



## REGULAR MEETING OF COUNCIL

Monday, March 22, 2021 at 1:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Ministerial Order 192/2020.

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, and K. Stepto

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

##### **A.1 Regular Council Meeting - March 22, 2021**

Moved by Councillor Ferguson,  
Seconded by Councillor Arnason,  
That Council adopt the agenda and receive the agenda items of the  
Regular Council meeting held March 22, 2021.  
CARRIED

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

##### **B.1 Regular Council Meeting - March 8, 2021**

That Council adopt the Minutes of the Regular Council meeting held March  
8, 2021.

#### **C. DELEGATIONS**

#### **D. PRESENTATIONS**

**E. REPORTS TO COUNCIL****E.1            2021 School Trustee By-Election****Report 21-29****File ADM 4200-26**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That Council receive the 2021 School Trustee By-Election report for information.  
CARRIED

**E.2            Temporary Use Permit Application No. 000004****(Sun Life Assurance Company of Canada /  
20090 - 91A Avenue)****Report 21-28****File CD 08-35-0261**

Moved by Councillor Kunst,  
Seconded by Councillor Davis,  
That Council authorize issuance of Temporary Use Permit No. 000004 for a property located at 20090 – 91A Avenue to provide temporary use of a portion of the property as a garden supply centre, as indicated in Schedules “A” through “C”, subject to the following conditions:

The temporary use shall be carried out according to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

- a. Provision of \$10,000 security to ensure that the temporary use is carried out in accordance with the terms and conditions of the temporary use permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended; and
- b. Subject to the issuance of a Building Permit.

CARRIED

**E.3            Official Community Plan Amendment Application****No. 100208 (Eco Terra Concrete Solutions Inc. /  
20516 - 102B Avenue)****Report 21-27****File CD 09-02-0174**

Moved by Councillor Richter,  
Seconded by Councillor Ferguson,  
That Council NOT support the application to amend Langley Official Community Plan Bylaw 1979 No. 1842 (Rural Plan) Bylaw 1993 No. 3250.

CARRIED

**E.4        Development Management Process Review -  
Implementation and Costs  
Report 21-30  
File CD BA000034**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
That Council authorize staff to proceed with the next steps, as outlined in this report, to implement the recommendations of the Mayor's Standing Committee on Development Management Process including bringing forward, where necessary, associated implementation costs for Council's consideration of approval as part of the annual budget process; and

That Council authorize staff to submit a grant application for up to \$500,000 to the UBCM Local Government Development Approvals Program for improvements to existing municipal software and the purchase, installation, and training for digital drawing submission software.

MOTION DIVIDED

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

CARRIED

MOTION 1

That Council authorize staff to proceed with the next steps, as outlined in this report, to implement the recommendations of the Mayor's Standing Committee on Development Management Process including bringing forward, where necessary, associated implementation costs for Council's consideration of approval as part of the annual budget process.

CARRIED

Councillor Woodward opposed

MOTION 2

That Council authorize staff to submit a grant application for up to \$500,000 to the UBCM Local Government Development Approvals Program for improvements to existing municipal software and the purchase, installation, and training for digital drawing submission software.

CARRIED

**F. BYLAWS FOR FIRST AND SECOND READING**

**G. BYLAWS FOR FIRST, SECOND AND THIRD READING****G.1 Fire Prevention Bylaw****Bylaw No. 5690****Bylaw No. 5700****Report 21-26****File PS 3500-25**

Moved by Councillor Arnason,  
Seconded by Councillor Davis,  
That Council give first, second, and third reading to Fire Prevention Bylaw 2021 No. 5690; and

That Council give first, second, and third reading to Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2021 No. 5700.  
CARRIED

**H. BYLAWS FOR CONSIDERATION AT THIRD READING****I. BYLAWS FOR FINAL ADOPTION**

**I.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 Davis,  
Seconded by Councillor Whitmarsh,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5505".  
CARRIED

Councillor Richter opposed

Development Permit No. 101026

Moved by Councillor Whitmarsh,  
Seconded by Councillor Davis,

That Council authorize issuance of Development Permit No. 101026 (Qualico Developments / 7653 and 7675 – 204 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.

CARRIED

Councillor Richter opposed

Development Variance Permit No. 100112

Moved by Councillor Whitmarsh,

Seconded by Councillor Davis,

That Council authorize issuance of Development Variance Permit No. 100112 (Qualico Developments / 7653 and 7675 – 204 Street) in accordance with Attachment B subject to the following conditions:

- 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”.

CARRIED

Councillor Richter opposed

**I.2**

**Rezoning Application No. 100579**  
**Development Permit Application No. 101113**  
**(Pollyco Yorkson Centre Inc. / 20365, 20375 and**  
**20387 - 80 Avenue)**  
**Bylaw No. 5612**  
**Report 20-104**  
**File CD 08-26-0159**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Long,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987  
No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No.  
5612".  
CARRIED

Councillors Woodward and Richter opposed

Development Permit No. 101113

Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Permit No. 101113  
(Pollyco Yorkson Centre Inc. / 20365, 20375 and 20387 – 80 Avenue) in  
accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. 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;
- c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw;
- d. Section 107.3 – Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and
- e. Section 107.5 (sub-section 6) – Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

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.
- CARRIED

Councillors Richter and Woodward opposed

**I.3 Rezoning Application No. 100616 and  
Development Permit Application No. 101133  
(Pollyco (Block B) Holdings Ltd / 7980 - 206A Street)  
Bylaw No. 5650  
Report 20-146  
File CD 08-23-0168**

Moved by Councillor Long,

Seconded by Councillor Whitmarsh.

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco (Block B) Holdings Ltd) Bylaw 2020 No. 5650".

CARRIED

Councillors Woodward and Richter opposed

Development Permit No. 101133

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That Council authorize issuance of Development Permit No. 101133 (Pollyco (Block B) Holdings Ltd / 7980 – 206A Street) in accordance with Attachment A 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, 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. 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 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. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;

b. 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;

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

d. Completion 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;

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

CARRIED

Councillors Woodward and Richter opposed

#### **I.4**

**Rezoning Application No. 100549  
Development Permit Application No. 101039 and  
(Focus Architecture Inc. / 20584 - 80 Avenue)  
Bylaw No. 5519  
Bylaw No. 5520  
Report 19-170  
File CD 08-23-0153**



Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987  
No. 2500 Amendment (Focus Architecture Inc.) Bylaw 2019 No. 5519";  
and

"Township of Langley Phased Development Agreement (Focus  
Architecture Inc.) Bylaw 2019 No. 5520".  
CARRIED

Councillor Richter opposed

Development Permit No. 101039

Moved by Councillor Arnason,  
Seconded by Councillor Long,  
That Council authorize issuance of Development Permit No. 101039  
(Focus Architecture Inc. / 20584 – 80 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 "O" 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; and
  - d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.
- CARRIED

Councillor Richter opposed

**I.5        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 Davis,  
Seconded by Councillor Long,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987  
No. 2500 Amendment (Shen/Fung) Bylaw 2019 No. 5495".  
CARRIED

Councillor Arnason opposed

Development Permit No. 101052

Moved by Councillor Davis,  
Seconded by Councillor Kunst,  
That Council authorize issuance of 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.

CARRIED

Councillor Arnason opposed

**I.6**

**Rezoning Application No. 100494  
Development Permit Application No. 101140 and  
Development Variance Permit Application No. 100114  
(Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue)  
Bylaw No. 5540  
Report 19-199  
File CD 08-23-0162**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5540".  
CARRIED

Development Permit No. 101140

Moved by Councillor Ferguson,  
Seconded by Councillor Arnason,  
That Council authorize issuance of Development Permit No. 101140 (Wesmont Homes (76 Avenue) Ltd. / 20525 – 76 Avenue) (form, siting and character) 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. Building plans being in substantial compliance with Schedules “A” through “S”;
- c. On-site landscaping plans being in substantial compliance with Schedules “T” through “V”, 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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) and R-CL(RH) zoned lots;
  - b. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD) and R-CL(RH);
  - 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.
- CARRIED

Development Variance Permit No. 100114

Moved by Councillor Ferguson,  
Seconded by Councillor Arnason,  
That Council authorize issuance of Development Variance Permit No. 100114 (Wesmont Homes (76 Avenue) Ltd. / 20525 – 76 Avenue) (siting variance) in accordance with Attachment B subject to the following conditions:

- 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 lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 7, 8, 11, and 12.
- CARRIED

**I.7            Official Community Plan Amendment and  
Rezoning Application No. 100195  
Development Permit Application Nos. 101085 and 101086 and  
Development Variance Permit Application No. 100121  
(0808469 BC Ltd. / 1024426 BC Ltd. / 20497 and  
20543 - 74B Avenue)  
Bylaw No. 5559  
Bylaw No. 5560  
Report 20-38  
File CD 08-23-0181**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Davis,  
That Council give final reading to “Langley Official Community Plan Bylaw  
No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998  
No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No.  
4030 Amendment (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No.  
5559”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0808469  
BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5560”.  
CARRIED

Councillor Richter opposed

Development Permit No. 101085

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Permit No. 101085  
(0808469 BC Ltd. / 1024426 BC Ltd. / 20497 and 20543 – 74B Avenue)  
(the proposed single family portions of the development) 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.

CARRIED

Councillor Richter opposed

Development Permit No. 101086

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Permit No. 101086  
(0808469 BC Ltd. / 1024426 BC Ltd. / 20497 and 20543 – 74B Avenue)  
(streamside protection) 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 B to the acceptance of the Township of Langley 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.

CARRIED

Councillor Richter opposed

Development Variance Permit No. 100121

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council authorize issuance of Development Variance Permit No. 100121 (0808469 BC Ltd. / 1024426 BC Ltd. / 20497 and 20543 – 74B Avenue) (siting variance) in accordance with Attachment C subject to the following conditions:

- 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 Lots 14, 33, 39, 40 and 46, indicated on Schedule "A".

CARRIED

Councillor Richter opposed

- I.8            Rezoning Application No. 100491  
(Platinum Group / 2740 - 200 Street  
2748 - 202 Street, 20065 and 20287 - 27 Avenue)  
Bylaw No. 5402  
Report 18-101  
File CD 07-23-0070**

Moved by Councillor Ferguson,  
Seconded by Councillor Kunst,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987  
No. 2500 Amendment (Platinum Group) Bylaw 2018 No. 5402".  
CARRIED

Councillor Arnason opposed

#### **J. CORRESPONDENCE**

- J.1            Help Cities Lead Campaign  
File 0400-60**

Moved by Councillor Arnason,  
Seconded by Councillor Whitmarsh,  
That Council receive the letter from Mayor Helps, on behalf of City of  
Victoria Council, requesting the Township of Langley endorse the Help  
Cities Lead campaign.  
CARRIED

#### **K. MINUTES OF COMMITTEES**

- K.1            Recreation, Culture, and Parks Advisory Committee -  
March 10, 2021  
File 0540-20**

Moved by Councillor Richter,  
Seconded by Councillor Kunst,  
That Council receive the Minutes of the Council Advisory Committee  
meeting as listed above.  
CARRIED

- K.2            Recreation, Culture, and Parks Advisory Committee Recommended  
Motion  
File 0540-20**

Moved by Councillor Richter,  
Seconded by Councillor Arnason,  
That Council direct staff to review the policy of not permitting third party

community events on its website and Township page and at least permit them until the state of emergency concerning COVID-19 is lifted.

CARRIED

Councillors Kunst and Long opposed

#### **L. MAYOR AND COUNCIL REPORT**

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

#### **M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT**

Mayor Froese reported that he attended several Metro Vancouver meetings.

Councillor Arnason reported on Fraser Valley Regional Library events for families.

#### **N. ITEMS FROM PRIOR MEETINGS**

**N.1            Development Permit Application No. 101177  
(Foundation Properties (Northpoint) Ltd. /  
19800 Block of 88 Avenue)  
Report 21-20  
File CD 08-34-0082**

Moved by Councillor Whitmarsh,

Seconded by Councillor Davis,

That Council authorize issuance of Development Permit No. 101177 to Foundation Properties (Northpoint) Ltd., for property located in the 19800 Block of 88 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";
- 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);
- d. Section 949.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 15.0 m (49.2 ft) to 50.9 m (167.0 ft);
- e. Registration of a statutory right of way for the purposes of a greenway along 88 Avenue;
- f. All signage being in compliance with Schedule "A" and in compliance with the Township's Sign Bylaw;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and



- h. 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- e. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw;
- f. 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;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees.

CARRIED

Councillor Richter opposed

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

The following information has been brought forward from the March 8, 2021 Special Closed Meeting for public information:

##### **O.1 Movement of Goods on Township Roads**

That the legal opinion from Don Lidstone, Lidstone & Company, regarding governmental jurisdiction over making decisions or laws regarding the movement of goods and chattels on roads within the Township be released.

CARRIED

Section 90(1) (i) Solicitor-Client Privilege

**P. OTHER BUSINESS****P.1 Orion Construction Project  
Surrey Side of 196 Street at 36 Avenue (Brookwood)**

Council discussed the industrial development project proposed for the Surrey side of the Surrey-Langley border at 196 Street and 36 Avenue, requesting a reduction in the landscape buffer from 30 metres to 20 metres along 196 Street.

**MOTION**

Moved by Councillor Long,

Seconded by Councillor Kunst,

That Mayor Froese send a letter to Mayor McCallum, City of Surrey, asking for an update on this project and reiterate Council's position on keeping the 30 metre landscape buffer along the Surrey-Langley border at 196 Street and 36 Avenue.

CARRIED

**P.2 2021 School Trustee By-election Report 21-29 Amendment**

Moved by Mayor Froese,

Seconded by Councillor Kunst,

That 2021 School Trustee By-Election Report 21-29, Attachment B, be amended to change the number of unused ballots from 6,7924 to 6,792.

CARRIED

**P.3 44A Avenue Speeding Issues**

Moved by Councillor Davis,

Seconded by Councillor Richter,

That the issues of speeding on 44A Avenue be referred to staff.

CARRIED

**Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING**

Moved by Councillor Kunst,

Seconded by Councillor Whitmarsh,

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 H.1 - Section 90(1) (b) Personal;

Item H.2 - Section 90(2) (b) Intergovernmental;

Item H.3 - Section 90(1) (e) Property; and  
Item H.4 - Section 90(1) (e) Property.  
CARRIED

**R. TERMINATE**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Davis,  
That the meeting terminate at 3:30pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Township Clerk