Township of Langley

Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL

Tuesday, July 26, 2022 at 5:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – July 26, 2022

That Council adopt the agenda and receive the agenda items of the Special Council meeting held July 26, 2022.

B. ADOPTION OF MINUTES

1. Special Council Meeting – July 25, 2022

That Council adopt the Minutes of the Special Council meeting held July 25, 2022.

2. Regular Council Meeting – July 25, 2022

That Council adopt the Minutes of the Regular Council meeting held July 25, 2022.

C. BYLAWS FOR FINAL ADOPTION

1. Highway and Traffic Bylaw Amendment for School Zones Bylaw No. 5813 Report 22-92

File ENG 5460-02-001

That Council give final reading to "Township of Langley Highway and Traffic Bylaw 2010 No. 4758 Amendment Bylaw 2022 No. 5813".

C. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 5813

Bylaw No. 5813 amends Section 203 of the Highway and Traffic Bylaw 2010 No. 4758 to add speed regulations for school zones.

D. TERMINATE

Township of Langley
Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL

Monday, July 25, 2022 at 10:34 am
Salmon River Meeting Room
4th Floor, 20338 – 65 Avenue, Langley, BC

M I N U T E S

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, M. Kunst, B, Long, K. Richter, and B. Whitmarsh

M. Bakken, W. Bauer, R. Seifi, and J. Winslade

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Special Council Meeting – July 25, 2022

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That Council adopt the agenda and receive the agenda items of the Special Council meeting held July 25, 2022.
CARRIED

B. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Whitmarsh,
Seconded by Councillor Richter,
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 D.1 - Section 90(2) (b) Intergovernmental Relations;
Item E.1 - Section 90(1) (k) Negotiations;
Item E.2 - Section 90(1) (k) Negotiations;
Item E.3 - Section 90(1) (k) Negotiations;
Item E.4 - Section 90(1) (k) Negotiations;
Item E.5 - Section 90(1) (e) Property; (k) Negotiations;
Item E.6 - Section 90(1) (e) Property; (k) Negotiations;
Item E.7 - Section 90(1) (e) Property; (k) Negotiations;
Item E.8 - Section 90(1) (a) Personnel;
Item F.1 - Section 90(1) (e) Property; (k) Negotiations;
Item F.2 - Section 90(1) (a) Personnel;
Item H.1 - Section 90(1) (e) Property;
Item H.2 - Section 90(1) (b) Personal; and
Item H.1 - Section 90(1) (f) Law Enforcement.
CARRIED

C. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Arnason,
That the meeting terminate at 10:35pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley
Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

Monday, July 25, 2022 at 1:15pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B, Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, R. Seifi, P. Tulumello, and J. Winslade

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

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – July 25, 2022

Moved by Councillor Kunst,
Seconded by Councillor Davis,
That Council adopt the agenda and receive the agenda items of the Regular Council meeting held July 25, 2022, as amended.
CARRIED

Clerk's Note: Item D.1 was moved to after item B.2.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 11, 2022

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Regular Council meeting held July 11, 2022.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – July 11, 2022

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council adopt the Minutes of the Public Hearing meeting held July 11, 2022.
CARRIED

The agenda order was varied.

D. PRESENTATIONS

1. Langley Trappers Hockey Team

Mayor and Council presented the Langley Trappers Hockey Team with achievement certificates for winning the 2022 Cyclone Cup Championship.

The agenda order then resumed.

C. DELEGATIONS

1. Jacqueline Gwen Anderson
Seed of S.P.I.R.I.T. Society
File 0550-07

Jacqueline Gwen Anderson, Seed of S.P.I.R.I.T. Society, appeared before Council to discuss homes in transition that are available to single parents with children and/or seniors. She commented that her organization would like to work with developers and the Township to use homes that are scheduled for demolition for temporary housing for single mothers and/or seniors. Their organization would clean and prepare the homes for habitation.

2. Kamaljit K. Grewal
File 0550-07

Kamaljit K. Grewal appeared before Council to discuss a detention pond located at 20645 – 78 Avenue and a pocket park located at 20577 – 76 Avenue. She commented that soils are running into the pond and causing issues on her property.

3. John Russo
Fraser Valley Italo-Canadian Society
File 0550-07

John Russo, on behalf of the Fraser Valley Italo-Canadian Society, appeared before Council to request Council's consideration of providing

C. DELEGATIONS

matching funds for the construction of a roof over the bocci court at Willoughby Community Park. He commented that their Society is community oriented and has contributed to the Langley Events Centre. He stated that the project is estimated to cost $250,000 and the Society will contribute $125,000 and are asking the Township to also contribute $125,000.

4. Michael Sanderson, et al
Sanderson + Welsh Planning Ltd.

Michael Sanderson, Sanderson + Welsh Planning Ltd., Stewart Brown, Pottinger-Gaherty Environmental Ltd., Lewis Neilson, and Corrine Bundschuh, appeared before Council to discuss ALC Application for Non-Farm Use in the ALR. They commented that the application covers 4.5% of the property and will be used for Christmas tree production. The property has been used 33 times by production companies over the last 14 years. They asked for Council's support of the application for Christmas tree production.

E. REPORTS TO COUNCIL

1. BC Aero Request for Funding
Report 22-94
File ACCI 1850-20

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council award a one-time grant of $2500 to BC Aero for the humanitarian work that they do in our region and elsewhere in the Province; and that funding for this donation come from Council contingency funds.

AMENDMENT
Moved by Councillor Arnason,
Seconded by Councillor Woodward,
That the one-time grant be increased to $5,000.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Long opposed

E. REPORTS TO COUNCIL

2. Liquor Licence Amendment Application No. 000060 (Fox and Hounds Pub / 26444 – 32 Avenue)
Report 22-84
File CD 13-19-0309

Moved by Councillor Woodward,
Seconded by Councillor Davis,
That Council adopt the following resolution:

"That Council has considered and ENDORSED the request by Fox and Hounds Pub for a structural change (addition of a new licenced area) for Fox and Hounds Pub located at 26444 – 32 Avenue, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council through written submission opportunity prior to the July 25, 2022 Council Meeting at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

CARRIED

3. Filming Pilot Program - Temporary Delegated Authority
Report 22-85
File MA 6750-01

Moved by Councillor Kunst,
Seconded by Councillor Ferguson,
That Council provide the Township Chief Administrative Officer (CAO) temporary authority to approve candidate properties for the ALC and Creative BC pilot program.
CARRIED

E. REPORTS TO COUNCIL

4. Agricultural Land Commission Application No. 100403 (Kaler / 19925 – 12 Avenue)
Report 22-88
File CD 07-10-0035

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council refer the application to the Agricultural Land Commission (ALC) advising that the proposed non-farm use application submitted by Ranjodh Kaler to accommodate a veterinary clinic at 19925 - 12 Avenue complies with the Township's Zoning Bylaw.
CARRIED

5. Agricultural Land Commission Application No. 100381 (0716094 BC Ltd. / 1034 – 264 Street)
Report 22-95
File CD 13-07-0025

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council consider the non-farm use application submitted by Sanderson and Welsh Planning Ltd. on behalf of 0716094 BC Ltd. to permit filming and film-related activities on a portion of the property located at 1034 – 264 Street within the Agricultural Land Reserve and refer the application to the ALC for consideration based on agricultural merits.
CARRIED

Councillor Richter opposed

6. Animal Control and Sheltering Services Agreement Budget Increase
Report 22-93
File CD 2250-31-012

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council refer an increase in the amount of $187,378 to the animal control and sheltering services agreement with the Langley Animal Protection Society (LAPS), for inclusion as part of the 2023 budget.
CARRIED

E. REPORTS TO COUNCIL

7. Aldergrove Gateway Public Engagement
Report 22-91
File ENG 6120-01-AGP

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council receive the Aldergrove Gateway Public Engagement Report for information; and direct staff to include funding necessary to complete conceptual design options based on public feedback for inclusion as part of the 2023 budget process for consideration.

MOTION DIVIDED
The motion was divided by unanimous consent.

MOTION 1
That Council receive the Aldergrove Gateway Public Engagement Report for information.
CARRIED

MOTION 2
That Council direct staff to include funding necessary to complete conceptual design options based on public feedback for inclusion as part of the 2023 budget process for consideration.

REFERRAL
Moved by Councillor Woodward,
Seconded by Councillor Arnason,
That Motion 2 be referred to the new elected Council.
CARRIED

Mayor Froese and Councillor Richter opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to property ownership and left the meeting at 2:12pm.

8. Heritage Alteration Permit Application No. 101265 (Fort Langley Properties Ltd. / 9148 Glover Road)
Report 22-87
File CD 11-33-0139

Moved by Councillor Davis,
Seconded by Councillor Ferguson,
That Council authorize issuance of Heritage Alteration Permit No. 101265 for property located at 9148 Glover Road to allow construction of a 249 m^2 (2,683 ft^2) restaurant building and 67 m^2 (725 ft^2) accessory storage building subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

E. REPORTS TO COUNCIL

a. Building plans being in substantial compliance with Schedule “A”;
b. Provision of final landscape plans in substantial compliance with Schedule “B” and the Township’s Street Tree and Boulevard Planting Policy;
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. All signage being in substantial compliance with Schedule “A”, the Fort Langley Building Façade Design Guidelines and the Township’s Sign Bylaw, and architecturally compatible with the building;
e. Rooftop mechanical equipment being 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 inside a building or alternatively screened from view from adjacent roads by compatible architectural treatments in substantial compliance with Schedule “A”.

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. 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;
b. Landscape and boulevard improvements being secured by letter of credit at building permit stage;
c. A servicing agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw;
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;
e. A Highway Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and building permit administration fees.

DEFEATED ON A TIE VOTE

Councillors Arnason, Kunst, Long, and Richter opposed

E. REPORTS TO COUNCIL

MOTION RECONSIDERED
Mayor Froese brought Heritage Alteration Permit Application No. 101265 (Fort Langley Properties Ltd. / 9148 Glover Road) Report 22-87 back on the table for reconsideration.

MOTION
Moved by Mayor Froese,
Seconded by Councillor Ferguson,
That Council authorize issuance of Heritage Alteration Permit No. 101265 for property located at 9148 Glover Road to allow construction of a 249 m^2 (2,683 ft^2) restaurant building and 67 m^2 (725 ft^2) accessory storage building subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:

a. Building plans being in substantial compliance with Schedule “A”;
b. Provision of final landscape plans in substantial compliance with Schedule “B” and the Township’s Street Tree and Boulevard Planting Policy;
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. All signage being in substantial compliance with Schedule “A”, the Fort Langley Building Façade Design Guidelines and the Township’s Sign Bylaw, and architecturally compatible with the building;
e. Rooftop mechanical equipment being 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 inside a building or alternatively screened from view from adjacent roads by compatible architectural treatments in substantial compliance with Schedule “A”.

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

a. 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;
b. Landscape and boulevard improvements being secured by letter of credit at building permit stage;
c. A servicing agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw;
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;

E. REPORTS TO COUNCIL

e. A Highway Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any;
f. Submission of a geotechnical report prepared by a geotechnical engineer; and
g. Payment of supplemental heritage alteration permit application fees, and applicable Development Cost Charges and building permit administration fees.

REFERRAL
Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Heritage Alteration Permit Application No. 101265 (Fort Langley Properties Ltd. / 9148 Glover Road) be referred to staff to work with the proponent to improve the exterior design, particularly as it relates to the colour scheme, to enhance and better complement the existing buildings in Fort Langley.
CARRIED

Councillors Ferguson, Long and Richter opposed

Councillor Woodward re-entered the meeting at 2:43pm.

F. BYLAWS FOR FIRST AND SECOND READING

1. Rezoning Application No. 100660 and
Development Permit Application No. 101240 and
Development Variance Permit Application No. 100145
(Brydon Projects Yorkson Ltd. / 20453 – 78 Avenue)
Bylaw No. 5790
Report 22-89
File CD 08-23-0207

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brydon Projects Yorkson Ltd.) Bylaw No. 5790 to rezone approximately 1.46 ha (3.6 ac) of land located at 20453 – 76 Avenue to Residential Zone R-1A, and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to facilitate a mixed residential development consisting of 31 units (15 single family lots, eight rowhouses, and eight semi-detached units), subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley's 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

F. BYLAWS FOR FIRST AND SECOND READING

Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;

2. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 78 Avenue, 78A Avenue, 78B Avenue, 204B Street and the lane in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan;
4. Dedication and construction of Streamside Protection and Enhancement Area (SPEA) along the northern edge of the site, including final acceptance of the SPEA enhancement plans, tree protection, trail alignment, streamside 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);
6. Registration of restrictive covenants:
    a. Identifying the lots (minimum 5% of single family and attached residential lots) required to incorporate the Adaptable Housing Requirements;
    b. Restricting development of the semi-detached and rowhouse units until a Development Permit is issued for the site;
    c. Prohibiting clearing of the attached portion of the site (with the exception of servicing access areas) until such time 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);
    d. Prohibiting driveway access to 78 Avenue and 204 B Street;
7. Compliance with the Community Amenity Contributions Policy, the Yorkson Greenway Amenity Zoning Policy, and the Willoughby Arterial Road Completion Amenity Program Policy (if applicable); and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, 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. 5790 authorize issuance of Development Permit No. 101240 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 Neighborhood Plan;

F. BYLAWS FOR FIRST AND SECOND READING

b. Written confirmation from the 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;

That Council at the time of final reading of Rezoning Bylaw No. 5790 authorize issuance of Development Variance Permit No. 100145 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 lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 1,10 and 11, as shown on Schedule A; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No 5790 in conjunction with Development Permit No. 101240 and Development Variance Permit No. 100145.
CARRIED

Councillor Richter opposed

2. Official Community Plan Amendment and Rezoning Application No. 100158 (Pollyco - Isle of Mann / 7536 – 200 Street and 7541 and 7591 – 202A Street)
Bylaw No. 5814
Bylaw No. 5815
Report 22-97
File CD 08-23-0172

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council abandon Bylaws No. 5465 and 5466 and give first and second reading to the 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 (Pollyco-Isle of Mann) Bylaw No. 5814 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann) Bylaw No. 5815, rezoning 6.0 ha (14.88 ac) of land located at 7536 – 200 Street and 7541 and 7591 – 202A Street to Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), R-CL(SD) and Comprehensive Development Zone CD-173 to facilitate the development of 425 units (320 condominiums, 70 apartments, 14 single-family, 12 semi-detached and nine rowhouse units subject to 20 conditions as outlined below being satisfied prior to final reading, all to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

1. In accordance with the Latimer Neighbourhood Plan requirements:

F. BYLAWS FOR FIRST AND SECOND READING

a. Secure a community stormwater management facility to serve the storm associated catchment area;

2. Completion of a Development Works Agreement (if required) securing off-site servicing to the Southeast Phase of the Latimer Neighbourhood Plan as required by the Latimer Neighbourhood Plan;
3. 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;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. Provision of road dedications, widenings, and necessary traffic improvements for 200 Street, 200A Street, 201 Street, 201A Street, 201B Street, 202A Street, 75A Avenue, and 76 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
6. Dedication and construction of a 15 m wide street greenway on the east side of 200 Street, 4.5 m wide street greenway on the south side of 76 Avenue and 5.4 m wide street greenway on the west side of 202A Street, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Provision of enhanced sidewalks and pedestrian connections in accordance with the Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan;
8. Submission of all required development permits for consideration of approval in conjunction with final reading;
9. Completion of a Housing Agreement Bylaw outlining the conditions of the affordable housing component of the project;
10. 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);
11. Compliance with Age Friendly Amenity Area requirements;
12. Establishing and protection of Streamside Protection and Enhancement Areas, including final acceptance of the streamside restoration and enhancement plans and details, streamside fencing and signage, and security;
13. Registration of restrictive covenants acceptable to the Township:
    a. Prohibiting parking on internal strata roadways;
    b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (rowhouse and semi-detached units);
    c. Identifying the units (minimum 5% for single family and rowhouse/semi-detached units and 10% for apartments) required to incorporate the Adaptable Housing Requirements;

F. BYLAWS FOR FIRST AND SECOND READING

d. Securing a 4 m wide east/west walkway connecting 200 Street to 201 Street along the northern property line of the apartment sites;
e. Securing an access easement from 200A Street for the apartment building fronting 201A Street;
f. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as associated development permits are issued;
g. Restricting issuance of building permits for lands between 200 Street and 201 Street until 200A and 201 Streets connect to 76 Ave;
h. Prohibiting driveway access to 202A Street and to 201 Street for the apartment site;
i. Restricting building construction (i.e. “no building”) on lands indicated as proposed lots 12, 15, 17, and 19 until such time as the Township’s Zoning Bylaw 1987 No. 2500 requirements are met and required servicing has been satisfied to the acceptance of the Township in accordance with the Township’s Subdivision and Development Servicing Bylaw 2019 No. 5382;

14. Compliance with the requirements of the Latimer Amenity Policy and Community Amenity Contribution Policy including payment of applicable amenity fees;
15. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township’s 5% Neighbourhood Park Land Acquisition Policy;
16. Provision of neighbourhood park space consistent with the Latimer Neighbourhood Plan;
17. Provision of SPEA consistent with the Latimer Neighbourhood Plan;
18. Provision of a Statutory Right of Way for ultimate 76 Avenue width (south side) between 200 Street and 201 Street;
19. Submission of a subdivision layout to the satisfaction of the Approving Officer;
20. Provision of an overall layout plan for the area generally bounded by 76 Avenue to the north, 74 Avenue to the south, 200 Street to the west, and 202A Street to the east including roads, greenways, SPEA, and land use;

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 (Pollyco-Isle of Mann) Bylaw No. 5814 is consistent with the Township’s Five Year Financial Plan as updated annually and with Metro Vancouver’s Integrated Liquid Waste Resource Management Plan, Housing Needs Report and Integrated Solid Waste and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to schedule the required Public Hearing for the Neighbourhood Plan Amendment Bylaw and Rezoning Bylaw.
CARRIED

Councillors Arnason and Richter opposed

3. Official Community Plan Amendment and Rezoning Application No. 100234 and Development Variance Permit No. 100143 (Coastland Engineering & Surveying Ltd. / 20633 and 20685 – 20 Avenue)
Bylaw No. 5809
Bylaw No. 5810
Report 22-86
File CD 07-14-0058

Moved by Councillor Long,
Seconded by Councillor Ferguson,
That Council grant first and second reading to the Community Plan and Zoning Bylaw amendment applications submitted by Coastland Engineering & Surveying Ltd. on behalf of the owners for properties located at 20633 and 20685 – 20 Avenue subject to the 11 conditions as outlined in this report, and direct staff accordingly.

Should Council elect to advance first and second reading of Bylaws No. 5809 and 5810, staff recommend 11 development prerequisites be satisfied prior to final reading of Rezoning Bylaw No. 5810. Further, should Council advance Bylaws No. 5809 and 5810, that Council authorize issuance (at time of final reading of Bylaw No. 5810) of Development Variance Permit No. 100143 and that staff be authorized to schedule the required Public Hearing at the next available opportunity, all as outlined below.

Should Council elect to advance first and second reading of Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809 amending the Brookswood-Fernridge Community Plan to accommodate single family dwellings on a minimum lot size of 0.37 hectares (0.92 acres) on the subject properties; and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5810, rezoning approximately 1.89 ha (4.67 ac) of land located at 20633 and 20685 – 20 Avenue to Suburban Residential Zone SR-1 in order to facilitate development of five single family lots, the following development prerequisites must be satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

F. BYLAWS FOR FIRST AND SECOND READING

1. Completion and final adoption of a Neighbourhood Plan for the subject Glenwood area;
2. A Servicing Agreement being entered into with the Township to secure required road, on-site stormwater management facilities and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 20 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Street Trees and Boulevard Plantings Policy;
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);
6. Provision of greenways / trails on the north side of 20 Avenue and on 206 Street including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details, and security;
7. Issuance of a development permit for protection of farming;
8. Registration of restrictive covenants:
    a. Securing an exterior design control agreement;
    b. Stating that adjacent properties are subject to potential farm related activities which may expose the site to sights, sounds, and smells associated with normal farm practices;
9. Provision of an overall layout plan for the Glenwood Neighbourhood Plan area including roads, greenways, environmental setbacks, school and park sites, stormwater detention facilities, land use, and conceptual servicing as required by Section 9.1(3)(4) of the Brookswood-Fernridge Community Plan;
10. Compliance with item 5.2(g) of Community Amenity Contributions (CAC) Policy, in support of the OCP amendment; and
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Service administration fees, Development Works Agreement (DWA), and Latecomer charges;

That Council consider the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809 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 and Resource Management Plan, the Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at the time of final reading of Bylaw No. 5810 authorize the issuance of Development Variance Permit No. 100143 as follows:

F. BYLAWS FOR FIRST AND SECOND READING

a. Schedule “A” (Minimum Service Level Standards – Sanitary Sewerage) of Subdivision and Development Servicing Bylaw 2019 No. 5382 being varied from requiring connection to a municipal sewer system to on-site private system to accommodate subdivision of the subject lands as indicated in Schedule “A”;
b. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Suburban Residential Zone SR-1 from 40 m (131.2 ft) to 39.5 m (129.6 ft) for proposed Lot 1 and 37.92 m (124.4 ft) for proposed Lots 3, 4, and 5 as indicated in Schedule A; and
c. Section 301.5 of the Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum setback for a principal building from the side lot line in Suburban Residential Zone SR-1 from 3 m (9.84 ft) to 2.79 m (9.15 ft) and the minimum setback for an accessory building from a side lot line from 3 m (9.84 ft) to 1.37 m (4.49 ft) for proposed Lot 2 and to 1.38 m (4.52 ft) for proposed Lot 5 as indicated in Schedule A; and further

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookswood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5809 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering & Surveying Ltd.) Bylaw No. 5810 in conjunction with the hearing for proposed Development Variance Permit No. 100143.

AMENDMENT
Moved by Councillor Ferguson,
Seconded by Councillor Long,
That condition #1, “Completion and final adoption of a Neighbourhood Plan for the Glenwood area”, be removed.
CARRIED

Councillors Arnason and Richter opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillors Arnason and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway and Traffic Bylaw Amendment for School Zones
Bylaw No. 5813
Report 22-92
File ENG 5460-02-001

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council give first, second and third reading to Township of Langley Highway and Traffic Bylaw 2010 No. 4758 Amendment Bylaw No. 5813 to allow for the implementation of 30km/h speed limits on roads with school zones, to be in effect 24 hours per day on school days.
CARRIED

MEETING RECESSED
The meeting recessed at 3:06pm.

MEETING RECONVENED
The meeting reconvened at 3:16pm.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

1. Rezoning Application No. 100653 and Development Permit Application No. 101205 (Castlehill Properties (Yorkson-West) Ltd. / 20333 - 80 Avenue)
Bylaw No. 5805
Report 22-77
File CD 08-26-0161

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Properties (Yorkson-West) Ltd. Bylaw No. 5805".
CARRIED

Councillors Arnason and Richter opposed

Development Permit No. 101205

Running concurrently with this Bylaw is Development Permit No. 101205 (Castlehill Properties (Yorkson-West) Ltd. / 20333 - 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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements 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. 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.

2. Rezoning Application No. 100685
(Lanstone Properties (Murrayville) Ltd. /
21541 and 21565 – 44 Avenue and 4477 – 216 Street)
Bylaw No. 5808
Report 22-78
File CD 07-36-0152

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lanstone Properties (Murrayville) Ltd.) Bylaw No. 5808".
CARRIED

Councillors Arnason and Richter opposed

3. Rezoning Application No. 100547 and
Development Permit Application No. 101029
(Qualico Mitchell Williams LLP / 21480 and
21536 - 80 Avenue and 7941 and 7993 - 216 Street)
Bylaw No. 5807
Report 22-81
File CD 08-24-0086

H. BYLAWS FOR CONSIDERATION AT THIRD READING

Moved by Councillor Ferguson,
Seconded by Councillor Long,
That Council give third reading to "Township of Langley Zoning Bylaw 1987No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5807".
CARRIED

Councillors Arnason, Davis, and Richter opposed

Development Permit No. 101029

Running concurrently with this Bylaw is Development Permit No. 101029 (Qualico Mitchell Williams LLP / 21480 and 21536 - 80 Avenue and 7941 and 7993 - 216 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 Zones R-1A and R-1F, and Residential Compact Lot Zone R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with the Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following item will need to be finalized:

a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

4. Official Community Plan Amendment and Rezoning Application No. 100227 and Development Permit Application No. 100940 (Qualico Mitchell Williams LLP / 8000 – 8200 Block of 212 Street)
Bylaw No. 5791
Bylaw No. 5792
Report 22-68
File CD 08-25-0103

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998

H. BYLAWS FOR CONSIDERATION AT THIRD READING

No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791"; and "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5792".
CARRIED

Councillors Arnason, Davis, and Richter opposed

Development Permit No. 100940

Running concurrently with this Bylaw is Development Permit No. 100940 (Qualico Mitchell Williams LLP / 8000 – 8200 Block of 212 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 Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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.

**5. Official Community Plan Amendment and
Rezoning Application No. 100191 and
Development Permit Applications No. 101027 and 101213
(Qualico Mitchell Williams LLP / 21247 to
21397 - 78 Avenue and 21264 to 21392 – 80 Avenue)
Bylaw No. 5786
Bylaw No. 5787
Report 22-69**
File CD 08-24-0085

Moved by Councillor Long,
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 (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786"; and

H. BYLAWS FOR CONSIDERATION AT THIRD READING

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5787".
CARRIED

Councillors Arnason, Davis, and Richter opposed

Development Permit No. 101027

Running concurrently with this Bylaw is Development Permit No. 101027 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue) 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-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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.

Development Permit No. 101213

Running concurrently with this Bylaw is Development Permit No. 101213 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue) in accordance with Attachment B subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEA's) 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

H. BYLAWS FOR CONSIDERATION AT THIRD READING

any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
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; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

6. Rezoning Application No. 100650 and
Development Permit Application No. 101202
(BMG Projects Inc. / 20486 and 20514 – 80 Avenue)
Bylaw No. 5769
Report 22-96
File CD 08-23-0204

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Projects Inc.) Bylaw No. 5769, rezoning 1.89 ha (4.67 ac) of land located at 20486 and 20514 – 80 Avenue to Comprehensive Development Zone CD-77 to facilitate the development of 67 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 required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 204B Street and 80 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;
4. Dedication and construction of a 4.5 m wide street greenway on the south side of 80 Avenue, 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 the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
6. Compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants acceptable to the Township:
   a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

b. Prohibiting parking on internal strata roadways (other than in clearly identified parking spaces);
c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
d. Prohibiting access from the site to 80 Avenue except for emergency vehicles;
e. Protection of Streamside Protection and Enhancement Areas and acceptance of the streamside enhancement plans, fencing, signage, and security;

8. Registration of an access easement for emergency access purposes to and from the property to the west (20452 – 80 Avenue);
9. Registration of a 2 m (6.56 ft) wide statutory right of way for the purpose of a public pathway along the westerly portion of the site;
10. Registration of a 6 m wide (19.69 ft) wide statutory right of way for the purpose of a public trail on the outer edge of the SPEA on the easterly portion of the site;
11. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, and the requirements of the Yorkson Greenway Amenity Policy;
12. 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; and further

That Council at time of final reading of Rezoning Bylaw No. 5769 authorize issuance of Development Permit No. 101202, 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;

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;

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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

Councillors Arnason and Richter opposed

7. Rezoning Application No. 100603 and Development Permit Application No. 101160 (Deol / 6869 - 210 Street) Bylaw No. 5743 Report 22-90
File CD 08-13-0084

Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council grant third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Deol) Bylaw 2021 No. 5743, with revisions incorporated in response to comments received as part of the public input process as directed by Council, to rezone a 0.46 ha (1.14 ac) property located at 6869 – 210 Street to Comprehensive Development Zone CD-131 to facilitate development of 18 townhouse units subject to 11 conditions, as outlined below, being satisfied prior to final reading, all to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

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 Northeast Gordon Estate Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 210 Street and 208A Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northeast Gordon Estate Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Construction of the Urban/ALR Interface within the 210 Street road dedication, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security in accordance with the provisions of the Northeast Gordon Estate Neighbourhood Plan;
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);

H. BYLAWS FOR CONSIDERATION AT THIRD READING

6. Acceptance of landscape drawings, including compliance with Age Friendly Amenity Area requirements;
7. Registration of restrictive covenants:
    a. Identifying the units (minimum 5% for townhouses) required to incorporate the Adaptable Housing Requirements;
    b. Prohibiting parking on internal strata roadways (other than in clearly designated spaces);
    c. Prohibiting garages from being developed for purposes other than parking of vehicles and prohibiting the development of secondary suites within individual townhouse units;
    d. Notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities; and
    e. Securing the 7.5 m wide ALR buffer along the east property line;
8. Provision of a 7.5 m wide ALR buffer along the east property line;
9. Provision of improvements and upgrades to the existing community detention pond facility north of the subject site including increasing the capacity of the detention pond and installation of an improved viewing platform, and associated landscaping as necessary;
10. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Roads Completion and Amenity Policy, and the requirements of the 208 Street Area Greenway Amenity Policy;
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Service fees, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy; and further

That Council, at time of final reading of Rezoning Bylaw No. 5743, authorize issuance of revised Development Permit No. 101160 for the site consistent with the drawings provided as Attachment B to this report and subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A"; and
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.

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;

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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; and
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 Richter opposed

I. BYLAWS FOR FINAL ADOPTION

1. 2023 Permissive Tax Exemptions
Bylaw No. 5812
Report 22-71
File FIN 1970-03

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council give final reading to "Permissive Tax Exemption Amending Bylaw No. 5812".
CARRIED

2. Township of Langley Housing Agreement (Quadra Homes Ltd. (83 Apartments East/West / 8264 – 208 Street and 20880 – 83 Avenue)
Bylaw No. 5727
Report 22-83
File CD 08-25-0110

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Housing Agreement (Quadra Homes Ltd.) Bylaw 2021 No. 5727".
CARRIED

Councillor Richter opposed

I. BYLAWS FOR FINAL ADOPTION

3. Rezoning Application No. 100486 (Qualico Developments (Vancouver) Inc.) / 3354, 3424, 3430, 3474, and 3502 – 208 Street) Bylaw No. 5330 Bylaw No. 5331 Report 18-07

File CD 07-25-0038

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5330"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5331".

REFERRAL
Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That final reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5330"; and "Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5331" be referred to the newly elected Council.

AMENDMENT, TO THE REFERRAL
That the referral be amended to read as follows:

That final reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5330"; and "Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2018 No. 5331" be referred to the newly elected Council for a report on the implications of defeating the matter at final adoption.
CARRIED

Councillors Arnason, Kunst, Richter, and Whitmarsh opposed

REFERRAL, AS AMENDED
The question was called on the Referral, as amended, and it was
DEFEATED

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

I. BYLAWS FOR FINAL ADOPTION

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

Councillors Ferguson and Woodward opposed

4. Official Community Plan Amendment and Rezoning Application No. 100217 and Development Permit Application No. 101107 (Paddington Properties (NE Gordon) Ltd. / 20617 and 20643 - 68 Avenue)
Bylaw No. 5710
Bylaw No. 5711
Report 21-78
File CD 08-14-0206

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5710"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Paddington Properties (NE Gordon) Ltd.) Bylaw 2021 No. 5711".
CARRIED

Councillor Arnason opposed

Development Permit No. 101107

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101107 (Paddington Properties (NE Gordon) Ltd. / 20617 and 20643 - 68 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 Schedules "B" 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:

I. BYLAWS FOR FINAL ADOPTION

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 onsite 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.

CARRIED

Councillor Arnason opposed

5. Official Community Plan Amendment and Rezoning Application No. 100206 and Development Permit Applications No. 101198 and 101290 (Qualico Developments (Vancouver) Inc. / 7711 – 206 Street) Bylaw No. 5747 Bylaw No. 5748 Report 21-134
File CD 08-23-0203

Moved by Councillor Whitmarsh,
Seconded by Councillor Long,
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 (Qualico Developments (Vancouver) Inc.) Bylaw 2021 No. 5747"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments / (Vancouver) Inc.) Bylaw 2021 No. 5748".
CARRIED

Councillor Richter opposed

Development Permit No. 101198

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101198 (Qualico Developments (Vancouver) Inc. / 7711 – 206 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

I. BYLAWS FOR FINAL ADOPTION

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;
c. Payment of supplemental Development Permit fees prior to its issuance.

CARRIED

Councillor Richter opposed

Development Permit No. 101290

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101290 (Qualico Developments (Vancouver) Inc. / 7711 – 206 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 Township;
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

**6. Official Community Plan Amendment and
Rezoning Application No. 100214 and
Heritage Alteration Permit Application No. 101241
(Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King Street)
Bylaw No. 5761
Bylaw No. 5762
Report 22-38**
File CD 11-33-0138

I. BYLAWS FOR FINAL ADOPTION

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5761"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Vicini Homes (Fort Langley) LP) Bylaw No. 5762".
CARRIED

Councillors Davis, Ferguson, Richter, and Woodward opposed

Heritage Alteration Permit No. 101241

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council authorize issuance of Heritage Alteration Permit No. 101241 (Township of Langley / Vicini Homes (Fort Langley) LP / 9100 Block King 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;
c. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw;
d. All mechanical equipment to be screened from view by complementary architectural or landscape screening; and
e. All refuse bins to be stored within a building.

Although not part of the Heritage Alteration 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 onsite 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;
e. Although not a commercial or industrial property, 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

I. BYLAWS FOR FINAL ADOPTION

the acceptance of the Township to minimize the impact of exterior lighting on adjacent historic sites; and

f. Payment of supplemental heritage permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

Councillors Davis, Ferguson, Richter, and Woodward opposed

7. Official Community Plan Amendment and Rezoning Application No. 100192 and Development Permit Application No. 101212 (Compass Cohousing / 20353 – 66 Avenue)
Bylaw No. 5736
Bylaw No. 5737
Report 21-107
File CD 08-14-0222

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Southwest Gordon Estate Neighbourhood Plan) Bylaw 1999 No. 3911 Amendment (Compass Cohousing) Bylaw 2021 No. 5736"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Compass Cohousing) Bylaw 2021 No. 5737".
CARRIED

Development Permit No. 101212

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council authorize issuance of Development Permit No. 101212 (Compass Cohousing / 20353 – 66 Avenue) 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 Schedule "C" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
c. All rooftop mechanical equipment to be screened from view; and
d. 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:

I. BYLAWS FOR FINAL ADOPTION

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.

CARRIED

8. Rezoning Application No. 100643 and Development Permit Application No. 101193 (Stevovic / 20452 – 80 Avenue) Bylaw No. 5723 Report 21-69
File CD 08-23-0196

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Stevovic) Bylaw 2021 No. 5723".
CARRIED

Councillor Richter opposed

Development Permit No. 101193

Moved by Councillor Davis,
Seconded by Councillor Long,
That Council authorize issuance of Development Permit No. 101193 (Stevovic / 20452 – 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;

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:

I. BYLAWS FOR FINAL ADOPTION

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.

CARRIED

Councillor Richter opposed

9. Official Community Plan Amendment and
Rezoning Application No. 100200
Development Permit Application Nos. 100851 and 101143
(1094941 BC Ltd. / 8192 – 208 Street)
Bylaw No. 5589
Bylaw No. 5590
Report 20-57
File CD 08-25-0099

Moved by Councillor Ferguson,
Seconded by Councillor Kunst,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1094941 BC Ltd.) Bylaw 2020 No. 5589"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1094941 BC Ltd.) Bylaw 2020 No. 5590".
CARRIED

Councillor Arnason opposed

Development Permit No. 100851

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100851 (1094941 BC Ltd. / 8192 – 208 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";

I. BYLAWS FOR FINAL ADOPTION

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, to the acceptance of the Township; and
c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw.

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.

CARRIED

Councillor Arnason opposed

Development Permit No. 101143

Moved by Councillor Ferguson,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 101143 (1094941 BC Ltd. / 8192 – 208 Street) (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 A and 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

I. BYLAWS FOR FINAL ADOPTION

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 Arnason opposed

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

1. Heritage Advisory Committee – July 6, 2022
File 0540-20

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

L. MAYOR AND COUNCIL REPORT

Mayor Froese provided a term review.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

1. Motion to Reconsider

Moved by Councillor Woodward,
Seconded by Councillor Long,
That Council reconsider the following motion:

Agricultural Land Commission Application
No. 100385 (Henry / 23717 – 72 Avenue)
Report 21-19
File CD 11-21-0019
DEFEATED

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

N. ITEMS FROM PRIOR MEETINGS

2. Motion to Reconsider

Moved by Councillor Arnason,
Seconded by Councillor Kunst,
That Council reconsider the following motion:

Second Stage Housing for Women and Children Fleeing Violence
CARRIED

Councillors Davis, Ferguson, Richter, and Woodward opposed

MOTION
Moved by Councillor Arnason,
Seconded by Councillor Kunst,
Whereas the Township of Langley is one of the more populous communities across British Columbia that does not have any second stage housing for women and children fleeing violence;

Whereas it is necessary to provide access to safe and affordable housing for this vulnerable group;

Whereas the Ishtar Women's Resource Society delegation has identified a critical housing gap arising from the lack of real time investment by BC Housing in second stage housing for our community; and

Whereas the Township of Langley's updated Housing Action Plan Priority #3 articulates the need to support vulnerable residents through action 3A, which identifies pro-active local government advocacy in support of the need to "Collaborate with BC Housing, non-profits and other organizations to address the urgent need for housing for women and children fleeing violence";

Therefore be it resolved that Council direct staff to utilize the information arising from the Ishtar delegation as well as our amended Housing Action Plan and Housing Needs Assessment, in order to prepare a report for Council on the provision of second stage housing in the Township of Langley, including:

1. A pro forma analysis jointly prepared and funded by BC Housing;

2. A defined strategy with a detailed timeline and cost estimates to collaborating with BC Housing in advancing this objective;

3. An implementation assessment from previous Council motions which consider the use of available and prospective Affordable Housing Reserve funds, to advance options to meet the affordable housing community need continuum; and

N. ITEMS FROM PRIOR MEETINGS

4. The inclusion of a high-level strategy and framework designed to support the funding of secure secondary housing within the amended Willowbrook Community Plan that is currently under development.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Woodward,
That this motion regarding Second Stage Housing be referred to the newly elected Council; and

That this Council send an advocacy letter to the Province on Second Stage Housing in the Township of Langley, as asked for by the delegation from Ishtar Women's Resource Society on June 27, 2022.

REFERRAL DIVIDED
Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That the Referral be divided.
CARRIED

REFERRAL
That this motion regarding Second Stage Housing be referred to the newly elected Council.
DEFEATED

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

MOTION
That this Council send an advocacy letter to the Province on Second Stage Housing in the Township of Langley, as asked for by the delegation from Ishtar Women's Resource Society on June 27, 2022.
CARRIED

MAIN MOTION
The question was called on the Main Motion.

AMENDMENT 1
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That item 4, "the inclusion of a high-level strategy and framework designed to support the funding of secure secondary housing within the amended Willowbrook Community Plan that is currently under development", be removed from the motion.
CARRIED

Councillor Arnason, Kunst and Long opposed

N. ITEMS FROM PRIOR MEETINGS

AMENDMENT 2
Moved by Councillor Woodward,
Seconded by Councillor Richter,
That item 3 be amended to read as follows:

"An implementation assessment which considers the use of available and prospective reserve funds."
CARRIED

Councillors Arnason and Long opposed

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Richter opposed

Clerk's Note: For clarity, the resolution now reads:

Therefore be it resolved that Council direct staff to utilize the information arising from the Ishtar delegation as well as our amended Housing Action Plan and Housing Needs Assessment, in order to prepare a report for Council on the provision of second stage housing in the Township of Langley, including:

1. *A pro forma analysis jointly prepared and funded by BC Housing;*

2. *A defined strategy with a detailed timeline and cost estimates to collaborating with BC Housing in advancing this objective; and*

3. *An implementation assessment which considers the use of available and prospective reserve funds.*

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

The following items have been brought forward from the May 9, 2022 Special Closed Council Meeting for public information:

1. Supportive Policies Agreement (SPA)
Report C22-10
File CD 8330-03

That Council authorize staff to execute the Supportive Policies Agreement (SPA) with TransLink in the form presented substantially as Attachment A in this report; and further

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

That Council authorize staff to release the report after TransLink Mayors' Council approval of the Surrey-Langley SkyTrain Project, as part of its Investment Plan for 2022.
CARRIED

Section 90(1) (k) Negotiations; Section 90(2) (b) Intergovernmental Relations

2. Overarching Supportive Policies Agreement (OSPA)
Report C22-15
File CD 8330-03

That Council authorize staff to execute the Overarching Supportive Policies Agreement (OSPA) with the Province of British Columbia, TransLink, the City of Surrey, and the City of Langley, in the form presented substantially as Attachment A to this report; and further

That Council authorize staff to release the report once the OSPA has been executed by all parties; and authorized to be released concurrently.
CARRIED

Section 90(1) (k) Negotiations; Section 90(2) (b) Intergovernmental Relations

P. OTHER BUSINESS

1. ACUCC Access Policy

Moved by Councillor Richter,
Seconded by Councillor Woodward,
Whereas the ACUCC and Otter Co-op Outdoor Experience pools opened four years ago;

Whereas every year since then, Aldergrove residents have complained about their lack of fair access to these water/pool facilities in their own community;

Whereas Township residents who subsidize these facilities through their increasing property taxes deserve priority access to these facilities;

Whereas the existing ACUCC Access Policy does not work well for Aldergrove residents who just wanted a replacement pool in their community and not a regional draw facility;

Therefore be it resolved that Council ask staff to revise the existing ACUCC and Otter Co-op Outdoor Experience Access Policy to provide a priority access mechanism for Aldergrove residents first, Township of

P. OTHER BUSINESS

Langley residents second, and residents of other municipalities/city residents third.
DEFEATED

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

2. Rogers

Moved by Councillor Richter,
Seconded by Councillor Kunst,
Whereas the Township of Langley currently contracts with Rogers for all phone and internet access;

Whereas the Rogers system has collapsed twice in the last year (April 2021 and July 2022) causing a major shutdown in access to TOL services;

Whereas these Rogers system shutdowns have placed Township residents at risk for access to essential services like 911, Fire, Engineering, and Bylaws;

Therefore be it resolved that Council ask staff to prepare a cost and feasibility study/report on changing its current cell phone and internet provider as soon as possible, or at minimum to provide a back-up services in the event of another Rogers shut down.
CARRIED

Councillors Arnason, Davis, Long, and Whitmarsh opposed

3. Horne Pit Lands

Whereas the Tree Protection Advisory Committee recently completed a review of the three draft Brookswood-Fernridge neighbourhood plans;

Whereas the Committee received a requested presentation and undertook extensive analysis based on the identified ecological significance of the Horne Pit lands in their entirety, which positive assessment aligns with the Dillon Environmental Assessment Report that classified the wetland areas as having a “priority one” habitat that provides relatively rich and diverse habitat compared to the rest of the Brookswood-Fernridge Study Area; and

Whereas the Committee discussed that the rehabilitated properties containing the Little Campbell/Ta’Talu River should be protected in perpetuity as a community park asset based on principles aligning with the newly adopted Community Forest Management Strategy, Climate Action Strategy, Biodiversity Strategy, Sustainability Charter, and other policy documents designed to enhance and protect our urban tree canopy and environmentally significant areas;

P. OTHER BUSINESS

Therefore be it resolved that a new Council as constituted after the 2022 local government election prioritize the review of the proposed land use designation for the Horne Pit lands in order to outline options to secure them in perpetuity for parkland; and

That this review be predicated upon the deployment of high-level policies enunciated in the draft neighbourhood plans with respect to, amongst other things, the avoidance of dividing or separating mature intact forested areas, and for utilizing provisional Nature Conservation Areas and Green Infrastructure Networks in order to effect a holistic framework for conservation, in this instance, based on the potential combination of existing parkland funding, and the utilization of "conservation area" offsets from adjoining property development to pay for the lands.

MOTION RULED OUT OF ORDER
Mayor Froese ruled this motion out of order due to steps taken to implement previous Council directions.

4. Housing Task Force

Moved by Councillor Ferguson,
Seconded by Councillor Richter,
Whereas housing costs are climbing, interest rates are rising, and the cost of construction materials are increasing; and

Whereas supply chain issues are adding to the cost and burden of delivering affordable housing;

Therefore be it resolved that this Council recommend to the next Council that it establish a Housing Task Force to research:

1. The cost of housing and the reasons for the increasing costs;
2. The need and the opportunities to deliver affordable and subsidized housing; and
3. Lands in the Township owned by the Province of BC and the Government of Canada that might be available for affordable and subsidized housing.

Further, that composition of the Task Force include:

- 2 members of Council;
- 1 representative from the real estate industry;
- 4 community members;
- 1 representative from the development industry; and
- 1 representative from the construction industry; and further

That the Township supply the necessary staff resources to establish a Terms of Reference to be approved by Council and the Task Force consult,

P. OTHER BUSINESS

as required, with all levels of government and academic representatives as appropriate.
CARRIED

Councillors Arnason and Long opposed

5. Kamaljit K. Grewal Delegation

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the delegation from Kamaljit K. Grewal be referred to staff.
CARRIED

6. John Russo, Fraser Valley Italo-Canadian Society, Delegation

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the delegation from John Russ be referred to staff.
CARRIED

7. Council Term Review

Mayor and Council members provided end of term remarks.

Q. TERMINATE

Moved by Councillor Davis,
Seconded by Mayor Froese,
That the meeting terminate at 6:11pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HIGHWAY AND TRAFFIC BYLAW 2010 NO. 4758
AMENDMENT BYLAW NO. 5813

EXPLANATORY NOTE

Bylaw No. 5813 amends Section 203 of the Highway and Traffic Bylaw 2010 No. 4758 to add speed regulations for school zones.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY HIGHWAY AND TRAFFIC BYLAW 2010 NO. 4758 AMENDMENT BYLAW NO. 5813

A bylaw to amend the Township of Langley Highway and Traffic Bylaw 2010 No. 4758**.**

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Township of Langley Highway and Traffic Bylaw 2010 No. 4758 Amendment Bylaw 2022 No. 5813”.

2. The “Township of Langley Highway and Traffic Bylaw” as amended is further amended by:

   (1) adding Section 203(6) as follows:

   (6) drive or operate a vehicle at a rate of speed exceeding 30km/h on a highway in a school zone where signs are displayed stating a speed limit of 30km/h, or on which the numerals “30” are prominently shown approaching or passing the school building and school ground to which the signs relate, 24 hours per day on school days, unless otherwise stated on the sign.

READ A FIRST TIME the	25	day of	July	, 2022
READ A SECOND TIME the	25	day of	July	, 2022
READ A THIRD TIME the	25	day of	July	, 2022
ADOPTED the		day of		, 2022

_____ Mayor _____ Township Clerk