



REGULAR MEETING OF COUNCIL

Monday, October 26, 2020 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

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, S. Ruff, R. Seifi, P. Tulumello, and J. Winslade

W. Bauer, S. Little, S. Nam, R. Stare, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - October 26, 2020

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Council meeting held October 26, 2020.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - October 5, 2020

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council adopt the Minutes of the Regular Council meeting held
October 5, 2020.
CARRIED

B.2 Special Council Meeting - October 19, 2020

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst
That Council adopt the Minutes of the Special Council meeting held
October 19, 2020.
CARRIED

The agenda order was varied.

D. PRESENTATIONS**D.1 Agricultural Viability Strategy - The Langley Local Farm Organization Study**

A. Reeve, Coordinator, Langley Environmental Partners Society, provided a presentation on the final report of the Langley Local Farm Organization Study. She noted that this study was an action item in the Agricultural Viability Strategy.

The implementation of this action involved:

- Reviewing the effectiveness of farm organizations in other BC municipalities,
- Review possible models for farm organizations, and
- Report results of review.

Eleven (11) gaps were identified in the support of the agricultural community in the Township and also opportunities for agencies to fill these gaps, including partnerships.

Based on the Terms of Reference for the Local Farm Organization Study, next steps include integration of the Langley Farmers' Institute.

C. DELEGATIONS**C.1 Andrea Atkinson
File 0550-07**

Andrea Atkinson, President of the Topham Elementary PAC, appeared before Council to request a 30 km/hr speed limit zone on 216 Street at Topham Elementary School. She noted that the PAC is working with Urban Systems (US), a consulting firm, to implement safe, active travel to school. Since the 216 Street Interchange has opened, they have seen an increase in vehicle and truck traffic, many exceeding the 50km/h speed limit. Reducing the speed will reduce the chances of severe injuries and fatalities. She submitted a 556 signature petition in support of reducing the speed to 30km/h on 216 Street at Topham Elementary.

**C.2 Marina MacLean
File 0550-07**

Marina MacLean appeared before Council to request a 30 km/hr speed limit zone on 216 Street at Ecole des Voyageurs. She noted that schools on arterial roads with no speed reduction have very high rates of crashes compared to those not on arterial roads. She submitted a 341 signature petition in support of reducing the speed to 30km/h at Ecole des Voyageurs.

**C.3 Geraldine Jordan
File 0550-07**

Geraldine Jordan appeared before Council to request that the Township of Langley adopt Vision Zero and a 30 km/hr speed limit zone on 216 Street at Topham Elementary School and Ecole des Voyageurs. The Vision Zero strategy is to “eliminate all traffic fatalities and severe injuries, while increasing safe, healthy equitable mobility for all”. The system is designed so that “a fatality or serious injury can only occur when the gaps and weaknesses in the components line up in such a way as to allow an error to result in a fatality or serious injury. A road system designed according to the Safe System Approach ensures that one component or more is always in place to prevent serious injury consequence”. She stated Vision Zero is needed for the entire Township, and specifically, with speed reduction at Topham Elementary and Ecole des Voyageurs on 216 Street.

The agenda order then resumed.

E. REPORTS TO COUNCIL

**E.1 Development Permit Application No. 101148
(Dialog Design / 19705 Fraser Highway)
Report 20-132
File CD 08-10-0061**

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council authorize issuance of Development Permit No. 101148 for a new proposed exterior oriented food and beverage precinct at the north end of Willowbrook Mall located at 19705 Fraser Highway, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with Schedule “B”;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the

- General Manager of Engineering and Community Development;
- d. All signage being in compliance with Schedule “A” and the Township's Sign Bylaw;
 - e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
 - f. All refuse areas to be located in an enclosure and screened to the acceptance of the General Manager of Engineering and Community Development.

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 applicable Development Cost Charges, Supplemental Development Permit Fees and Building Permit Administration Fees;
- b. 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 General Manager of Engineering and Community Development; and
- 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 to the acceptance of the General Manager of Engineering and Community Development.

CARRIED

**E.2 Development Permit Application No. 101173
(Vesta Properties (Latimer) Ltd. Phase 6 / 20020 - 84 Avenue)
Report 20-134
File CD 08-26-0217**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101173 to Vesta Properties (Latimer) Ltd. for property located at 20020 – 84 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with Schedule “B”, and in compliance with the Township's Street Tree and Boulevard Plantings Policy and Age Friendly Amenity Area Requirements to the acceptance of the General Manager of Engineering and Community Development;
- 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 General Manager of Engineering and Community Development;

d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by architectural treatments;

e. All refuse areas to be located within buildings and / or in enclosures and screened to the acceptance of the General Manager of Engineering and Community Development.

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; and

d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Councillor Kunst left the meeting at 2:18pm.

AMENDMENT

Moved by Councillor Arnason,

Seconded by Councillor Richter,

That components of a green roof be added as a condition of issuance of the Development Permit.

The Chair ruled this motion out of order.

CHALLENGE TO THE CHAIR

Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was
DEFEATED

Councillors Arnason, Davis, Richter, and Woodward opposed

AMENDMENT

The question was called on the Amendment.

AMENDMENT TO THE AMENDMENT

Moved by Councillor Ferguson,

Seconded by Councillor Long,

That staff ask the proponent to consider adding components of a green roof.

DEFEATED ON A TIE VOTE

Councillors Arnason, Davis, Richter, and Woodward opposed

AMENDMENT

The question was called on the original Amendment, and it was

CARRIED

Mayor Froese, and Councillors Ferguson and Whitmarsh

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Long

That the Main Motion, as amended, be referred to staff to discuss with the proponent as to what green components can be added to the roof.

CARRIED

Councillors Ferguson and Whitmarsh opposed

E.3 Banner Program Policy Update

Report 20-131

File ENG 5400-01

Moved by Councillor Davis,

Seconded by Councillor Arnason,

That Council adopt revisions to Banner Program Policy No. 06-019, presented as Attachment A to this report.

CARRIED

E.4 Fort Langley Cemetery - Mausoleum

Report 20-135

File ENG 4100-01

That Council consider a request put forward for the design and construction of a family mausoleum at the Fort Langley Cemetery on a cost recovery basis, and should it decide to proceed, direct staff to bring forward the necessary bylaw amendments for Council's consideration, subject to approval from the provincial regulator, Consumer Protection BC.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Davis,

That Council receive this report and refer it to staff for a presentation regarding Mausoleums, as well as an update on the Fort Langley cemetery space requirements.

CARRIED

E.5**Tree Protection Bylaw (One Year Review)****Report 20-133****File ENG 6300-01**

Moved by Councillor Ferguson,

Seconded by Councillor Arnason,

That Council receive this one-year review update of the Tree Protection Bylaw and refer it to the Tree Protection Advisory Committee for consideration of next steps, including amendments to the Tree Protection Bylaw and the Township of Langley Fees and Charges Bylaw, for Council's consideration of approval; and

That Council refer two service enhancement requests related to the administration of the Tree Protection Bylaw to the 2021 budget deliberation process.

MOTION DIVIDED

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the motion be divided.

CARRIED

MOTION 1

That Council receive this one-year review update of the Tree Protection Bylaw and refer it to the Tree Protection Advisory Committee for consideration of next steps, including amendments to the Tree Protection Bylaw and the Township of Langley Fees and Charges Bylaw, for Council's consideration of approval.

CARRIED

Councillor Richter opposed

MOTION 2

That Council refer two service enhancement requests related to the administration of the Tree Protection Bylaw to the 2021 budget deliberation process.

CARRIED

Councillor Richter opposed

MEETING RECESSED

The meeting recessed at 3:20pm.

MEETING RECONVENED

The meeting reconvened at 3:30pm.

**E.6 Recreation Facility Update
Report 20-139
File PR 7900-01**

Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That the Township of Langley's Additional Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council; and

That consideration of further steps in the Reopening Plan, including the reopening of other facilities and services, be deferred and considered as part of the 2021 budget process.

DEFEATED ON A TIE VOTE

Councillors Arnason, Davis, Long, and Woodward opposed

MOTION DEFERRED FROM THE OCTOBER 5, 2020 MEETING

That as the next step in the Reopening Plan, Council approve the reopening of WC Blair Recreation Centre Swimming Pool, including a target opening date of early November of 2020, an approved additional expense of \$174,000 in 2020, and a pre-approved budget increase of \$873,000 for 2021.

AMENDMENT

That the motion be amended to reopen Walnut Grove Recreation Centre Swimming Pool, including a target opening date of early November 2020, with an approved additional expense of \$240,000 in 2020, and a pre-approved budget increase of \$1.1 million for 2021, adhering to current Provincial regulations.

DEFEATED

Mayor Froese and Councillors Davis, Ferguson, Richter, and Woodward opposed

MAIN MOTION

The question was called on the Main Motion to re-open WC Blair Recreation Swimming Pool, and it was

CARRIED

Councillors Davis and Richter opposed

**E.7 Alder Inn Redevelopment
Report 20-130
File ENG 6630-20**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council receive the Alder Inn Redevelopment report for information.
CARRIED

**E.8 216 Street Corridor Study
(Telegraph Trail to 96 Avenue)
Report 20-137
File ENG 5260-0016**

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council receive the 216 Street Corridor Study (Telegraph Trail to 96 Avenue) report for information.
CARRIED

MOTION

Moved by Councillor Richter,
Seconded by Councillor Ferguson,
That a 30km/h speedzone on 216 Street be implemented in the area of the two elementary schools.

REFERRAL

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That this motion be referred to staff for a report.
DEFEATED ON A TIE VOTE

Councillors Davis, Ferguson, Richter, and Woodward opposed

MAIN MOTION

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

Mayor Froese opposed

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Official Community Plan Amendment and
Rezoning Application No. 100203 and
Development Permit Application No. 101012
(1077420 BC Ltd./ Apna Group / 20443 - 70 Avenue and
7010 - 204 Street)
Bylaw No. 5626
Bylaw No. 5627
Report 20-138
File CD 08-14-0210**

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council give first and second reading to Langley Official Community
Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)
Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate
Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1077420 BC
Ltd.) Bylaw No. 5626 and Township of Langley Zoning Bylaw 1987 No.
2500 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5627 rezoning 0.9
ha (2.3 ac) of land located at 20443 – 70 Avenue and 7010 – 204 Street to
Comprehensive Development Zone CD-151, to facilitate the development
of one (1) five (5) storey mixed-use building (which includes seven (7)
commercial units) and two (2) apartment buildings containing a total of 135
condominium units, subject to the following development prerequisites
being satisfied to acceptance of the Township of Langley General Manager
of Engineering and Community Development, unless otherwise noted prior
to final reading:

1. In accordance with the Central Gordon Estate NP requirements, secure a community stormwater detention site to serve storm catchment area;
2. 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;
3. Provision of road dedications, widenings, and necessary traffic improvements for the north half of 70 Avenue, and east half of 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. In accordance with the Central Gordon Estate NP, the acquisition of a Wildlife Habitat Patch;
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 restrictive covenant identifying the units (minimum 15%) for apartments in compliance with the adaptable housing requirements;
9. Registration of a 6.0 m (19.6 ft) wide statutory right of way for the purposes of a greenlink and a 2.5 m (8.2 ft) for the purposes of a ecological buffer as identified on the site plan (Attachment A – Schedule B);
10. Consolidation of the two (2) subject properties for the proposed apartment buildings;
11. Provision of the following community amenity contributions:
 - a. Provision of a \$20,000 contribution for upgrades to the neighbourhood park located at 70 Avenue (Central Gordon Estate Neighbourhood Pocket Park);
12. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Central Gordon Estate Greenway Amenity Policy, and Township's 5% Neighbourhood Park Land Acquisition Policy;
13. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5626, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5627 authorize issuance of Development Permit No. 101012 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" 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 Schedule "A" and the Township's Sign Bylaw;
- e. Requiring rooftop mechanical equipment to be screened from view; and
- f. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Community/ Neighbourhood Plan amendment Bylaw No. 5626, Rezoning Bylaw No. 5627 in conjunction with the hearing for proposed Development Permit No. 101012.

CARRIED

**F.2 Official Community Plan Amendment and
Rezoning Application No. 100178 and
Development Permit Application No. 101157
(20148, 20152 and 20180 - 82 Ave Holdings Ltd. /
20148, 20152 and 20180 - 82 Avenue)
Bylaw No. 5642
Bylaw No. 5643
Report 20-136
File CD 08-26-0210**

Moved by Councillor Davis,

Seconded by Councillor Ferguson,

That Council give first and second 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 (20148, 20152 and 20180 – 82 Ave Holdings Ltd.) Bylaw 2020 No. 5642 and Township of Langley Zoning Bylaw 1987

No. 2500 Amendment (20148, 20152 and 20180 – 82 Ave Holdings Ltd.) Bylaw 2020 No. 5643, rezoning 2.88 ha (7.13 ac) land located at 20148, 20152 and 20180 – 82 Avenue to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-131, to facilitate 12 single family lots, 16 semi-detached lots and 68 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the 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;
2. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Latimer Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 82 Avenue, a full road for 81A Avenue, the north half of 81 Avenue, a 6.0 metre wide lane between single family and semi-detached lots and 4.0 metres along the eastern property line for a sidewalk, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
5. 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);
6. Registration of restrictive covenants:
 - a. Prohibiting parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
 - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse and semi-detached units);
 - c. Identifying the units (minimum 5% of units) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy (with an additional contribution of \$431,808) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer Amenity Fee; and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that 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 (20148, 20152 and 20180 – 82 Ave Holdings Ltd.) Bylaw 2020 No. 5642, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Financial Plan as updated annually with Metro Vancouver's Integrated Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5643 authorize issuance of Development Permit No. 101157 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);
- b. Building plans being in substantial compliance with Schedule "A";
- c. On-site landscaping plans being in substantial compliance with Schedule "B", 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;
- d. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place;
- e. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD); and
- f. All signage being in substantial compliance with Schedule "A".

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. Completion of the subdivision to create the single family, semi-detached and townhouse lots;
- d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- 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;

f. On-site landscaping to be secured by letter of credit at the building permit stage;

g. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and

h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment Bylaw No. 5642, and Rezoning Bylaw No. 5643 in conjunction with the hearing for proposed Development Permit No. 101157.

CARRIED

Councillors Arnason and Woodward opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100527 and
Development Permit Application No. 101189
(Isle of Mann Property Group / 20701 - 84 Avenue and
8400 Block of 207A Street)
Bylaw No. 5635
Report 20-128
File CD 08-26-0208**

Moved by Councillor Long,

Seconded by Councillor Ferguson,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635".

CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 101189

Running concurrently with this Bylaw is Development Permit No. 101189 (Isle of Mann Property Group / 20701 – 84 Avenue and 8400 Block of 207A 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 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; and

c. Payment of supplemental development permit fees prior to issuance.

I. BYLAWS FOR FINAL ADOPTION

I.1 2021 Permissive Tax Exemptions

Bylaw No. 5644

Bylaw No. 5645

Report 20-122

File FIN 1970-04

Moved by Councillor Long,

Seconded by Councillor Davis,

That Council give final reading to "Permissive Tax Exemption Amending Bylaw 2020 No. 5644"; and

"Partnering Permissive Tax Exemption Bylaw 2020 No. 5645".

CARRIED

I.2 Licence Bylaw Amendment

**Cannabis Processing, Research and Development and
Non-Profit Businesses**

Bylaw No. 5573

Report 20-115

File CD 3900-25-5130

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That Council give final reading to "Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573".

CARRIED

Councillor Kunst re-entered the meeting at 5:08pm.

J. CORRESPONDENCE

Moved by Councillor Long,

Seconded by Councillor Davis,

That Council receive the correspondence, as presented.

CARRIED

**J.1 Reconsideration of Retail Cannabis Sale Application
La Fleur Holdings Ltd. - 27595 Fraser Hwy
File 6410-01**

Letter withdrawn.

**J.2 Reconsideration of Retail Cannabis Sale Application
Grass Station Cannabis Co.
File 6410-01**

Request for reconsideration from Jeff Paul, regarding Retail Cannabis Sale Application Grass Station Cannabis Co.

**J.3 Reconsideration of Retail Cannabis Sale Application
The Local Leaf Cannabis
File 6410-01**

Request for reconsideration from Sutha, regarding Retail Cannabis Sale Application The Local Leaf Cannabis.

**J.4 Foster Family Month
File 0630-01**

Letter from Cory Heavener, Provincial Director of Child Welfare, requesting the month of October 2020 be proclaimed as Foster Family Month.

**J.5 Respiratory Therapy Week
File 0630-01**

Letter from Joanne Terry, Community Respiratory Services Interim Manager, Fraser Health, requesting the week of October 25-31, 2020 be proclaimed as Respiratory Therapy Week.

K. MINUTES OF COMMITTEES

**K.1 Agricultural Advisory and Economic Enhancement Committee -
September 23, 2020
Heritage Advisory Committee - October 7, 2020
Recreation, Culture, and Parks Advisory Committee -
October 14, 2020
File 0540-20**

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.
CARRIED

**K.2 Agricultural Advisory and Economic Enhancement Committee
Recommended Motion
File 0540-20**

Moved by Councillor Long,
Seconded by Councillor Arnason,
That Council receive the report and endorse the recommendations.
CARRIED

**K.3 Agricultural Advisory and Economic Enhancement Committee
Recommended Motion
File 0540-20**

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council endorse the Fall 2020 Agricultural Advisory and Economic
Enhancement Work Plan (See Attachment A).
CARRIED

L. MAYOR AND COUNCIL REPORT

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

M. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended an Indigenous Committee
Meeting and a Liquid Waste Meeting.

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

O. ITEMS FROM PRIOR MEETINGS

**O.1 Appointment of Municipal Directors to the MetroVancouver Regional
District Board**

Moved by Councillor Richter,
Seconded by Councillor Woodward,
Whereas the Township of Langley now has a population over 120,000;

Whereas based on its population, the Township of Langley is entitled to 2
voting members on the MetroVancouver Regional Board, each carrying an
equal number of votes at the MetroVancouver Board;

Whereas the TOL Council elects by secret ballot its representatives to the
MetroVancouver Board;

Whereas MetroVancouver Regional Board decisions have a significant

impact on the Township of Langley via the regional taxes and user fees that TOL residents pay each year; and

Whereas the population of the Township of Langley is entitled to transparent and accountable local representation at the MetroVancouver Regional Board decision-making table;

Therefore be it resolved that:

1. All votes for Township of Langley representatives to the MetroVancouver Regional Board be held in open Council meetings following 2 minute public speeches about their eligibility for a MetroVancouver Regional Board seat;
2. The successful TOL candidates to the MetroVancouver Board can only be deemed elected if they receive a 50% plus 1 majority vote of Council; and
3. If MetroVancouver Board candidates receive less than a 50% plus 1 majority vote, then the lowest ranking candidates are dropped from the ballot and revotes are held until the 2 elected positions each receive at least a 50% plus 1 majority vote of Council.

MOTION TO DIVIDE

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the motion be divided.
CARRIED

Mayor Froese and Councillor Whitmarsh opposed

MOTION 1

That all votes for Township of Langley representatives to the MetroVancouver Regional Board be held in open Council meetings following 2 minute public speeches about their eligibility for a MetroVancouver Regional Board seat.

MOTION TO DIVIDE MOTION 1

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That this motion be divided.
CARRIED

MOTION 1A

That all votes for Township of Langley representatives to the

MetroVancouver Regional Board be held in open Council meetings.
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Long, and Whitmarsh opposed

MOTION 1B

That Council provide two minute public speeches about their eligibility for a MetroVancouver Regional Board seat at an open meeting of Council.
CARRIED

Mayor Froese and Councillors Ferguson, Kunst, and Long opposed

MOTION 2

That the successful TOL candidates to the MetroVancouver Board can only be deemed elected if they receive a 50% plus 1 majority vote of Council.
DEFEATED

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

MOTION 3

If MetroVancouver Board candidates receive less than a 50% plus 1 majority vote, then the lowest ranking candidates are dropped from the ballot and revotes are held until the 2 elected positions each receive at least a 50% plus 1 majority vote of Council.

DEFEATED

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

P. OTHER BUSINESS

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Arnason,
Seconded by Councillor Davis,
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 E.1 - Section 90(1) (e) Property; (k) Negotiations;
- Item F.1 - Section 90(1) (a) Personnel;
- Item F.2 - Section 90(2) (b) Intergovernmental Relations;
- Item F.3 - Section 90(1) (e) Property; (k) Negotiations;
- Item F.4 - Section 90(1) (m) Another Enactment;

Item H.1 - Section 90(1) (e) Property; (k) Negotiations; and
Item H.2 - Section 90(1) (f) Law Enforcement.
CARRIED

R. TERMINATE

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That the meeting terminate at 5:37pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk