



REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, May 27, 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, A. Ruhl, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/9qIGsOnVqvw?t=347>

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – May 27, 2024

<https://youtu.be/9qIGsOnVqvw?t=361>

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the
Regular Council meeting held May 27, 2024.

CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 13, 2024

<https://youtu.be/9qIGsOnVqvw?t=372>

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held
May 13, 2024.

CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – May 13, 2024

<https://youtu.be/9qIGsOnVqvw?t=385>

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Public Hearing meeting held
May 13, 2024.

CARRIED

C. DELEGATIONS

D. PRESENTATIONS

E. REPORTS TO COUNCIL

**1. Agricultural Land Commission Application No. 100451
(Conwest (Gloucester) GP Ltd. / 22710 and
22700 Block of 96 Avenue)**

Report 24-109

File CD 11-32-0124

<https://youtu.be/9qIGsOnVqvw?t=397>

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council consider the non-farm use application submitted by
Conwest (Gloucester) GP Ltd. to the Agricultural Land Commission to
permit the habitat compensation works on a 2.16 ha (5.36 ac) portion of a
2.56 ha (6.36 ac) site located at 22710 and the 22700 Block of 96 Avenue
and refer the application to the Agricultural Land Commission for
consideration based on agricultural merits.

CARRIED

2. Resident Priority Access for Swim Lessons

Report 24-106

File RAC 8020-01

<https://youtu.be/9qIGsOnVqvw?t=424>

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That Council approve the implementation of a resident priority access
system for swim lessons as outlined in this report and to be deployed as
soon as is practically possible; and

E. REPORTS TO COUNCIL

That Council pre-approve funding of approximately \$60,000 annually for staff costs from the 2025 budget to implement Option 1.

CARRIED

3. Capital Request – Bedford Channel Dredging Initial Studies Report 24-104

File ENG 5330-21-090

<https://youtu.be/9qIGsOnVqvw?t=462>

Moved by Councillor vanPopta,
Seconded by Councillor Baillie,

That Council authorize the use of \$150,000 from the Capital Projects Reserve to retain engineering and environmental qualified professionals to advance anticipated study requirements and dredging plans to support required regulatory permitting to dredge Bedford Channel.

CARRIED

4. Capital Request - AC Watermain Replacement on 28A Avenue between 269 Street and 272 Street Report 24-107

File ENG 5330-27-102

<https://youtu.be/9qIGsOnVqvw?t=1022>

Moved by Councillor Baillie,
Seconded by Councillor Rindt,

That Council authorize the use of an additional \$250,000 from the Water Capital Works Reserve for the construction of the 28A Avenue Asbestos Concrete Watermain Replacement project between 269 Street and 272 Street.

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 24-108

File CD 08-26-0231

<https://youtu.be/9qIGsOnVqvw?t=1169>

Moved by Councillor Pratt,
Seconded by Councillor Rindt,

F. BYLAWS FOR FIRST AND SECOND READING

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 metre (9.84 ft) wide public walkway connecting 84 Avenue to 84A Avenue.
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)
 - d. as proposed by the applicant, maintaining single family uses on proposed single family lots.
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure.
8. Compliance with the Community Amenity Contributions Policy, Greenway Amenity Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.

F. BYLAWS FOR FIRST AND SECOND READING

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).

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

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Cemetery Bylaw Update 2024

Bylaw No. 6016

Bylaw No. 6017

Report 24-105

File PW 1030-01

<https://youtu.be/9qIGsOnVqvw?t=1318>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council give first, second and third reading to Cemetery Bylaw 2016 No. 5236 Amendment Bylaw No. 6016.

That Council give first, second and third reading to amendments to the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6017.

That Council endorse Markers Operational Guideline in the form as presented in Attachment A.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

REFERRAL

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That Cemetery Bylaw Update 2024 be referred to staff for a presentation.

DEFEATED

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

MAIN MOTION

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

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. **Rezoning Application No. 100563 and
Development Permit Application No. 101072
(1135819 BC Ltd. / DF Architecture / 7848 – 204 Street)
Bylaw No. 5758
Report 22-10
File CD 08-23-0136
<https://youtu.be/9qIGsOnVqvw?t=1853>**

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to “Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (1135819 B.C. Ltd) Bylaw No. 5758”.

CARRIED

Development Permit No. 101072

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101072
(1135819 BC Ltd. / DF Architecture / 7848 – 204 Street) in accordance with
Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”;
- b. On-site landscaping plans being in substantial compliance with
Schedule “B” and in compliance with Subdivision and Development
Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street
Trees and Boulevard Plantings Policy;

I. BYLAWS FOR FINAL ADOPTION

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

- a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
- b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

2. Civic Infrastructure Phase 2 Loan Authorization Bylaw and Alternative Approval Process

Bylaw No. 5991

Report 24-32

File FIN 1760-20

<https://youtu.be/9qIGsOnVqvw?t=1899>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Civic Infrastructure Phase 2 Loan Authorization Bylaw No. 5991".

CARRIED

Councillor Richter opposed

J. ITEMS FROM PRIOR MEETINGS

1. Addressing the Township's Street Parking Challenges

Report 24-92

File ENG 5480-01

<https://youtu.be/9qIGsOnVqvw?t=2010>

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.

J. ITEMS FROM PRIOR MEETINGS

MOTION WITHDRAWN

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the motion be withdrawn.

CARRIED

Councillor Richter opposed

MOTION #1

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council direct staff to undertake a parking study to review on-street parking best practices at an estimated cost of \$75,000 with \$37,500 funded from the Capital Projects Reserve and \$37,500 funded from Transportation Operating funding;

That Council endorse the concept of resident-only parking in the Langley Memorial Hospital area and public parking on arterial roadways during non-peak hours and direct staff to include the feasibility and implications for both in the parking study; and

That Council direct staff to develop a new cash-in-lieu parking provision program for the Aldergrove Downtown Core in anticipation of the new parkade facility.

MOTION TO DIVIDE

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

MAYOR WOODWARD RULED THE MOTION OUT OF ORDER

CHALLENGE TO THE CHAIR

Councillor Richter challenged the Chair.

The question was called on the motion to sustain the Chair, and it was

SUSTAINED

Councillors Kunst, Martens, and Richter opposed

AMENDMENT

Moved by Councillor Kunst,
Seconded by Councillor Baillie,
That the second paragraph be amended to change the word "endorse" to "explore".

CARRIED

MAIN MOTION, AS AMENDED

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

J. ITEMS FROM PRIOR MEETINGS

Councillor Richter opposed

MAYOR DECLARES CONFLICT OF INTEREST

Mayor Woodward declared a Conflict of Interest under Section 100 of the Community Charter due to a non-pecuniary interest and left the meeting at 2:20pm.

Councillor vanPopta assumed the position of Chair.

MOTION #2

Moved by Councillor Pratt,

Seconded by Councillor vanPopta,

That Council direct staff to review the existing cash-in-lieu parking provision program prescribed in Fort Langley Off-Street Parking Bylaw 1995 No. 3472.

CARRIED

Councillor Richter opposed

Mayor Woodward re-entered the meeting at 2:22pm and assumed the position of Chair.

K. MAYOR AND COUNCIL REPORT

<https://youtu.be/9qlGsOnVqvw?t=3483>

Councillor Ferguson reported that he and other Councillors walked in the May Day Parade in Fort Langley.

Councillor Richter reported that she attended the Fraser Valley Economic Summit.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

<https://youtu.be/9qlGsOnVqvw?t=3549>

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

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following resolution is being released from the April 29, 2024 Closed Council meeting for public information:

- 1. Naming Request - Les Clay Memorial Grove Report C24-14**
File FCP 0530-05

That Council endorse naming the garden directly west of the Rotary Interpretive Centre at Derek Doubleday Arboretum (labelled as #16 Rhododendron Garden in Attachment B, Park Map), the "Les Clay Memorial Grove".

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

That Council allocate \$1,750 from 2024 Council Contingency to support the design, fabrication, and installation of an interpretive plaque at the Les Clay Memorial Grove.

CARRIED

Section 90(1) (b) Personal

N. FOR INFORMATION

1. **216 Street from 80 Avenue to Highway 10**
Memorandum – Engineering
File 5260-26-001
2. **Heritage Advisory Committee**
Minutes – May 1, 2024
File 0540-20
3. **Recreation, Culture, and Parks Advisory Committee**
Minutes – May 8, 2024
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

1. **Heritage Advisory Committee Recommended Motion**
File 0540-20
<https://youtu.be/9qIGsOnVqvw?t=3703>

Moved by Councillor Rindt,
Seconded by Councillor Kunst,
That Council add the Jacob Haldi House to the Township of Langley Community Heritage Register to formally recognize its heritage value.
CARRIED
2. **Recreation, Culture, and Parks Advisory Committee Recommended Motion**
File 0540-20
<https://youtu.be/9qIGsOnVqvw?t=3719>

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council approve the amended Recreation, Culture, and Parks Terms of Reference, as presented as Attachment A to the Committee's May 8, 2024 minutes.
CARRIED

P. OTHER BUSINESS

<https://youtu.be/9qIGsOnVqvw?t=4603>

1. Aldergrove Starfish Backpack Program

<https://youtu.be/9qIGsOnVqvw?t=3735>

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the Aldergrove Starfish Backpack Program be re-imbursed their permit fees of \$434.00, funded from Council Contingency.

CARRIED

2. Langley Rib Fest

<https://youtu.be/9qIGsOnVqvw?t=3845>

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That the Langley Rib Fest be granted \$5,000 from Council Contingency to help offset their rental costs of McLeod Athletic Park.

CARRIED

3. Closure of Yorkson Creek Dog Park

<https://youtu.be/9qIGsOnVqvw?t=4270>

Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the delegation from Ron and Sandra Yaworski at the May 13, 2024 Regular Council meeting, item #9 on the May 29, 2024 Distribution List and items #2 and 3 on the May 16, 2024 Distribution List be referred to staff for a report.

DEFEATED

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

Q. MOTION TO RESOLVE INTO CLOSED MEETING

<https://youtu.be/9qIGsOnVqvw?t=4768>

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) (e) Property
- Item F.1 - Section 90(1) (e) Property, (k) Negotiations
- Item G.1 - Section 90(1) (g) Legal
- Item G.2 - Section 90(1) (g) Legal
- Item G.3 - Section 90(1) (g) Legal
- Item I.1 - Section 90(1) (e) Property

- 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

R. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor vanPopta,
That the meeting terminate at 2:44pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk