



REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, May 13, 2024 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, K. Richter, R. Rindt and M. vanPopta

C. Kooner, S. Richardson, S. Ruff, J. Winslade, and R. Zwaag

W. Bauer, J. Chu, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

https://youtu.be/fJfFpdyh_fk?t=661

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – May 13, 2024

https://youtu.be/fJfFpdyh_fk?t=679

Moved by Councillor Pratt,

Seconded by Councillor Rindt,

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held May 13, 2024.

CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – April 29, 2024

https://youtu.be/fJfFpdyh_fk?t=692

Moved by Councillor Ferguson,

Seconded by Councillor Rindt,

That Council adopt the Minutes of the Regular Council meeting held April 29, 2024.

CARRIED

Councillor Richter opposed

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – April 29, 2024

https://youtu.be/fJfPdyh_fk?t=706

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Public Hearing meeting held
April 29, 2024.

CARRIED

Councillor Richter opposed

C. DELEGATIONS

1. Mohamed Kamel

File 0550-07

https://youtu.be/fJfPdyh_fk?t=729

Mohamed Kamel appeared before Council to request permit fees be waived for removal of six trees. He commented that he had a fire on his property in 2023 and that six dead trees were removed for safety reasons. The trees were also infested with wisteria, based on an arborist report. He asked Council to waive the \$15,000 permit fees and the \$48,000 cash in lieu.

2. Amandeep and Rajvir Takhar

File 0550-07

https://youtu.be/fJfPdyh_fk?t=1546

Amandeep and Rajvir Takhar appeared before Council to request a reduction of permit fees for tree cutting. They commented that they were not aware of the Tree Bylaw before they cut down the trees and take full responsibility for the oversight. They asked Council to reduce the fine to an affordable amount.

3. Barbara Sharp

File 0550-07

https://youtu.be/fJfPdyh_fk?t=3647

Barbara Sharp appeared before Council to discuss Christmas in Williams Park. She noted that the event began in 1990 and has been run by volunteers or the Township of Langley over that time. She stated that if the Township takes over the event it will cost more than what is proposed in the staff report. She commented that of the three options presented in the report, she would suggest that Council choose Option 2 which would maintain the status quo of the Society handling all volunteer hours and support, and raising all funds for goods and services other than set up and take down with minimal support from the Township.

C. DELEGATIONS

4. Ron and Sandra Yaworski

File 0550-07

https://youtu.be/fJfPdyh_fk?t=3647

Ron and Sandra Yaworski appeared before Council to discuss the barking noise from the dog park located at 207 Street and 82 Avenue. They stated that this park disrupts the peace and tranquility of the residents in the area. They commented that spending time outdoors is difficult and asked that the park be moved to a more appropriate location. They further suggested that the park be changed to an area with picnic tables or a daycare centre.

D. PRESENTATIONS

1. Metro Vancouver

https://youtu.be/fJfPdyh_fk?t=4169

Paul Henderson, General Manager, Solid Waste Services, Metro Vancouver, provided a presentation regarding new Langley and North Surrey recycling and waste centre depots. He noted that Metro Vancouver has achieved a 65% recycling rate and continues to strive towards zero waste, greenhouse gas emission reduction, and a circular economy. Two new recycling depots will be built in North Surrey and Langley and will offer a consistent level of service and a full suite of free recycling drop-off programs. Design and municipal permitting processes are underway, and construction will be in 2025 and 2026.

E. REPORTS TO COUNCIL

1. Temporary Use Permit Application No. 000008 (Transcorp Holding Inc. / 27351 – 8 Avenue) Report 24-98

File CD 13-08-0016

https://youtu.be/fJfPdyh_fk?t=5192

Moved by Councillor Pratt,

Seconded by Councillor vanPopta,

That Council authorize issuance of Temporary Use Permit No. 000008 for property located at 27351 – 8 Avenue for the following uses:

- a. parking of commercial vehicles as indicated in Schedule "A".

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley's Director of Community Development Division:

- a. Landscape area and screening provided in accordance with Schedule "B".

E. REPORTS TO COUNCIL

- b. On-site landscaping being secured by a letter of credit.
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection).
- d. Registration of a 5.0 m wide statutory right-of-way along the southern property line for future widening of 8 Avenue noted on the Site Plan dated February 7, 2024.
- e. All outdoor storage areas being covered by a dust free surface.
- f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 stormwater management requirements including drainage and grading.
- g. Submission of an exterior lighting plan.
- h. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.
- i. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris on a highway.
- j. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That preferential use of this parking area be reserved for Langley truck owners.

DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Martens, Pratt, Rindt, and vanPopta

MAIN MOTION

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

Councillor Richter opposed

2. Enhanced Special Events – Christmas in Williams Park Report 24-101

File PW 6130-01

https://youtu.be/fJfFpdyh_fk?t=6192

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

E. REPORTS TO COUNCIL

That Council direct staff to assume responsibility for managing all aspects of Christmas in Williams Park and approve \$140,000 from the Capital Projects Reserve.

That Council direct staff to use up to \$110,000 annually from the community events budget for the operation of Christmas in Williams Park.

CARRIED

Councilors Kunst, Martens, and Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. **Official Community Plan Amendment and Rezoning Application No. 100262 (Orstad / O'Grady / 9828 – 203 Street)**
Bylaw No. 5955
Bylaw No. 5956
Report 24-102
File CD 09-02-0180
https://youtu.be/fJfPdyh_fk?t=7353

Moved by Councillor Rindt,

Seconded by Councillor Pratt,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 rezoning 0.15 ha (0.36 ac) of land located at 9828 – 203 Street to Residential Zone R-1A to facilitate development of three (3) 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 in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Northwest Langley Community 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 the Community Amenity Contributions (CAC) Policy.
6. Payment of applicable supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

F. BYLAWS FOR FIRST AND SECOND READING

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw No. 1985 No. 2323 Amendment (Orstad / O'Grady) Bylaw No. 5955 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O'Grady) Bylaw No. 5956 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 authorize staff to schedule the required Public Hearing for Bylaws No. 5955 and 5956.

CARRIED

2. **Official Community Plan Amendment and Rezoning Application No. 100285 (0938430 BC Ltd. / Cre 8 Architecture Ltd. / 20306 – 82 Avenue)**
Bylaw No. 6013
Bylaw No. 6014
Report 24-100
File CD 08-26-0224
https://youtu.be/fJfPdyh_fk?t=7377

Moved by Councillor Pratt,

Seconded by Councillor Baillie,

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014 rezoning 1.92 ha (4.76 ac) of land located at 20306 – 82 Avenue to Comprehensive Development Zone CD-131 to facilitate the development of approximately 103 townhouse units, 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 including dedication of the north half of 81 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Dedication and construction of a 4.5 m wide street greenway on the south side of 82 Avenue including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.

F. BYLAWS FOR FIRST AND SECOND READING

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 until a Development Permit is issued for the site
 - b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as 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) is accepted by the Township
 - c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township’s Official Community Plan
 - d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
 - e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
7. Registration of a statutory rights-of-way for the purpose of public pedestrian corridors connecting 82 Avenue to 81 Avenue.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6013 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 authorize staff to schedule the required Public Hearing for Bylaws No. 6013 and 6014.

CARRIED

Councillor Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Rezoning Application No. 100761 and
Development Permit Application No. 101361
(CCR Projects Ltd. / 8000 Block of 201 Street)
Bylaw No. 6012
Report 24-97
File CD 08-26-0230
https://youtu.be/fJfFpdyh_fk?t=7449**

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (CCR Projects (Multi-Family / Commercial) Ltd.) Bylaw No. 6012 rezoning 0.69 ha (1.70 ac) of land located in the 8000 Block of 201 Street to Comprehensive Development Zone CD-202 to facilitate the development of 168 apartment units and 2,636 m² (28,375 ft²) of ground floor commercial space, 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, greenway and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
3. Compliance with Age-Friendly Amenity Area requirements.
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. Registration of restrictive covenants acceptable to the Township:
 - a. identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
6. Compliance with the requirements of the Community Amenity Contributions Policy and 5% Neighbourhood Park Land Acquisition Policy.
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges.

That Council at time of final reading of Rezoning Bylaw No. 6012 authorize issuance of Development Permit No. 101361 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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

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

- c. All signage being in substantial 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

Councillor Richter opposed

MEETING RECESSED

The meeting recessed at 3:23pm.

MEETING RECONVENED

The meeting reconvened at 3:33pm.

H. BYLAWS FOR CONSIDERATION AT SECOND READING

1. Booth, Fernridge and Rinn Neighbourhood Plans

Bylaw No. 6007

Bylaw No. 6008

Bylaw No. 6009

Bylaw No. 6010

Report 24-82

File BLSI LRP00014

https://youtu.be/fJfFpdyh_fk?t=8050

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council give second reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Small-Scale Multi-Unit Housing) Bylaw

H. BYLAWS FOR CONSIDERATION AT SECOND READING

No. 6007”, “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Booth Neighbourhood Plan) Bylaw No. 6008”,

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Fernridge Neighbourhood Plan) Bylaw No. 6009”, and

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Rinn Neighbourhood Plan) Bylaw No. 6010”.

AMENDMENT #1

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That the land use designation for undeveloped properties in the Booth Neighbourhood Plan fronting 32 Street west of the “Apartment” designation be changed from “SSMUH 3” to “Rowhouse/Townhouse” for a frontage width of approximately 80 metres and a depth of approximately 228 metres to mirror the “Rowhouse/Townhouse” designation on the south side of 32 Avenue, while maintaining a lower density transition to the established neighbourhood to the north.

CARRIED

Councillor Richter opposed

AMENDMENT #2

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,

That all Residential Land Use Designations more explicitly require street patterns that are front-facing, rear-loaded with straight and aligned grids and municipal rear lanes to maximize future flexibility, laneway housing options, street trees and boulevard planting areas and neighbourhood connectivity.

CARRIED

Councillor Richter opposed

AMENDMENT #3

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That the maximum density for townhouses development be changed to 20 UPA.

CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT SECOND READING

AMENDMENT #4

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That the minimum lot sizes in the "SSMUH 2" be reduced designation from 929 m² (10,000 sq ft.) to 650 m² (7,000 sq ft.) and in the "SSMUH 3" designation from 650 m² (7,000 sq ft.) to 465 m² (5,000 sq ft.).

CARRIED

Councillor Richter opposed

AMENDMENT #5

Moved by Mayor Woodward,
Seconded by Councillor vanPopta,

That permitted building envelopes for single-family lots be reduced for additional mature tree preservation, planting spaces and pervious surface areas.

CARRIED

Councillor Richter opposed

AMENDMENT #6

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That the SSMUH 2 and 3 designations be updated to allow for and prefer more affordable attached housing types yielding similar projected densities not undermined by Housing Statutes (Residential Development) Amendment Act, 2023, such as row home, duplex and triplex forms.

CARRIED

Councillor Richter opposed

AMENDMENT #7

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That the residential land use designations at the intersection of 28 Avenue and 200 Street be reviewed by staff for additional density.

CARRIED

Councillor Richter opposed

AMENDMENT #8

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,

That additional landscape buffering of 10-15m be added adjacent to Noel Booth natural wetland and detention areas adjacent to "Rowhouse/Townhouse" be added as appropriate for Council to consider.

CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT SECOND READING

AMENDMENT #9

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Elementary School Park Sites be 11 acres, include a provision for non-profit childcare, with the remaining 1 acre to be for outdoor nature and park spaces potentially located elsewhere in more applicable areas for a majority of future residents, for Council to consider.

CARRIED

Councillor Richter opposed

AMENDMENT #10

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the land use designation for properties in the Booth Neighbourhood Plan immediately north of the Special Housing designation in the Fernridge Neighbourhood Plan be changed from Rowhouse/Townhouse to SSMUH 3.

CARRIED

Councillor Richter opposed

AMENDMENT #11

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That within the Booth Neighbourhood Plan the "Landscape Buffer" along "Employment" be shifted to the western shared property lines with the "Rowhouse/Townhouse" designation extended further west.

CARRIED

Councillor Richter opposed

AMENDMENT #12

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That a portion of the lands designated "Employment" in the Fernridge Neighbourhood Plan fronting 24 Avenue be changed to "Park and Open Space" to provide for continuous park spaces, additional preservation of areas directly adjacent to wetlands, and for this area of "Employment" designated lands to maintain a uniform depth of 115 metres fronting 196 Street.

CARRIED

Councillor Richter opposed

AMENDMENT #13

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
Update the 'Employment Land Use Policies' section in each Neighbourhood Plan to include the following permitted uses:

H. BYLAWS FOR CONSIDERATION AT SECOND READING

1. Restaurants,
2. Brewery or distillery,
3. Public works yards, maintenance and storage facilities.

CARRIED

Councillors Richter and Rindt opposed

AMENDMENT #14

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
Update the 'Employment Land Use Policies' section in the Neighbourhood Plan to include a fourth paragraph that reads:

“Where properties that are designated for employment lands share a border with the lands designated for the future Fernridge Nature Park, proponents are encouraged to provide pedestrian-scale frontages that activate the street.”

CARRIED

Councillors Ferguson, Richter and Rindt opposed

MEETING RECESSED

The meeting recessed at 4:06pm.

MEETING RECONVENED

The meeting reconvened at 4:08pm.

AMENDMENT #15

Moved by Councillor Pratt,
Seconded by Councillor Martens,
Update the Booth Neighbourhood Plan to change the SSMUH 3 designation North of the Apartment designation at the intersection of 200 Street and 32 Avenue to Rowhouse/Townhouse for a width of 40 meters fronting 200 Street and a depth of 205 meters fronting 33A Avenue.

DEFEATED

Mayor Woodward and Councillors Ferguson, Richter, Rindt, and vanPopta opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillor Richter opposed

I. BYLAWS FOR CONSIDERATION AT THIRD READING

J. BYLAWS FOR FINAL ADOPTION

1. **Land Use Contract Discharge Application No. 100745
(Spags 197 Holdings Ltd. / 6323 – 197 Street)
Bylaw No. 5990
Report 24-62
File CD 08-10-0066
https://youtu.be/fJfFpdyh_fk?t=10752**

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to “Township of Langley Land Use Contract
No. 74 Discharge (Spags 197 Holdings Ltd.) Bylaw No. 5990”.
CARRIED

2. **2024 Langley Annual Rates and Tax Collection Bylaw for
Universal Services
Bylaw No. 6006
Report 24-80
File FIN 1700-80
https://youtu.be/fJfFpdyh_fk?t=10771**

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to “Langley Annual Rates and Tax Collection
Bylaw No. 6006”.
CARRIED

Councillor Richter opposed

K. ITEMS FROM PRIOR MEETINGS

1. **Addressing the Township’s
Street Parking Challenges
Report 24-92
File ENG 5480-01
https://youtu.be/fJfFpdyh_fk?t=10790**

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council direct staff to engage the services of a qualified consultant to
undertake a parking study to review on-street parking management best
practices and development of a cash-in-lieu parking policy at an estimated
cost of \$75,000 with \$37,500 to be funded from the Capital Projects Reserve
and the remaining \$37,500 from existing and available Transportation
operating funding.

DEFERRAL

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,

K. ITEMS FROM PRIOR MEETINGS

That this item be deferred to the May 27, 2024 Regular Council Meeting.
CARRIED

L. MAYOR AND COUNCIL REPORT
https://youtu.be/fJfPdyh_fk?t=10817

Councillor Martens reported that she and Councillor Kunst attended the Lower Mainland Local Government Association conference in Whistler. She further noted that Inspector Stephen Wade has retired from the RCMP and thanked him for his service.

Councillor Richter reported that she attended the Making Cities Livable conference in Newport, Rhode Island.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT
https://youtu.be/fJfPdyh_fk?t=11498

Councillor Baillie reported that he attended a Climate Action Committee meeting.

Councillor Ferguson reported that he attended a Zero Waste Committee meeting.

N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

O. FOR INFORMATION

- 1. Unauthorized Tree Removal – 7402 - 202A Street**
Memorandum – Permits, Licences and Inspections Division
File 6300-01
- 2. Unauthorized Tree Removal – 20491 - 32 Avenue**
Memorandum – Permits, Licences and Inspections Division
File 6300-01
- 3. Dale Ball Passive Park**
Memorandum – Corporate Projects Division
File 0810-30
https://youtu.be/fJfPdyh_fk?t=11807
- 4. Seniors Advisory Committee**
Minutes – April 17, 2024
File 0540-20

O. FOR INFORMATION

5. Agricultural Advisory Committee

Minutes – April 24, 2024
File 0540-20

6. Mayor’s Task Force on the Langley Regional Airport

Minutes – April 30, 2024
File 0540-20

7. Prostate Cancer Awareness Month

File 0630-01

Shelley Werk, Donor Relations, Prostate Cancer Foundation BC, requesting the Cole Harmony Bridge be lit up in blue September 2024 to recognize Prostate Cancer Awareness Month.

8. Christian Heritage Month

File 0630-01

Wevergton Asao requesting the month of December be proclaimed as Christian Heritage Month.

P. MOTIONS ARISING FROM INFORMATION

1. Seniors Advisory Committee Recommended Motion

File 0540-20

https://youtu.be/fJfFpdyh_fk?t=11920

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,

That Council direct staff to ensure that all stairs on permanent and temporary raised structures (ie stages) in Township facilities have handrails.

CARRIED

Q. OTHER BUSINESS

1. Annual State of the Township of Langley Address

https://youtu.be/fJfFpdyh_fk?t=11951

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

1. The Township of Langley has recently enhanced its annual events budget to host and improve the quality of numerous corporate events, including but not limited to the following:

- a. Volunteer Appreciation - \$21,000

Q. OTHER BUSINESS

- b. Langley Walk - \$4,500
 - c. Seniors Week Annual Tea(s) - \$12,000
 - d. Canada Day - \$62,200
 - e. Family Day - \$5,000
 - f. Arbor Day - \$9,000 and
 - g. Pioneer Luncheon - \$22,000
2. Corporate sponsorship of Township of Langley events could be secured, however, it is potentially perceived as a potential conflict of interest by some members of the public and/or its elected officials; and
 3. Additional outreach, communication and engagement with the public by Mayor and Council is generally encouraged and commonly requested by members of the public.

Therefore be it resolved that Council hereby authorizes \$7,060.19 from the 2024 enhanced events budget for the 2024 State of Township of Langley Address; and further

That Council refer to and include within the draft 2025 budget an annual amount for an annual State of the Township of Langley Address of \$7,500.

CARRIED

Councillors Kunst and Richter opposed

2. Additional Grant Application Approval

https://youtu.be/fJfPdyh_fk?t=12052

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Be it resolved that Council approve Community Grants C24 from Council Contingency for the Aldergrove Old Age Pensioners Building Society within the 2024 community grants as outlined within Report to Council 24-83.

CARRIED

3. Fort Canoe and Kayak Club

https://youtu.be/fJfPdyh_fk?t=12106

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
Be it resolved that Council authorize \$10,000 from Council Contingency for the Fort Canoe and Kayak Club Summer Jobs program for 2024, one-time, due to the Federal Government's denial for 2024, in place since 2018.

CARRIED

4. Debt Financing Summary Report

https://youtu.be/fJfPdyh_fk?t=12180

Moved by Councillor Kunst,
Seconded by Councillor Richter,

Q. OTHER BUSINESS

Whereas the Township of Langley had existing debt prior to the current Council term;

Whereas the current Township Council has approved multiple significant projects to benefit the community including:

- Construction of a new firehall in Brookwood
 - Strategic land purchases
 - Construction of the Jericho Booster Station
 - Completion of Yorkson Community Park
 - Construction of an ice and dry floor facility at the Langley Events Centre
 - Enhancement of 208 Street
 - Construction of Smith Athletic Park
- All of which require debt financing.

Therefore be it resolved that Council receive a report summarizing the current and approved debt with anticipated principal and interest payments with funding sources for information.

DEFEATED

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

5. Closure of 80 Avenue and 212 Street Lane

https://youtu.be/fJfPdyh_fk?t=12237

Moved by Councillor Pratt,
Seconded by Councillor Martens,
Whereas the closure of the lane North of 80 Avenue between 211 Street and 212 Street has been delayed due to completion of development prerequisites for Project Number 08-25-0120,

Therefore be it resolved that staff report to Council with the costs necessary to fund the construction required to close the lane immediately North of 80 Avenue between 211 Street and 212 Street for Council to consider, with provision for adequate emergency and service vehicle access and turnaround including, but not limited to, the following measures:

1. accessible emergency bollards and/or gates,
2. modification to the cul-de-sac east of the subject lane, and
3. hammerhead service vehicle turnaround.

That funding be provided from the Capital Project Reserve, with the funds repaid in full as part Prerequisite 16 in Project Number 08-25-0120 when that project proceeds.

REFERRAL

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,

Q. OTHER BUSINESS

That the motion be referred to staff for a recommendation that addresses the concerns of the public regarding completion of development condition #16 in a more timely fashion, to be advanced in full or in part by the Township of Langley, eventually reimbursed from development when the proposed proceeds to final adoption.

CARRIED

R. MOTION TO RESOLVE INTO CLOSED MEETING

https://youtu.be/fJfPdyh_fk?t=12574

Moved by Councillor Rindt,

Seconded by Councillor Baillie,

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) (k) Negotiations

Item E.2 - 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 G.3 - Section 90(1) (e) Property

Item I.1 - Section 90(1) (a) Personnel

Item I.2 - Section 90(1) (g) Legal

Item I.3 - Section 90(1) (g) Legal

Item I.4 - Section 90(1) (g) Legal

CARRIED

S. TERMINATE

Moved by Councillor Pratt,

Seconded by Councillor Baillie,

That the meeting terminate at 4:49pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk