



## REGULAR EVENING MEETING OF COUNCIL

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

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### 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, K. Sinclair, and R. Seifi

W. Bauer and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Evening Council Meeting - October 7, 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 October 7, 2019.  
CARRIED

### **B. ADOPTION OF MINUTES**

#### **B.1 Regular Evening Council Meeting - September 30, 2019**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council adopt the Minutes of the Regular Evening Council meeting  
held September 30, 2019.  
CARRIED

#### **B.2 Public Hearing Meeting - September 30, 2019**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council adopt the Minutes of the Public Hearing meeting held  
September 30, 2019.  
CARRIED

### **C. PRESENTATIONS**

### **D. DELEGATIONS**

**E. REPORTS TO COUNCIL****F. BYLAWS FOR FIRST AND SECOND READING****G. BYLAWS FOR FIRST, SECOND AND THIRD READING****H. BYLAWS FOR CONSIDERATION AT THIRD READING**

**H.1            Rezoning Application No. 100533 and  
Development Permit Application No. 101077  
(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)  
Bylaw No. 5499  
Bylaw No. 5506  
Report 19-138  
File CD 08-26-0185**

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to "Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019  
No. 5499";

"Township of Langley Phased Development Agreement (Castlehill Homes  
(Carvolth) Ltd.) Bylaw 2019 No. 5506".  
CARRIED

Councillor Arnason opposed

Development Permit No. 101077

Running concurrently with this Bylaw is Development Permit No. 101077  
(Castlehill Homes (Carvolth) Ltd. / 20179 – 84 Avenue) in accordance with  
Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "N";
- b. Landscape plans being in substantial compliance with Schedule "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 compliance with Schedule "O" 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 Development Permit No. 101078;
- 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, to the acceptance of the Township.

#### MOTION

Moved by Councillor Arnason

Seconded by Councillor Whitmarsh,

That agenda item I.1 be withdrawn from the agenda.

CARRIED

### **I. BYLAWS FOR FINAL ADOPTION**

- I.1            Official Community Amendment and  
Rezoning Application No. 100097  
Development Permit Application No. 100821  
(Reno Investments 2011 Ltd. / 22310, 22322,  
22338 and 22390 - 48 Avenue)  
Bylaw No. 5280  
Bylaw No. 5281  
Report 17-60  
File CD 10-31-0156**

Withdrawn.

**I.2            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 give final reading to "Permissive Tax Exemption Amending  
Bylaw 2019 No. 5512".  
CARRIED

**J. MAYOR AND COUNCIL REPORT**

Mayor Froese and Councillors attended several events during the course  
of their duties.

**K. METRO VANCOUVER REPRESENTATIVES REPORT**

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

**M. OTHER BUSINESS**

Councillor Richter provided the following Notices of Motion for consideration at the next  
Regular Evening Meeting:

**M.1            Murrayville Water**

Whereas Murrayville residents continually and repeatedly suffer from  
discoloured and staining water as a result of Township's policy of blending  
GVWD and local aquifer water;

Whereas the cost of this blended water is high for Murrayville residents  
due to their ongoing costs of adding and maintaining home water filtration  
systems plus rapid turnover replacement costs for home appliances. such  
as water heaters;

Therefore be it resolved that Council ask staff to bring forward a report and  
recommendation on switching Murrayville residents off of blended water as  
soon as possible;

Be it further resolved that this staff report outline the municipal and  
residential costs as well as timelines of achieving a switchover to either  
100% GVWD water or 100% aquifer water;

Be it finally resolved that this switchover of water supply in Murrayville be  
included in the 2020 Township of Langley budget.

**M.2           Vanity Potlights**

Whereas excessive external vanity pot-lighting is now being used in new homes throughout the Township;

Whereas this vanity pot-lighting of homes is intrusive in neighbourhoods and significantly affects the ability of area residents to enjoy the privacy of their properties, including their backyards;

Whereas the excessive external use of vanity pot-lights affects the quality of life for neighbourhood residents;

Whereas previous staff reports on this matter have advocated that public education be used and public education is clearly not working based on the number of new homes now being built throughout the Township with this excessive use of intrusive vanity pot-lights;

Therefore be it resolved that Council ask staff to bring forward a report on limiting and controlling vanity pot-lights on houses to ensure quality of life in all Township neighbourhoods and minimize invasive light pollution, especially in SR and Rural neighbourhoods;

Be it further resolved that this staff report address:

- the maximum quantity of exterior lights on any building;
- the spacing of exterior lights on any buildings and its eaves;
- the maximum exterior light (ie lumen) levels permitted on any building;
- the permitted timing of exterior lights on any building including on evenings and weekends;
- the directional positioning of lights to go straight down and not flood neighbouring properties with light at any time; and
- the use of energy saving lights;

Be it finally resolved that the rules concerning the use of these vanity pot-lights be made retroactive in all areas of the Township of Langley and that those properties not in compliance be brought into compliance within six months.

**M.3           Irrigation Systems in Shallow Well Areas**

Whereas a significant portion of Township of Langley suburban and rural areas currently rely on shallow wells;

Whereas new development in these areas involve large homes which often have underground irrigation systems;

Whereas irrigation systems for lawns in SR zoned areas rely on shallow

wells;

Whereas shallow well irrigation systems drain water from neighbouring properties;

Therefore be it resolved that Council ask staff to report on how to protect shallow well areas from being adversely affected by lawn or other systems.

**N. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That the meeting terminate at 7:09pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Township Clerk