



REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, November 20, 2023 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, R. Rindt, and M. vanPopta

M. Bakken, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

W. Bauer, R. Cesaretti, C. Kooner, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=385>

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – November 20, 2023

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=407>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held November 20, 2023, as amended.
CARRIED

Clerk's Note: Item K.1 was removed from the agenda.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – November 6, 2023

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=435>

Moved by Councillor Martens,
Seconded by Councillor Pratt,

B. ADOPTION OF MINUTES

That Council adopt the Minutes of the Regular Council meeting held November 6, 2023.

CARRIED

2. Public Hearing Meeting – November 6, 2023

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=448>

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,

That Council adopt the Minutes of the Public Hearing meeting held November 6, 2023.

CARRIED

C. DELEGATIONS

1. Sarah Beauvais

File 0550-07

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=462>

Sarah Beauvais appeared before Council to discuss her tree removal permit. She commented that she is currently in the permitting process for a building project on her property. She stated that to remove 17 trees from her property for the project would cost her \$37,500 with the current Township fees. She asked Mayor and Council to waive the fees.

D. PRESENTATIONS

1. Langley RCMP

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=890>

Superintendent Marsden, Detachment Commander, provided a presentation regarding the Langley RCMP quarterly report update for July – September 2023. He provided statistics on property crime, business crime, and persons-violent crime trends. He noted that the Langley-centred goals are to:

- **Calibrate** visibility to maintain a sense of safety in Langley neighbourhoods and public spaces.
- **Collaborate** with partners to support persons experiencing homelessness and mental health issues.
- **Plan** with cross-jurisdictional public safety partners.
- **Strengthen** capacity to respond to Langley's growth and diversity,

D. PRESENTATIONS

2. Housing Statutes

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=2859>

C. Kooner provided a presentation regarding the proposed Housing Statutes (Residential Development) Amendment Act of 2023. He noted that Bill 44 Housing Statutes proposed legislative changes include requiring a municipality to make Zoning Bylaw amendments to:

- Permit either a secondary suite or a detached accessory dwelling unit on every lot zoned for single family or duplex use.
- Accommodate the housing needs for the next 20 years of population growth, as identified in the housing needs report and consistent with the OCP.

The Province has indicated proposed potential key policy changes which may include:

- 3 units in single family and duplex zones on parcels that are 280 square metres or less.
- 4 units on parcels that are greater than 280 square meters.
- 6 units on single family lots close to frequent bus service.

Proposed changes would apply to areas within the Urban Containment Boundary in the Regional Growth Strategy.

Key proposed legislative changes in Bill 46 and Bill 47 include:

- Development Cost Charges would update the scope of infrastructure eligible to be funded through DCCs to include firehalls, police facilities, and solid waste facilities.
- Amenity Cost Charges would be a new tool to collect funds for community centres, recreation centres, and libraries from new development.
- Transit-oriented Development Areas (TOD)
- Local Government Requirements to ensure that minimum levels of density, size, and dimension established by the Provincial regulations are allowed in TOD areas and remove parking minimums and allow parking volumes to be determined by need and demand on a project-by-project basis.

Potential implications for the Township include:

- Infrastructure burden
- Competing priorities
- Obsolete public input and community planning
- Future development challenges

Potential processes moving forward could include:

- Suspension and/or repeal Neighbourhood Plans in greenfield areas.
- Reconsider new single family subdivision development applications.

D. PRESENTATIONS

- Other recommendations may be explored after the release of the policy manual.

MEETING RECESSED

The meeting recessed at 3:24pm.

MEETING RECONVENED

The meeting reconvened at 3:30pm.

E. REPORTS TO COUNCIL

1. Celebrate Canada Grant Application

Report 23-247

File ENG 1855-35

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=7518>

Moved by Councillor Pratt,
Seconded by Councillor Martens,
That Council approve submission of a grant application to the Celebrate Canada Grant for \$77,000 towards Canada Day 2024 Events within the Township of Langley.

