

# Brookwood-Fernridge Community Association

## BFCA Board Meeting Minutes

July 26<sup>th</sup>, 2017

PO Box 61649 Brookwood, Langley, BC V3A 8C8

### **Board Attendance:**

Wayne Crossen - President  
Amy Morose - Treasurer  
Joy Richardson - Secretary  
Don Tocher - Director at Large  
Michael McGarry – Director at Large

**Absent:** na

**Also in Attendance:** Pat Tocher

1. Call to Order.
  - a. The meeting was called to order by Wayne Crossen, President, at 6:00 pm.
2. Review and adoption of Board Minutes of April 28, 2017 - Wayne
  - a. Motion approved by Don, seconded by Amy.
3. Treasurers Report - Amy
  - a. Amy presented the balance sheet.
  - b. Amy motioned for a claim of \$300 in expenses, later reduced to \$150.
    - i. Michael opted to bypass a similar claim for expenses until such time as a BFCA Community Association office is opened.
4. Website activity and Information – Michael
  - a. Approximately 11,000 Website visits since March 2017.
5. Annual General Meeting [AGM] Date - Wayne
  - a. Discussed a possible November AGM Annual General Meeting of BFCA members.
6. OCP Plan Update Review - Don
  - a. Reviewed amendments to the OCP for the Hearing in September.
  - b. Reviewed DDC's – Discussed Developers to pay cost of Neighborhood plans.
  - c. Reviewed DDC's – Discussed Developers to pay cost of Neighborhood infrastructure.
7. Meeting with Municipal Planning Group – Don & Wayne
  - a. Meeting with planner Jason Chu to review 2017 OCP and current amendments.

## 8. New Business

- a. Re-examined 35% lot coverage bylaw for new housing discussed the possibility of a bylaw amendment to reduce to 25% lot coverage, after the OCP hearing in September.
  - i. 25% lot coverage would encourage a “look and feel” more consistent to the existing community.
- b. Discussed a more comprehensive tree protection bylaw for Brookwood-Fernridge.
  - i. Discussed the possibility of a Township wide Tree Protection Bylaw.
- c. Amy & Michael to each send Don 30 language revisions to discuss with planner Patrick Ward, Councillor Arnason and Councillor Whitmarsh.
  - i. Michael discussed analysis of a comparison of GVRD municipality OCP wordings, for a future optimization of language revisions.
- d. Discussed the definition of a “Tree Stand or Forest Stand”.
  - i. A forest stand is a contiguous community of trees sufficiently uniform in composition, structure, age and size class distribution, spatial arrangement, site quality, condition, or location to distinguish it from adjacent communities. A forest is a "collection of stands".
- e. Wayne, Amy, Don, Joy, Michael to collaborate and create a document for the Association’s “Statement of Position”.
  - i. Completion date to be ahead of the OCP public hearing on Tuesday, Sept. 12 at 6 p.m., George Preston Recreation Centre.
- f. Review 2017 OCP Amended Draft wording on Cluster Housing.
  - i. Definition: Cluster zoning is an alternative concept for residential development. Development is grouped, involving several adjacent parcels, leaving larger blocks of open space and preserving both rural character and the natural environment. With cluster zoning, land is used more efficiently.
- g. Discussed four items the BFCA would push for at the Public Hearing:
  - i. One neighbourhood needs to be substantially developed before another commences development.
  - ii. Stronger language - revisions to Don and his meeting with Patrick will guide our recommendations here.
  - iii. Cluster development should be for conservation only, not for open space, or ALR buffer purposes.
  - iv. Total land being less than 7,000 sq. ft. lots changed from an upper limit of 10%, down to 5%

- h. Discussed Surrey-Langley buffer zone at 196<sup>th</sup> and 20<sup>th</sup>-28<sup>th</sup> - Michael
  - i. Don confirmed as per the Campbell Heights Local Area Plan Review: an appropriate interface is planned along 196 Street with the residential neighbourhoods in the Township of Langley.
    - 1. A 30-metre (100-foot) landscaped buffer will be provided.
    - 2. 196 Street is to be preserved as a residential street.
    - 3. Access to a technology park or business park development from 196 Street will not be allowed.
- 9. Date of next meeting.
  - a. Wednesday August 16th, at 6:00pm, BFCA Board Room.
- 10. Adjournment.
  - a. The meeting was adjourned at 7:30 pm.

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Respectfully submitted by, Joy Richardson – Secretary