



## REGULAR MEETING OF COUNCIL

Monday, January 11, 2021 at 1:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Ministerial Order 192/2020.

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,  
K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, S. Ruff, R. Seifi, P. Tulumello, and J. Winslade

W. Bauer, S. Little, and K. Stepto

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

##### **A.1 Regular Council Meeting - January 11, 2021**

Moved by Councillor Ferguson,  
Seconded by Councillor Kunst,  
That Council adopt the agenda and receive the agenda items of the  
Regular Council meeting held January 11, 2021.

CARRIED

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

##### **B.1 Regular Council Meeting - December 14, 2020**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
That Council adopt the Minutes of the Regular Council meeting held  
December 14, 2020, as amended.

CARRIED

##### **B.2 Special Council Meeting for Budget Purposes - December 14, 2020**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
That Council adopt the Minutes of the Special Council Meeting for Budget  
Purposes held December 14, 2020.

CARRIED

**C. DELEGATIONS****C.1           Mike McKee  
Muse Cannabis Stores Ltd.  
File 0550-07**

Mike McKee, Dan Watson, and Rebecca Hardin, Muse Cannabis Stores Ltd., appeared before Council to discussed rejected Cannabis Retail Sales Application No. CR000016. They noted that this application rated 7/7 under the Township's application review matrix, is the only application in the Walnut Grove area, and is located outside of the school buffer distance set by Council. They stated that 518 letters of support have been received. They asked Council to re-consider third reading of this application.

**D. PRESENTATIONS****E. REPORTS TO COUNCIL****E.1           Investing in Canada Infrastructure Program  
Grant Funding Covid-19 Resilience  
Report 21-03  
File ENG 1855-35**

Moved by Councillor Long,  
Seconded by Councillor Arnason,  
That Council authorize staff to submit two (2) applications for grant funding, as part of the Investing in Canada Infrastructure Program - Resilience Infrastructure Stream, in relation with: WC Blair Recreation Centre: Facility Upgrades; and Drainage Improvements: Nathan Creek.  
CARRIED

**F. BYLAWS FOR FIRST AND SECOND READING****F.1           Official Community Plan Amendment and  
Rezoning Application No. 100205  
Brewery Lounge Endorsement Application No. 000053  
(Brookwood Brewing Company Ltd. / 102, 4061 - 200 Street)  
Bylaw No. 5680  
Bylaw No. 5681  
Report 21-02  
File CD 07-34-0063**

Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge

Community Plan) Bylaw 2017 No. 5300 Amendment (Brookwood Brewing Company Ltd.) Bylaw 2021 No. 5680 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Brookwood Brewing Company Ltd.) Bylaw 2021 No. 5681 amending the Community Commercial Zone C-2B to permit brewing and distilling uses on a portion of a 0.79 ha (1.95 ac) property located at 4061 - 200 Street;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300 Amendment (Brookwood Brewing Company Ltd.) Bylaw 2021 No. 5680 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 and Resource Management Plan, Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-621);

That Council consider the endorsement request for a new brewery lounge for Brookwood Brewing Company Ltd. located at #102, 4061 – 200 Street;

That Council authorize staff to schedule the required public hearing for Bylaws 5680 and 5681; and

That Council, upon final reading of the associated Bylaws, adopt the following resolution, should it decide to endorse Brookwood Brewing Company Ltd.'s request:

“That Council has considered and ENDORSED the request by Brookwood Brewing Company Ltd. to locate a 70 person brewery lounge serving the Brookwood Brewery located at #102, 4061 - 200 Street, Langley, characterized as having liquor service from 12:00PM to 8:00PM Monday – Thursday; 12:00PM to 10:00PM Friday; 11:00AM to 10:00PM Saturday and; 11:00AM to 8:00PM Sunday.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on \_\_\_\_\_, 2021 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the

minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.”

CARRIED

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

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

**H.1            Rezoning Application No. 100493 and  
Development Permit Application No. 100911  
(1116005 BC Ltd. / Apna Group / 20434 - 72 Avenue)  
Bylaw No. 5647  
Report 20-158  
File CD 08-14-0203**

Moved by Councillor Davis,

Seconded by Councillor Long,

That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1116005 BC Ltd.) Bylaw 2020 No. 5647”.

CARRIED

Development Permit No. 100911

Running concurrently with this Bylaw is Development Permit No. 100911 (1116005 BC Ltd. / Apna Group / 20434 – 72 Avenue) 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;

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.

**H.2 Rezoning Application No. 100532 and  
Development Permit Application No. 101013  
(1077420 BC Ltd. / Apna Group / 7042 and 7058 - 204 Street)  
Bylaw No. 5678  
Report 20-168  
File CD 08-14-0211**

Moved by Councillor Davis,

Seconded by Councillor Ferguson,

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1077420 BC Ltd.) Bylaw 2020 No. 5678".

CARRIED

Councillor Woodward opposed

Development Permit No. 101013

Running concurrently with this Bylaw is Development Permit No. 101013 (1077420 BC Ltd. / Apna Group / 7042 and 7058 – 204 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A"; and
- 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.

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.

**H.3 Rezoning Application No. 100596 and Development Permit No. 101137 (Hayer Builders Group (Parallel Townhomes Ltd. / 20249 - 80 Avenue) Bylaw No. 5677 Report 20-171 File CD 08-26-0211**

Moved by Councillor Ferguson,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Hayer Builders Group (Parallel Townhomes Ltd.) Bylaw 2020 No. 5677”.  
CARRIED

Councillors Arnason, Richter, and Woodward opposed

Development Permit No. 101137

Running concurrently with this Bylaw is Development Permit No. 101137 (Hayer Builders Group (Parallel Townhomes Ltd. / 20249 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all single family units;
- b. Building plans being in substantial compliance with Schedule “A”;
- c. 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;
- d. Section 404.5 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum rear yard setback for the principal building from 6 m to 5 m as indicated in Schedule “A”;
- e. Section 404.9 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum lot depth from 25 m to 22.5 m as indicated in Schedule “A”;
- f. Section 404.9 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to increase the maximum lot width from 12.59 m to 14.4 m for single family lots 5 and 6 as indicated in Schedule “A”;
- g. Section 409.5 of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum rear yard setback for the principal building from 13 m to 5.4 m as indicated in Schedule “A”;
- h. Section 409.8 (1) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to allow access from a fronting street;
- i. Section 409.9 of Township of Langley Zoning Bylaw 1987 No. 2500 is

hereby varied to reduce the minimum lot depth building from 28 m to 22.5 m as indicated in Schedule "A";

- j. All signage being in substantial compliance with Schedule "A"; and
- k. 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 the subdivision to create the single family, semi-detached and townhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- d. Issuance of an energy conservation and GHG emissions reduction development permit;
- e. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- f. On-site landscaping to be secured by letter of credit at building permit stage;
- g. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

**H.4 Rezoning Application No. 100594  
Development Permit Application No. 101130  
(1168656 BC Ltd. / Krahn Engineering Ltd. / 8045 - 198A Street)  
Bylaw No. 5676  
Report 20-167  
File CD 08-27-0068**

Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1168656 BC Ltd.) Bylaw 2020 No. 5676".

MOTION TABLED

Moved by Councillor Davis,  
Seconded by Councillor Arnason,  
That the motion be tabled.  
CARRIED

Development Permit No. 101130

Running concurrently with this Bylaw is Development Permit No. 101130 (1168656 BC Ltd. / Krahn Engineering Ltd. / 8045 – 198A 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” with the Township’s Street Tree and Boulevard Planting Policy;
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
- d. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- f. 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

**H.5 Non-Medical Cannabis Retail Sales  
Development Applications (Group 2)  
Bylaw No. 5631  
Bylaw No. 5663  
Bylaw No. 5664  
Bylaw No. 5665**



**Bylaw No. 5667**  
**Bylaw No. 5668**  
**Bylaw No. 5669**  
**Bylaw No. 5672**  
**Report 20-163**  
**File CD BA000027**

Bylaw No. 5631  
Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to "Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Barbieri Developments Ltd.) Bylaw 2020 No.  
5631";

REFERRAL

Moved by Councillor Kunst,  
Seconded by Councillor Whitmarsh,  
That Bylaw No. 5631 be referred to a future Regular Council Meeting for  
further discussion on the merits of land use.

DEFEATED

Councillors Arnason, Davis, Ferguson Long, Richter, and Woodward  
opposed

MAIN MOTION

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

Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, Whitmarsh,  
and Woodward opposed

Bylaw No. 5663

Moved by Councillor Arnason,  
Seconded by Councillor Kunst,  
That Council give third reading to "Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (0830828 BC Ltd.) Bylaw 2020 No. 5663";  
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Richter,  
Whitmarsh, and Woodward opposed

Bylaw No. 5664

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
That Council give third reading to "Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (381282 BC LTD.) Bylaw 2020 No. 5664";

## REFERRAL

Moved by Councillor Whitmarsh,  
Seconded by Councillor Kunst,  
That Bylaw No. 5664 be referred to a future Regular Council Meeting for further discussion on the merits of land use.

CARRIED

Councillors Davis and Woodward opposed

## Bylaw No. 5665

Moved by Councillor Richter,  
Seconded by Councillor Kunst,  
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Toor Brothers Enterprises Ltd.) Bylaw 2020 No. 5665";

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, Whitmarsh and Woodward opposed

## Bylaw No. 5667

Moved by Councillor Richter,  
Seconded by Councillor Kunst,  
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Friday 5 Pm Management Ltd.) Bylaw 2020 No. 5667";

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, Whitmarsh and Woodward opposed

## Bylaw No. 5668

Moved by Councillor Arnason,  
Seconded by Councillor Richter,  
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5668";

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, Whitmarsh and Woodward opposed

Bylaw No. 5669  
Moved by Councillor Richter,  
Seconded by Councillor Arnason,  
That Council give third reading to "Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Sharma) Bylaw 2020 No. 5669".  
DEFEATED

Mayor Froese and Councillors Arnason, Davis, Ferguson, Kunst, Long,  
Richter, Whitmarsh and Woodward opposed

Bylaw No. 5672  
Moved by Councillor Whitmarsh,  
Seconded by Councillor Richter,  
That Council give third reading to "Township of Langley Zoning Bylaw  
1987 No. 2500 Amendment (Fraser Hwy Prime Investments Ltd.) Bylaw  
2020 No. 5672".  
DEFEATED

Councillors Arnason, Davis, Ferguson, Kunst, Long, Richter, and  
Woodward opposed

## **I. BYLAWS FOR FINAL ADOPTION**

**I.1            2021 Revenue Anticipation Borrowing Bylaw  
Bylaw No. 5683  
Report 20-166  
File FIN 3900-25**

2021 Revenue Anticipation Borrowing Bylaw  
Bylaw No. 5683  
Report 20-166  
File FIN 3900-25

Moved by Councillor Richter,  
Seconded by Councillor Davis,  
That Council give final reading to "2021 Revenue Anticipation Borrowing  
Bylaw 2020 No. 5683".  
CARRIED

The agenda order was varied.

**H.4            Rezoning Application No. 100594  
Development Permit Application No. 101130  
(1168656 BC Ltd. / Krahn Engineering Ltd. / 8045 – 198A Street)  
Bylaw No. 5676  
Report 20-167  
File CD 08-27-0068**

Motion lifted from the table  
Item H.4 was lifted from the table.

Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1168656 BC Ltd.) Bylaw 2020 No. 5676".  
CARRIED

The agenda order the resumed.

**I.2            Rezoning Application No. 100577 and  
Development Variance Permit Application No. 100110  
(Beach Bay Projects Inc. / 4634 - 217A Street)  
Bylaw No. 5553  
Bylaw No. 5554  
Report 20-11  
File CD 10-31-0171**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beach Bay Projects Inc.) Bylaw 2020 No. 5553";  
and

"Township of Langley Phased Development Agreement (Beach Bay Projects Inc.) Bylaw 2020 No. 5554".  
CARRIED

Councillors Arnason and Richter opposed

Development Variance Permit No. 100110

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That Council authorize issuance of Development Variance Permit No. 100110 (Beach Bay Projects Inc. / 4634 – 217A Street) in accordance with Attachment A subject to the following conditions:

a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum frontage in the Residential R-1D Zone from 18.25 metres to 16.397 metres for proposed Lots 3 to 6, as indicated on Schedule "A".  
CARRIED

Councillors Arnason and Davis opposed

**J. CORRESPONDENCE**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That Council receive the correspondence, as presented.  
CARRIED

**J.1            Overdose Crisis and Call for Overdose Action Plan  
File 0400-60**

Letter from Mayor Ken Christian, City of Kamloops, requesting Council forward a motion to the Government of Canada to address the overdose crisis.

**J.2            World Thinking Day Celebrations  
File 0230-01**

Correspondence received from Diamond Isinger, Provincial Commissioner (BC), Girl Guides of Canada, requesting support for girl empowerment in BC on February 22, 2021 by lighting up Township landmarks in the colour blue.

REFERRAL  
Moved by Councillor Long,  
Seconded by Councillor Whitmarsh,  
That this request be referred to staff.  
DEFEATED

Councillors Arnason, Davis, Ferguson, Kunst, Richter, Whitmarsh, and Woodward opposed

**K. MINUTES OF COMMITTEES**

**K.1            Tree Protection Advisory Committee - December 8, 2020  
Seniors Advisory Committee - December 16, 2020  
File 0540-20**

Moved by Councillor Arnason,  
Seconded by Councillor Whitmarsh,  
That Council receive the Minutes of the Council Advisory Committee meetings as listed above.  
CARRIED

**K.2            Tree Protection Advisory Committee Recommended Motion  
File 0540-20**

That Council add one Full Time Equivalent Arborist to administer, inspect, and enforce the Tree Protection Bylaw; and one Full Time Equivalent

Support Clerk to receive and process tree removal applications.

REFERRAL

Moved by Councillor Long,

Seconded by Councillor Richter,

That this motion be referred to the 2021 budget discussions.

CARRIED

**L. MAYOR AND COUNCIL REPORT**

Mayor and Council attended several events during the course of their duties.

**M. METRO VANCOUVER REPRESENTATIVES REPORT**

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

The following information has been brought forward from the December 7, 2020 Special Closed Meeting for public information:

- N.1 Aldergrove Athletic Park Naming Request -  
Brian Thomasson  
Report C20-35  
File ENG 6125-20-AATH1**

**O. OTHER BUSINESS**

- O.1 Extra Density Fees and Charges for Residential and Commercial Developments**

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

Whereas we currently do not have a formal policy for dealing with extra density on development applications (outside our community and neighbourhood plans), that may impose a significant impact on public services and amenities; and

Whereas the current process does not provide staff with the necessary tools to require applicants with increase density requests to provide amenity contributions in addition to those required pursuant to existing policies and bylaws, such as the Community Amenity Contribution Policy, the Neighbourhood Plan Greenway Amenity policies, the Willoughby Arterial Road Community Amenity Contribution Policy and Development Cost Charges;

Therefore be it resolved that Council request staff investigate options for providing the necessary target contributions, fees, charges, etc for

requests for extra density for Residential and Commercial Developments, and report back to Council.

CARRIED

**O.2 Food Bank Donation**

Moved by Councillor Richter,

Seconded by Councillor Davis,

Be it resolved that Council donate \$20,000 from Council Contingency (\$10,000 to the Langley Food Bank and \$10,000 to the Sources Food Bank Langley) to provide food for Aldergrove and Langley families in need due to the ongoing global pandemic.

DEFEATED

Mayor Froese and Councillors Arnason, Kunst, Long, and Whitmarsh opposed

**O.3 Council Policy 03-837, “Permissive Exemptions from Property Taxation” Amendment**

Moved by Councillor Richter,

Seconded by Councillor Arnason,

Whereas due to the COVID-19 Pandemic, the Provincial Health Officer suspended all events and gatherings, including those that occur at a church, synagogue, mosque, gurdwara, temple, or other place of worship, from November 19, 2020 to January 8, 2021;

Whereas the suspension of gatherings was intended to increase the health and safety of the residents of British Columbia, including residents of Langley; and

Whereas the Township of Langley Council members must show support for the actions of the Provincial Health Officer that are intended to protect the residents of Langley during the COVID-19 pandemic;

Therefore be it resolved that Council request staff to amend Council Policy 03-837, “Permissive Exemptions From Property Taxation” to require all applicants requesting Permissive Tax Exemptions for 2022 to confirm that they have not been cited for non-compliance of orders issued by the Provincial Health Officer under the BC COVID-19 Related Measures Act; and further

That the applicants for the grant be required to confirm that they have not been fined under such order or enactment; and further

That staff bring such information to Council's attention prior to Council's deliberation of the Permissive Tax Exemption 2022 Bylaw; and finally

That staff advise Council on mechanisms available to Council to repeal and/or recoup 2020 and 2021 permissive property tax exemptions from any organizations that have been fined, for willfully putting public health in this community at risk by their deliberate actions in this time of a global pandemic and a provincial state of emergency.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Davis,

That this motion be referred to staff to review the wording and legal implications.

CARRIED

Councillor Long opposed

**O.4 Presentation from Metro Vancouver Water Services**

Moved by Councillor Woodward,

Seconded by Councillor Ferguson,

Whereas the Township of Langley is considering millions of dollars in capital investment for multiple, local water treatment plants dependent upon groundwater sources;

Whereas Metro Vancouver has significant expertise and infrastructure for the treatment and supply of quality potable water from regional, above-ground sources, protected watersheds and reservoirs; and

Whereas Metro Vancouver operates multiple world-class drinking water treatment facilities that treat and provide drinking water to the highest national health standards to millions of residents on a daily basis;

Therefore be it resolved that Council request a presentation from Metro Vancouver Water Services summarizing the quality and long-term plan for its water infrastructure, and the ongoing benefits and advantages of potentially purchasing Metro Vancouver water supply vs expanding local treatment facilities dependent on groundwater sources.

CARRIED

**P. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING**

Moved by Councillor Davis,

Seconded by Councillor Kunst,

That Council now resolve into a Special 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) (b) Personal;  
Item F.1 - Section 90(1) (k) Negotiations;  
Item H.1 - Section 90(1) (a) Personnel;  
Item H.2 - Section 90(1) (e) Property; (k) Negotiations; and  
Item H.3 - Section 90(1) (g) Legal.  
CARRIED

**Q. TERMINATE**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Davis,  
That the meeting terminate at 3:05pm.  
CARRIED

CERTIFIED CORRECT:

\_\_\_\_\_  
Mayor

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