CARRIED

2. Review of Statutory Notice Advertising Methods

Report 23-245

File LS 1475-01

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=7535>

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council direct staff to provide an alternative statutory advertising bylaw which would designate two methods of communication for the statutory public notices as legislated in the Community Charter (section 94.2) and continue with placing the statutory notices in the local newsprint media on a reduced basis as long as practical.

CARRIED

3. Bylaw Enforcement Council Policy Amendment

Report 23-251

File BLSI 4000-01

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=7719>

Moved by Councillor Martens,
Seconded by Councillor Rindt,

E. REPORTS TO COUNCIL

That Council amend Bylaw Enforcement Council Policy No. 08-108 presented as Attachment A to this report.

AMENDMENT

Moved by Councillor Martens,
Seconded by Councillor Pratt,
That Council amend Section 5.5.9: to add, "an update will be provided to council on the legal action".

CARRIED

MAIN MOTION, AS AMENDED

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

4. Salmon River Uplands - Rural Plan

Report 23-243

File BLSI 6480-28-001

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1qaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=7814>

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council endorse the continued use of the Preliminary Draft Planning Framework, in the form presented substantially in Attachment A, in addition to the established requirements pursuant to bylaws, policies, plans and best practice in processing instream development applications in the Salmon River Uplands area.

CARRIED

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council hereby directs staff to bring forward potential draft amendments to the Township of Langley Rural Plan to replace Section 5.7.1 with policies, prerequisites, and considerations with a potential trail network and best practices for development and future growth within the Salmon River Uplands as it may be appropriate for Council to consider, based on Report to Council 23-243.

CARRIED

5. Capital Request – Safe Streets Project 80 Avenue from 204 Street to 212 Street

Report 23-246

File ENG 5330-23-138

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1qaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=7893>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

E. REPORTS TO COUNCIL

That Council receive the capital request of \$5,535,000 utilizing \$5,419,482 from DCC's, \$54,742 from the capital reserve, and \$60,776 from the Willoughby Greenway Amenity reserve to fund the construction of 80 Avenue from 204 Street to 212 Street and defer the matter to the 2024 budget process.

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. **Official Community Plan Amendment and Rezoning Application No. 100278 and Development Variance Permit No. 100157 (Qualico Communities / 8440 – 206 Street; 20701 – 84 Avenue and 8400 Block of 207A Street) Bylaw No. 5964 Bylaw No. 5965 Report 23-244**

File CD 08-26-0231

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=7916>

Moved by Councillor Pratt,

Seconded by Councillor Rindt,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (1124300 BC Ltd.) Bylaw No. 5964 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1124300 BC Ltd.) Bylaw No. 5965 rezoning approximately 2.24 ha (5.54 ac) of land located at 20701 – 84 Avenue; 8440 – 206 Street and 8400 Block of 207A Street to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to facilitate development of 18 rowhouse units, 10 semi-detached units and 28 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings, and necessary traffic improvements for 206 Street, 206A Street, 207 Street, 207A Street, 84 Avenue, and 84A Avenue and associated lanes in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan.
3. Provision of a 3.0 m (9.84 ft) wide public walkway connecting 84 Avenue to 84A Avenue.

F. BYLAWS FOR FIRST AND SECOND READING

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
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 acceptable to the Township:
 - a. restricting development on the proposed R-CL(RH) and R-CL(SD) lots until a Development Permit is issued for the site
 - b. identifying the lots/units (minimum 5% of single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan
 - c. prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within units zoned Residential Compact Lot Zones R-CL(RH) and R-CL(SD).
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy, Willoughby Greenway Amenity Policy and the Township’s 5% Neighbourhood Park Land Acquisition Policy.
9. 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.

That Council, at the time of final reading of Bylaw No. 5965, authorize the issuance of Development Variance Permit No. 100157 (siting variance) as follows:

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to reduce the minimum front lot line setback requirement from 6 metres to 2.5 metres for the principal building on proposed Lots 1 – 4 as indicated in Schedule A.

That Council consider that 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 (1124300 BC Ltd.) Bylaw No. 5964 is consistent with the Township’s Five Year Financial Plan as updated annually and with Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5964 and 5965.

DEFERRAL

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That Council defer Agenda Item F.1 until regulations are enacted pursuant to proposed Housing Statutes (Residential Development) Amendment Act, 2023.

CARRIED

2. **Official Community Plan Amendment and Rezoning Application No. 100271 (Township of Langley / 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street)**
Bylaw No. 5927
Bylaw No. 5928
Report 23-252
File CD 13-20-0158
<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=8187>

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928 rezoning 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street to Comprehensive Development Zone CD-192 to facilitate a future mixed use project, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and lane dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw, and the Aldergrove Community Plan.
3. 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).

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council direct staff to undertake an Open House in early December to receive public input on potential ground level uses and civic opportunities.

That Council authorize staff to schedule the required Public Hearing on December 18, 2023 for Bylaw No. 5927 and 5928.

That Council authorize proceeding with clearing and excavation of the subject site in advance of final reading.

That Council approve waiving all applicable Township of Langley Fees (including but not limited to Neighbourhood Planning administration fees, supplemental rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Community Amenity Contributions and Development Cost Charge Fees).

CARRIED

3. Revisions to the Proposed Williams Neighbourhood Plan Update

Bylaw No. 5799

Report 23-249

File BLSI LRP00012

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=8268>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council repeal second reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council give second reading to the revised "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799".

That Council receive for information the revised draft Williams amendments to the Community Amenity Contributions Policy.

That Council receive for information the revised draft Willoughby Greenway Amenity Policy.

F. BYLAWS FOR FIRST AND SECOND READING

That Council authorize staff to schedule the required Public Hearing for the revised Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Williams Neighbourhood Plan) Bylaw No. 5799.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Fraser Valley Inter-municipal Business Licence Bylaw and Inter-municipal Business Licence Agreement Bylaw

Bylaw No. 5960

Bylaw No. 5961

Report 23-241

File PLI 3900-25

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=8310>

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That Council give first, second and third reading to Inter-municipal Business Licence Bylaw No. 5960.

That Council give first, second and third reading to Inter-municipal Business Licence Agreement Bylaw No. 5961.

CARRIED

2. Langley Building Bylaw Amendment – Energy Step Code

Bylaw No. 5966

Report 23-242

File PLI 3900-40

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=8329>

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 5966.

AMENDMENT

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council authorize staff to bring forward an amendment to Langley Building Bylaw 2008 No. 4642 for the adoption of the following:

1. Step 4 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code for all applicable Part 9 residential buildings to start on April 1, 2024;

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Step 4 of the BC Energy Step Code and EL-3 of the Zero Carbon Step Code for all applicable Part 9 residential buildings to start on April 1, 2025.

CARRIED

MAIN MOTION, AS AMENDED

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

3. Council Procedure Bylaw 2016 No. 5199 Amendment

Bylaw No. 5963

Report 23-239

File LS 3900-25

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=8563>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to “Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963”.

That Council adopt the Required Regular Council Meeting Agenda Section Headings Policy, included as Attachment A.

CARRIED

4. Ice and Dry Arenas Loan Authorization Bylaw and Alternative Approval Process

Bylaw No. 5968

Report 23-250

File FIN 1760-20

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=8582>

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Ice and Dry Arenas Loan Authorization Bylaw No. 5968 for the purpose of borrowing funds in the amount of \$49.49 million for the construction of Ice and Dry Arenas Capital project within the 2023 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Ice and Dry Arenas Loan Authorization Bylaw No. 5968 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a) Elector responses shall be in the form set out in Attachment “A”.
- b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, March 7, 2024 (the “Deadline”).

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published once each week for two consecutive weeks with the second publication being at least 30 days before the deadline.
- d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.
- e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

5. **Rezoning Application No. 100589
(Coastland Engineering Ltd. / 5759 – 240 Street)
Bylaw No. 5905
Report 23-253
File CD 11-09-0033
<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=8601>**

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Coastland Engineering Ltd.) Bylaw No. 5905 rezoning approximately 18.02 ha (44.55 ac) of land located at 5759 – 240 Street to Suburban Residential Zone SR-3 to facilitate development of 56 single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of a Storm Water Management Plan and securing stormwater management facilities subject to submission, review, and acceptance by the Township of geotechnical and hydrogeological reports to confirm the adequacy of the lands to support the proposed land use.
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 238 and 240 Street, 56, 57, and 58 Avenues (including greenways, and pedestrian connections both within the project and to the future trail network) in accordance with the

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw.
5. Provision of a final tree management plan and trail connections / open space plan, incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
 6. Dedication of two greenspace lots on the site and a minimum 15.0 m wide greenspace buffer around the perimeter of the subject site as shown in Attachment B.
 7. Registration of restrictive covenants acceptable to the Township:
 - a. identifying the units (minimum 5%) required to comply with the adaptable housing requirements in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
 - b. notifying property owners of the proximity of the ALR and of the potential for sound, odour, and airborne impact from natural farm activities
 - c. prohibiting access to 56 Avenue.
 8. Registration of an exterior design control agreement.
 9. Compliance with the Community Amenity Contributions Policy, comprising a total voluntary contribution as a described by the applicant to this report and the Township's 5% Neighbourhood Park Land Acquisition Policy in support of the proposed rezoning comprised of:
 - a. \$7,500,000 as a cash contribution instead of providing actual amenity with 100% contributed and deposited into the Community Amenity Contribution fund. The proposed Community Amenity Contribution is subject to the Municipal Price Index (MPI) and may be recalculated to reflect the changes to the MPI from time to time
 - b. securing transfer of approximately 4.01 ha (9.90 ac) of land to the Township.
 10. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA), and Latecomer charges.

AMENDMENT

Moved by Mayor Woodward,

Seconded by Councillor Baillie,

That Council amend development prerequisite #5 to add: "Including a comprehensive trail network concept plan for the Salmon River Uplands areas within the vicinity of the proposed development, including adjacent lands awaiting development and connections to south and north to Williams Park for Council to consider for inclusion

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

within the Township of Langley Rural Plan prior to Final Adoption being considered by Council.”

CARRIED

MAIN MOTION, AS AMENDED

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

CARRIED

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FIRST, SECOND, THIRD READING AND FOR FINAL ADOPTION

1. Bylaw Amendment for Age-Restricted Vape Stores

Bylaw No. 5959

Report 23-240

File BLSI BA000044

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1qaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9158>

Moved by Councillor Kunst,
Seconded by Councillor Martens,
That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw (Age-Restricted Vape Stores) No. 5959.

CARRIED

J. BYLAWS FOR FINAL ADOPTION

1. Highway Closure, Dedication Removal and Disposal

(Essence Properties (Jericho Crossing) Inc.)

Bylaw 5926

Report C23-68

File BLSI PM003165

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1qaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9176>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That Council give final reading to “Highway Closing and Dedication Removal (Essence Properties (Jericho Crossing) Inc.) Bylaw No. 5926”.

CARRIED

J. BYLAWS FOR FINAL ADOPTION

2. Council Advisory Committee Establishment

Bylaw Amendment Bylaw –
Agricultural Advisory Committee
Bylaw No. 5943
Report 23-235

File BLSI 3900-25

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9192>

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to “Council Advisory Committee
Establishment Bylaw 2008 No. 4700 Amendment Bylaw No. 5943.
CARRIED

K. ITEMS FROM PRIOR MEETINGS

1. TransLink 2024 Funding Requests

Report 23-222

File ENG 1855-60

Item removed.

2. Rezoning Application No. 100734

(Flowerchild Research Inc. / 204, 26730 – 56 Avenue)

Bylaw No. 5944

Report 23-212

File CD 14-06-0136

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9214>

Moved by Councillor Kunst,
Seconded by Councillor Pratt,
That Council give first, second and third reading to Township of Langley
Zoning Bylaw 1987 No. 2500 Amendment (1241845 BC Ltd.) Bylaw
No. 5944 amending the text of General Industrial Zone M-2A by adding
“cannabis processing and cannabis testing” as a permitted use for property
located at 204, 26730 – 56 Avenue subject to the following development
prerequisite being satisfied to the acceptance of the Township prior to final
reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.

AMENDMENT

Moved by Mayor Woodward,
Seconded by Councillor Pratt,

K. ITEMS FROM PRIOR MEETINGS

That the motion be amended to give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1241845 BC Ltd.) Bylaw No. 5944, and to authorize staff to schedule a Public Hearing.

MAIN MOTION, AS AMENDED

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

L. MAYOR AND COUNCIL REPORT

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9363>

Councillor Baillie reported that he attended the NDP Convention in Victoria.

Councillor Pratt commented on Hockey Canada.

Mayor Woodward commented on the Rapid Bus line on the 200 Street corridor, announced by TransLink.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9698>

Councillor Ferguson reported that he attended a Metro Climate Action committee meeting.

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

The following information has been brought forward from the November 6, 2023 Closed Council meeting for public information.

1. Board of Variance – Council Appointments

Council discussed the Board of Variance Council appointments.

MOTION

That Council remove Councillor vanPopta from the Board of Variance due to scheduling conflicts and appoint Mayor Woodward for the remainder of the Council term 2022-2026.

CARRIED

O. FOR INFORMATION

1. Release of Property Acquisition Information

Memorandum – Bylaws, Legal and Strategic Implementation Division
File 0890-20

O. FOR INFORMATION

2. **Stalew Grounding Langley Art Installation**
Memorandum – Recreation, Arts and Culture Division
File 7710-01
3. **Micro Transit Pilot Project**
Memorandum – Engineering Division
File 8500-07
4. **Agricultural Advisory and Economic Enhancement Committee**
Minutes – October 25, 2023
File 0540-20
5. **Heritage Advisory Committee**
Minutes – November 1, 2023
File 0540-20

P. MOTIONS ARISING FROM INFORMATION

1. **Agricultural Advisory and Economic Enhancement Committee Recommended Motion**
File 0540-20
<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9819>

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council extend the date of the Migrant Agricultural Workers Accommodation bylaw and/or policy amendments until the Ministry of Agriculture and Food has concluded their consultation and update of the Temporary Farm Workers Housing in the Agricultural Land Reserve.

That Council request the Ministry of Agriculture and Food host an engagement event in the Township of Langley as the Township of Langley accounts for a large amount of the land in the Agricultural Land Reserve in Metro Vancouver.

DEFEATED

Mayor Woodward and Councillors Baillie, Martens, Rindt, and vanPopta opposed

Q. OTHER BUSINESS

1. **Potential Traffic Calming Projects**
<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=9846>

Q. OTHER BUSINESS

Moved by Councillor Pratt,
Seconded by Councillor Martens,
Whereas Township of Langley residents have requested the municipality to implement measures to increase the safety for all users on all classes of roads through physical alterations to the roads in question, otherwise known as “traffic calming” measures,

Whereas the Township of Langley’s Engineering Department has a compiled list of potential traffic calming projects ranked by their identified characteristics and apparent need, and

Whereas increasing the safety while travelling to and from schools and parks, as well as improving the accessibility of these sites for all Township residents is a priority for Council,

Therefore be it resolved that Council directs staff to bring forward for Council discussion as part of Budget 2024 and the 2024-2029 Five Year Financial Plan the ten highest ranked traffic calming projects as ranked within the Engineering Department’s master list of potential Traffic Calming projects, subject to the following conditions:

1. The ten projects should prioritize sites that would increase the safety traveling to and from schools and park sites, and;
2. Should any of the ten highest ranked projects have equal scores, emphasis should be put on ensuring equity of investment within the Township’s neighbourhoods.

AMENDMENT

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the final paragraph be amended to read as follows:

Therefore be it resolved that Council directs staff to bring forward for Council the ten highest ranked traffic calming projects as ranked within the Engineering Department’s master list of potential Traffic Calming projects, subject to the following conditions:

1. The ten projects should prioritize sites that would increase the safety traveling to and from schools and park sites, and;
2. Should any of the ten highest ranked projects have equal scores, emphasis should be put on ensuring equity of investment within the Township’s neighbourhoods.

CARRIED

MAIN MOTION, AS AMENDED

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

Q. OTHER BUSINESS

2. Addressing the Township's Street Parking Challenges

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=10121>

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
Whereas the Township of Langley has experienced rapid population growth which has resulted in parking challenges in many of the Township's neighbourhoods,

Whereas the Province of British Columbia has announced legislative changes that could significantly exacerbate the parking challenges in all of the Township's neighbourhoods, especially without appropriate access to public transportation and active transportation infrastructure, and

Whereas the Provincially-mandated elimination of parking minimums within certain developments could add significant stress on the limited space available for street parking across the municipality in neighbourhoods that already experience parking challenges,

Therefore be it resolved that Council directs staff to include as part of the Transportation and Mobility Strategy a review of street parking management best practices, including but not limited to:

1. Potential household parking permits on residential-only streets,
2. Potential visitor or non-resident parking areas on residential-only streets,
3. Potential demand management solutions for street parking within commercial and mixed-use areas.

REFERRAL

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the motion be referred to staff for a report on whether the Transportation and Mobility Strategy is the best option for this review, and further that staff provide all previous reviews to Council.

CARRIED

3. Catalytic Converter Theft Prevention

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=10400>

Moved by Councillor Martens,
Seconded by Councillor Baillie,
Whereas:

1. Catalytic converters contain a small amount of precious metals, which have increased in price over time and have a high resale value, resulting in significant theft across the region;

Q. OTHER BUSINESS

2. ICBC reports that claims for catalytic converter thefts in British Columbia have climbed from 89 to 1,953 in a five-year period, beginning in 2017;
3. Limiting the manner in which a Scrap Metal dealer can purchase a catalytic converter is an effective approach to curtail catalytic converter theft as it reduces the financial incentive; and
4. The mechanism for curtailing catalytic converter theft must ensure that the legitimate sale/resale of catalytic converters is not impacted;

Therefore be it resolved that Council hereby directs staff to collaborate with the RCMP and ICBC to explore potential initiatives to curb catalytic converter theft in the Township of Langley and report to Council with options to consider.

AMENDMENT

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,
That the final paragraph be amended to read as follows:

Therefore be it resolved that Council hereby directs staff to collaborate with the RCMP and ICBC and bordering municipalities to explore potential initiatives to curb catalytic converter theft in the Township of Langley and report to Council with options to consider.

CARRIED

Councillors Baillie, Martens, and Rindt opposed

MAIN MOTION, AS AMENDED

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

4. Sarah Beauvais Delegation

<https://youtu.be/W2P1MTfHWYI?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=10950>

Moved by Councillor Martens,
Seconded by Councillor Kunst,
That the delegation from Sarah Beauvais be referred to staff for a report on the application and to provide the arborist report and recommendations that may be appropriate for Council to consider.

CARRIED

Councillor vanPopta opposed

R. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Martens,
That Council now resolve into a 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) (g) Legal
- Item E.2 - Section 90(1) (k) Negotiations
- Item E.3 - Section 90(1) (k) Negotiations

- Item F.1 - Section 90(1) (a) Personnel,
Section 90(2) (b) Intergovernmental Relations
- Item G.1 - Section 90(1) (i) Solicitor-Client Privilege
- Item G.2 - Section 90(1) (g) Legal
- Item I.1 - Section 90(2) (b) Intergovernmental Relations
- Item I.2 - Section 90(1) (g) Legal

S. TERMINATE

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That the meeting terminate at 4:29pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk