moved by Councillor Long,

Seconded by Councillor Kunst,

That the meeting terminate at 8:52pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk