



## REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, January 29, 2024 at 1:30pm  
Fraser River Presentation Theatre  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

**PRESENT:** Mayor E. Woodward

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

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

S. Little and K. Stepto

### **ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES**

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

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

#### **1. Regular Council Meeting – January 29, 2024**

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,  
That Council adopt the agenda and receive all agenda items of the  
Regular Council meeting held January 29, 2024, as amended.  
**CARRIED**

Clerk's Note: Item C.5 was added to the agenda, and item E.6 was heard  
before item E.5

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

#### **1. Regular Council Meeting – January 15, 2024**

Moved by Councillor Ferguson,  
Seconded by Councillor Baillie,  
That Council adopt the Minutes of the Regular Council meeting held  
January 15, 2024.  
**CARRIED**

## C. DELEGATIONS

1. **Bill Mercer**  
**Langley Township Pickleball Group**  
File 0550-07  
<https://youtu.be/4pIF-SQyeV8?t=1>

Bill Mercer, Langley Township Pickleball Group, appeared before Council to discuss the need for more pickleball courts. He commented on the popularity of the sport in British Columbia and in the Township of Langley. He further provided information on how tennis courts can be converted to pickleball courts. He stated that pickleball courts would be beneficial and well used at the Langley Events Centre, McLeod Athletic Park/Langley Secondary, and Walnut Grove Park.

2. **Matt Annan**  
**Langley Township Pickleball Group**  
File 0550-07  
<https://youtu.be/4pIF-SQyeV8?t=885>

Matt Annan, Langley Township Pickleball Group, appeared before Council to discuss the community benefit of more pickleball courts. He commented on the physical, mental, and social benefits of pickleball. He noted the low cost of the sport which is appealing to many participants. He stated that the 18-34 age group is the fastest growing demographic in pickleball. He would like to see more pickleball courts in Langley and the ability to host tournaments.

### **MOTION**

Moved by Councillor Baillie,  
Seconded by Councillor vanPopta,  
That staff report to Council on possible sites for pickleball courts;

That sites, including schools, be identified for the future locations of new pickleball courts, mindful of possible conflicts with nearby users and residents due to sounds coming from pickleball courts; and further

That costs associated with construction of pickleball courts be identified.

### **CARRIED**

3. **Brian Harder**  
File 0550-07  
<https://youtu.be/4pIF-SQyeV8?t=2256>

Brian Harder appeared before Council to discuss illegal semi-truck parking and depots on Agricultural Land Reserve (ALR) land. He stated that he is representing a group of concerned citizens who are property owners, owners of trucking companies, farmers, etc. He commented that their concern is the growth of light industry on land that is zoned agriculture in the ALR, and in particular the dramatic increase of large-scale truck parking on

## C. DELEGATIONS

ALR land. He asked that Bylaw enforcement focus on illegal truck depots and that the Township not authorize any fill permits on these sites.

### 4. Dr. Christine Bishop

File 0550-07

<https://youtu.be/4pIF-SQyeV8?t=3166>

Dr. Christine Bishop, on behalf of the Langley Campbell Watershed Society, appeared before Council to discuss the environmental impact of illegal truck parking on ALR land and local streams. She asked that Council increase bylaw officers specifically for this issue. She asked Council to change the bylaws to restrict large trucks on residential and rural roads to reduce access to ALR lands. She further asked for Council send a formal request for more enforcement support from the Agricultural Land Commission (ALC), and to form a coalition/task force with Delta, Surrey, and Abbotsford to develop more solutions and provide a coordinated voice to upper levels of government and the ALC.

### 5. Rupi Kainth and Mani Gill

File 0550-07

<https://youtu.be/4pIF-SQyeV8?t=4495>

Mani Gill appeared before Council to discuss Project #08-14-0227. He stated that seven families have purchased contracts for these lots to build family homes in this development. He commented that they believe the developer is going to try and rezone the area for townhomes, due to Bill 44. They asked Council to not freeze the project at third reading and to allow the development of single-family lots on these two parcels as the families have already invested a large amount of money and resources to build these homes.

## MEETING RECESSED

The meeting recessed at 3:02pm.

## MEETING RECONVENED

The meeting reconvened at 3:10pm.

## D. PRESENTATIONS

## E. REPORTS TO COUNCIL

1. **Development Permit Application No. 101366  
(1353992 BC Ltd. / KCC Architecture and  
Design Ltd. / 20040 and 20056 – 40A Avenue)  
Report 24-11**  
File CD 07-35-0157  
<https://youtu.be/4pIF-SQyeV8?t=5737>

Moved by Councillor Baillie,  
Seconded by Councillor Rindt,  
That Council authorize issuance of Development Permit No. 101366 to  
1353992 BC Ltd. for property located at 20040 and 20056 - 40A Avenue  
subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A".
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, to the acceptance of the Township.
- c. All signage being in substantial compliance with Schedule "A" and with the Township's Sign Bylaw.
- d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
- e. Section 602.6 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum building height of 12.8 m (42 ft).
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments.
- g. All refuse areas to be located within buildings and / or in enclosures and screened.

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

- a. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
- b. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit including payment of associated administration fees.
- c. 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

- d. As proposed by the applicant, provision of a 4.0 m wide road dedication along the full frontage of 200B Street and associated 3.0 m corner truncation.
- e. 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.
- f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

### REFERRAL

Moved by Councillor Pratt,

Seconded by Councillor vanPopta,

That the application be referred back to staff to work with the proponent on a design that incorporates Development Permit Area B key guidelines of greater design variety and architectural elements that create visual interest as well as the guidelines of significant tree retention.

### CARRIED

Councillors Baillie and Rindt opposed

## 2. Request to Host 2025 Provincial Curling Championships

### Report 24-16

File RAC 7710-01

<https://youtu.be/4plF-SQyeV8?t=6150>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council pre-approve \$60,500 from 2025 Prior Year Surplus or other internal sources to support the hosting of the 2025 BC Curling Championships at George Preston Recreation Centre set for January 2025.

### CARRIED

## 3. Capital Request - 2024 Transit Improvement

### Grant Applications

### Report 24-18

File ENG 1855-60

<https://youtu.be/4plF-SQyeV8?t=6272>

Moved by Councillor Rindt,

Seconded by Councillor Pratt,

That Council authorize a grant application to Coast Mountain Bus Company for \$37,500 towards various transit improvements, and if successful, authorize \$37,500 from existing Township carry forward funding.

That Council authorize a grant application to Coast Mountain Bus Company for \$37,500 towards completion of the 40 Avenue Multi-Use Path project between 200 Street and 204 Street, and if successful, authorize \$377,500 from existing Township carry forward funding and 2024 Bus Shelter Revenue, for a total project funding envelope of \$415,000.

## E. REPORTS TO COUNCIL

That Council authorize a grant application to BC Alliance for Healthy Living for \$50,000 of cost sharing towards completing the 40 Avenue Multi-Use Path project.

**CARRIED**

### 4. Capital Request - Firefighting Equipment Report 24-19

File PS 1705-01

<https://youtu.be/4plF-SQyeV8?t=6493>

Moved by Councillor Baillie,

Seconded by Councillor Rindt,

That Council authorize the transfer of \$84,734 from the 2023 Fire Hall Feasibility Studies to FD Suppression Firefighting Equipment for Personal Protective Equipment (PPE) replacement.

**CARRIED**

#### **MOTION**

Moved by Councillor Martens,

Seconded by Councillor Pratt,

That Council direct staff to review the budget authority limits.

**CARRIED**

Councillor Richter opposed

The agenda order was varied.

### 6. Booth, Fernridge and Rinn Neighbourhood Plans Report 24-17

File BLSI LRP00014

<https://youtu.be/4plF-SQyeV8?t=7124>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council direct staff to update the Booth, Fernridge and Rinn Neighbourhood Plans by revising or altering any plan components or policies that do not align with the small-scale multi-unit housing provincial legislation, for Council's consideration of third reading and final adoption within Q2 of 2024.

**CARRIED**

Councillor Richter opposed

### 5. Bill 44 In-Stream Development Applications Single Family Development Forms Report 24-20

File CD 6700-01

<https://youtu.be/4plF-SQyeV8?t=7922>

## E. REPORTS TO COUNCIL

### REFERRAL

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,

That Council refer development application(s) listed in Table 1 In-Stream Development Applications with Single Family Detached Forms back to staff to work with proponents with respect to Bill 44 density considerations for those development applications that:

1. Are within the Booth, Rinn or Fernridge Neighbourhood Plans;
2. Are within the Williams Neighbourhood Plan; and
3. Do not provide rear lane access, for further lot design considerations.

That staff explore options for voluntary commitments from proponents for certain density limits within new, in-stream single-family subdivisions outlined within Table 1, as a condition of final adoption.

### CARRIED

Councillor Richter opposed

The agenda order then resumed.

## F. BYLAWS FOR FIRST AND SECOND READING

1. **Official Community Plan Amendment and Rezoning Application No. 100273 (1180863 BC Ltd. / Flat Architecture Inc. / 20370 and 20392 – 73A Avenue)**  
**Bylaw No. 5971**  
**Bylaw No. 5972**  
**Report 24-13**  
File CD 08-23-0185  
<https://youtu.be/4pIF-SQyeV8?t=8640>

Moved by Councillor Baillie,  
Seconded by Councillor Pratt,

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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw No. 5972 rezoning 0.89 hectares (2.2 acres) of land located at 20370 and 20392 – 73A Avenue to Comprehensive Development Zone CD-150 to facilitate development of approximately 205 apartments, 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

## F. BYLAWS FOR FIRST AND SECOND READING

- accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements for the south half of 73A Avenue, the west half of 204 Street and the north half of 72B Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
  3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
  4. 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).
  5. Compliance with Age-Friendly Amenity Area requirements.
  6. Registration of restrictive covenants acceptable to the Township:
    - a. identifying the units (10% of apartment units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    - b. restricting development until a Development Permit is issued
    - c. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan is accepted by the Township for each site in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
  7. Consolidation of Lot 83 and 84 Section 23 Township 8 New Westminster District Plan 54928.
  8. Compliance with the Willoughby Arterial Road Completion Amenity Policy, the 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 consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1180863 BC Ltd.) Bylaw No. 5971 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 abandon Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020 No. 5622.



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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5971 and 5972.

**CARRIED**

**G. BYLAWS FOR FIRST, SECOND AND THIRD READING**

**1. Revenue Anticipation Borrowing Bylaw**

**Bylaw No. 5986**

**Report 24-14**

File FIN 3900-25

<https://youtu.be/4pIF-SQyeV8?t=8737>

Moved by Councillor Rindt,  
Seconded by Councillor Ferguson,  
That Council give first, second, and third reading to the 2024 Revenue Anticipation Borrowing Bylaw No. 5986.

**CARRIED**

**2. Rural Plan Amendment – Salmon River Uplands**

**Bylaw No. 5983**

**Report 24-12**

File BLSI 6480-28-001

<https://youtu.be/4pIF-SQyeV8?t=8855>

Moved by Mayor Woodward,  
Seconded by Councillor Ferguson,  
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Salmon River Uplands) Bylaw No. 5983; and

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 5983.

**CARRIED**

**H. BYLAWS FOR CONSIDERATION AT THIRD READING**

**I. BYLAWS FOR FINAL ADOPTION**

**1. Temporary Borrowing Bylaws (Strategic Land Loan) and  
Municipal Security Issuing Resolution**

**Bylaw No. 5981**

**Report 24-05**

File FIN 1760-30

<https://youtu.be/4pIF-SQyeV8?t=8931>

## I. BYLAWS FOR FINAL ADOPTION

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,  
That Council give final reading to “Temporary Borrowing (Strategic Land)  
Bylaw No. 5981”.

**CARRIED**

Councillor Richter opposed

2. **Official Community Plan Amendment and  
Rezoning Application No. 100274  
(Essence Properties Inc. / 7883 – 199 Street)  
Bylaw No. 5941  
Bylaw No. 5942  
Report 23-261**

File CD 08-22-0116

<https://youtu.be/4pIF-SQyeV8?t=8952>

Moved by Mayor Woodward,  
Seconded by Councillor Pratt,  
That Council give final reading to “Langley Official Community Plan Bylaw  
1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998  
No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010  
No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment  
(Essence Properties Inc.) Bylaw No. 5942”.

**CARRIED**

3. **Official Community Plan Amendment and  
Rezoning Application No. 100229  
(Township of Langley / 20230 – 72B Avenue)  
Bylaw No. 5861  
Bylaw No. 5862  
Report 23-199**

File CD 08-23-0213

<https://youtu.be/4pIF-SQyeV8?t=8974>

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,  
That Council give final reading to “Langley Official Community Plan Bylaw  
1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800  
Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012  
No. 4924 Amendment (Township of Langley) Bylaw No. 5861”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment  
(Township of Langley) Bylaw No. 5862”.

**CARRIED**

**I. BYLAWS FOR FINAL ADOPTION**

- 4. 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/4pIF-SQyeV8?t=8996>

Moved by Mayor Woodward,  
Seconded by Councillor Pratt,  
That Council give final 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”.  
**CARRIED**

- 5. 2023 Development Cost Charges Bylaw**  
**Bylaw No. 5897**  
**Report 23-164**  
File CD BA000045  
<https://youtu.be/4pIF-SQyeV8?t=9054>

Moved by Mayor Woodward,  
Seconded by Councillor Baillie  
That Council give final reading to the Langley Development Cost Charges Bylaw No. 5897.  
**CARRIED**

Councillor Richter opposed

- 6. Rezoning Application No. 100748 and Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 Street)**  
**Bylaw No. 5948**  
**Bylaw No. 5949**  
**Report 23-238**  
File CD 08-10-0042  
<https://youtu.be/4pIF-SQyeV8?t=9072>

Moved by Councillor Rindt,  
Seconded by Councillor Kunst,  
That Council give final reading to “Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook)) Bylaw No. 5948”,  
and

**I. BYLAWS FOR FINAL ADOPTION**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook)) Bylaw No. 5949”.

**CARRIED**

**Development Permit No. 101419**

Moved by Councillor Ferguson,

Seconded by Councillor Rindt,

That Council authorize issuance of Development Permit No. 101419 (Manorlane Properties (Willowbrook) / 6350 – 197 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a 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.
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**CARRIED**

**J. MAYOR AND COUNCIL REPORT**

**K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT**

**L. ITEMS FROM PRIOR MEETINGS**

- 1. Council Procedure Bylaw 2016 No. 5199 Amendment  
Bylaw No. 5963  
Report 23-239  
File LS 3900-25  
<https://youtu.be/4pIF-SQyeV8?t=9116>**

That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 5963".

**REFERRAL**

Moved by Mayor Woodward,  
Seconded by Councillor Ferguson,  
That Council refer L.1 back to staff to propose for Council's consideration Council Procedure Bylaw Amendments, excluding those specific to Agenda Production and Submission Deadline Amendments, as proposed.

**CARRIED**

**M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS**

The following item has been brought forward from the January 15, 2024 Closed agenda for public information:

- 1. Metro Vancouver Regional District  
Board of Directors – First Alternate  
<https://youtu.be/4pIF-SQyeV8?t=9507>**

Be it resolved that Council update the Township representative to the Metro Vancouver Regional District Board of Directors, First Alternate position to be Councillor Baillie; and

That this appointment remain in effect until revised by Council resolution or the conclusion of the 2022-2026 Council term.

**AMENDMENT**

That the following Township representatives also be updated:

That the Fraser Valley Regional Library Board Council representatives be updated to Mayor Woodward, Alternate Councillor Kunst.

That the Tourism Langley Board of Directors Council representatives be updated to Mayor Woodward, Alternate Councillor Kunst.

That the Salvation Army Gateway of Hope Community Council representatives be updated to Councillor Baillie, Alternate Councillor vanPopta.

**M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM  
CLOSED MEETINGS**

That the Langley Supportive Housing Project Community Advisory Committee Council representatives be updated to Councillor Baillie, Alternate Councillor Ferguson.

**CARRIED**

**AMENDMENT**

That Councillor Baillie be appointed as the E-Comm Board Member designate from the Township of Langley, effective immediately; and

That Councillor Baillie's name be forwarded to the Cities of Langley, Surrey, and White Rock for their endorsement as the nominee for the Township of Langley for the remainder of the current four (4) year term that began in 2023, if and only if necessary.

**CARRIED**

**AMENDMENT**

That Councillor Martens be appointed as an additional Alternate to the First Director on the Metro Vancouver Board of Directors.

That this appointment remain in effect until revised by Council resolution or the conclusion of the 2022-2026 Council term.

**CARRIED**

**MAIN MOTION AS AMENDED**

The question on the Main Motion as Amended was called and it was

**CARRIED**

Section 90(1) (a) Personnel

**N. FOR INFORMATION**

1. **Township of Langley Community Wildfire Resiliency Plan**  
Memorandum – Protective Services Division - Fire  
File 1855-35
2. **Agricultural Land Commission Decisions Fourth Quarter 2023  
(October – December)**  
Memorandum – Community Development Division  
File 6635-01  
<https://youtu.be/4pIF-SQyeV8?t=9531>
3. **Transportation and Mobility Strategy Project Update**  
Memorandum – Engineering Division  
File 8330-20-003

**N. FOR INFORMATION**

**4. Seniors Advisory Committee**

Minutes – December 20, 2023  
File 0540-20

**5. Heritage Advisory Committee**

Minutes – January 3, 2024  
File 0540-20

**6. Recreation, Culture, and Parks Advisory Committee**

Minutes – January 10, 2024  
File 0540-20

**7. National Oral Health Month**

File 0630-01

Correspondence from Brittney Sander, Marketing & Communications Coordinator, requesting the Aldergrove Community Centre be lit up in purple to support National Oral health Month in April.

**8. PMD Awareness Month**

File 0630-01

Correspondence from Brett Buchert, Communications, International Association for Premenstrual Disorders, requesting the Willoughby Greenway Bridge be lit up in teal to support PMD Awareness Month.

**O. MOTIONS ARISING FROM INFORMATION**

**1. Heritage Advisory Committee  
Recommended Motion**

File 0540-20

<https://youtu.be/4pIF-SQyeV8?t=9752>

Moved by Councillor Martens,  
Seconded by Councillor Kunst,  
That Council approve the Heritage Advisory Committee 2024 Work Plan,  
presented as Attachment A.

**CARRIED**

**P. OTHER BUSINESS**

**1. Tree Protection Bylaw Permit Fees**

<https://youtu.be/4pIF-SQyeV8?t=9773>

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,  
Whereas:

## P. OTHER BUSINESS

1. Council has recently received multiple Delegations to Council requesting that it (re)consider the high cost of current permit fees and cash-in-lieu charges, especially on relatively small residential construction projects, such as additions, improvements or accessory buildings; and
2. In some cases, the current Fees and Charges required for a relatively small construction project could be considered an unintended consequence that Council should (re)consider, as requested by Delegates to Council, and others within the community;

Therefore be it resolved that Council hereby directs staff to bring forward draft bylaw amendments to the Tree Protection Bylaw 2019 No 5478 and Fees and Charges Bylaw 2022 No 5841 that:

1. simplifies the cash-in-lieu provision of 2-1 for trees greater than 30cm dbh within Section 9.1 to instead reside within fees and charges with improved clarity, equity and consistency, as it may be appropriate for Council to consider;
2. simplifies the currently duplicated per-tree permit fees replacing them with a single pro-rated permit fee set at 5% of the total Cash-In-Lieu Fee for Removed Trees (Per Tree), or a minimum of \$100, whichever is greater;
3. increases the current fee for Trees Removed Without a Permit to \$2,500 per tree; and
4. presents other options that may improve permit processing timelines, tree protection, and equability as it may be appropriate for Council to consider.

### **CARRIED**

Councillor Richter opposed

## 2. **Emergency Shelter and Warming Centres**

<https://youtu.be/4plF-SQyeV8?t=9818>

Moved by Councillor Kunst,  
Seconded by Councillor Baillie,  
Whereas extreme weather events exacerbate the challenges for people experiencing homelessness;

Whereas in the past the Township of Langley has partnered with local churches and non-profit organizations to support those in need of shelter during extreme weather events but currently have no such partnerships;

Whereas the Township of Langley continues to provide funding to the Gateway of Hope to support their ongoing operations, emergency shelter and warming centre;

Whereas the Township of Langley is seeing more people experiencing homelessness and according to the Township of Langley's Housing Action Plan 2020 homelessness has more than doubled in the past decade;



**P. OTHER BUSINESS**

Whereas there is a growing need for emergency shelters in the Township of Langley especially in the outlying areas like Walnut Grove and Aldergrove; and

Whereas there are costs related to potential damages, cleaning, staffing and security associated with the operation of an emergency warming shelter;

Therefore be it resolved that staff explore potential options to partner with or support local non-profit and or faith based organizations in operating an emergency shelter in the Township of Langley with Aldergrove as a potential first priority; and further

Be it resolved that staff explore potential options, provincial grants and or corporate funding to support initiatives related to emergency and warming centres.

**REFERRAL**

Moved by Councillor Ferguson,  
Seconded by Councillor vanPopta,  
That the motion be referred to staff for a report.

**DEFEATED**

Councillors Baillie, Kunst, Martens, Pratt, Richter, and vanPopta opposed

**AMENDMENT**

Moved by Councillor Pratt,  
Seconded by Councillor Baillie,  
That the first "therefore" paragraph be amended to read as follows:

"Therefore be it resolved that staff explore **AND REPORT TO COUNCIL** potential options to partner with or support local non-profit and or faith based organizations in operating an emergency shelter in the Township of Langley with Aldergrove as a potential first priority; and further".

**CARRIED**

**AMENDMENT**

Moved by Councillor Pratt,  
Seconded by Councillor Baillie,  
That the first "therefore" paragraph be further amended to read as follows:

"Therefore be it resolved that staff explore **AND REPORT TO COUNCIL** potential options to partner with or support **VARIOUS COMMUNITY ORGANIZATIONS** in operating an emergency shelter in the Township of Langley with Aldergrove as a potential first priority; and further".

**CARRIED**

**AMENDMENT**

Moved by Councillor Pratt,  
Seconded by Councillor Baillie,

**P. OTHER BUSINESS**

That an additional paragraph be added that states:

“That the report be presented to Council as soon as practical given the urgency of the matter”.

**CARRIED**

**MAIN MOTION, AS AMENDED**

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

**CARRIED**

**3. Brian Harder and Dr. Christine Bishop Delegations**

<https://youtu.be/4plF-SQyeV8?t=11471>

Moved by Councillor Richter,  
Seconded by Councillor Kunst,

That the delegations from Brian Harder and Dr. Christine Bishop regarding illegal truck parking be referred to staff for a report on additional actions that could be taken.

**CARRIED**

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

<https://youtu.be/4plF-SQyeV8?t=11558>

Moved by Mayor Woodward,  
Seconded by Councillor Rindt,

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) (a) Personnel
- Item E.2 - Section 90(1) (a) Personnel, (g) Legal
- Item F.1 - Section 90(1) (k) Negotiations,  
Section 90(2) (b) Intergovernmental Relations
- Item F.2 - Section 90(1) (f) Law Enforcement
- Item G.1 - Section 90(1) (f) Law Enforcement
- Item G.2 - Section 90(1) (k) Negotiations
- Item G.3 - Section 90(1) (a) Personnel
- Item G.4 - Section 90(1) (a) Personnel
- Item H.1 - Section 90(1) (a) Personnel
- Item H.2 - Section 90(1) (a) Personnel
- Item I.1 - Section 90(1) (e) Property, (k) Negotiations
- Item I.2 - Section 90(1) (f) Law Enforcement
- Item I.3 - Section 90(1) (f) Law Enforcement
- Item I.4 – Section 90(1) (j) Information
- Item I.5 – Section 90(1) (e) Property
- Item I.6 – Section 90(1) (a) Personnel

**CARRIED**

**R. TERMINATE**

Moved by Councillor Rindt,  
Seconded by Councillor Baillie  
That the meeting terminate at 4:48pm.  
**CARRIED**

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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