



REGULAR MEETING OF COUNCIL

Monday, July 27, 2020 at 10:45 AM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - July 27, 2020
10:45am approximately

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held July 27, 2020.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - July 13, 2020
10:47am approximately

Recommendation: That Council adopt the Minutes of the Regular Council meeting held July 13, 2020.

Attachments: [B.1 07_13 Regular Minutes.pdf](#)

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

10:50am approximately

Recommendation: 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 D.1 - Section 90(1) (f) Law Enforcement;
Item E.1 - Section 90(1) (e) Property; (k) Negotiations;
Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
Item E.3 - Section 90(1) (k) Negotiations;
Item F.1 - Section 90(1) (f) Law Enforcement;
Item F.2 - Section 90(1) (g) Legal;
Item F.3 - Section 90(1) (i) Solicitor-Client Privilege;
Item F.4 - Section 90(1) (m) Another Matter;
Item F.5 - Section 90(1) (i) Solicitor-Client Privilege;
Item G.1 - Section 90(1) (f) Law Enforcement;
Item G.2 - Section 90(1) (e) Property;
Item H.1 - Section 90(2) (b) Intergovernmental Relations;
Item H.2 - Section 90(2) (b) Intergovernmental Relations;

Item H.3 - Section 90(1) (e) Property; (k) Negotiations;
Item H.4 - Section 90(1) (e) Property; and
Item H.5 - Section 90(1) (e) Property; (k) Negotiations.

D. DELEGATIONS

D.1 **David Fawley**
 Denciti Development Corp.
 File 0550-07
 1:00pm approximately

Recommendation: Request by David Fawley, Denciti Development Corp., to appear before Council to request the Carvolth Greenway Community Amenity Contributions for Rezoning Application RZ100601 at 19708 - 86 Avenue be waived.

Attachments: [D.1 David Fawley, Denciti Dev Corp.pdf](#)

D.2 **Teresa O'Callaghan**
 Aldergrove Minor Hockey Association Executive
 File 0550-07
 1:15pm approximately

Recommendation: Request by Teresa O'Callaghan, on behalf of the Aldergrove Minor Hockey Association Executive, to appear before Council to discuss the opening of the Aldergrove Credit Union Community Centre ice arena.

Attachments: [D.2 Aldergrove Minor Hockey Association Executive.pdf](#)

D.3 **Carly Leakey**
 Langley Girls Ice Hockey Association
 File 0550-07
 1:30pm approximately

Recommendation: Request by Carly Leakey, on behalf of the Langley Girls Ice Hockey Association, to appear before Council to discuss opening the ice arenas for user groups by September 1, 2020.

Attachments: [D.3 Langley Girls ice Hockey Association.pdf](#)

E. PRESENTATIONS

E.1 **Child Care Action Plan**
 1:40pm approximately

Recommendation: That Council receive the presentation by staff regarding the Child Care Action Plan.

Clerk's Note: Please refer to Item F.1.

F. REPORTS TO COUNCIL

- F.1** **Child Care Action Plan**
Report 20-95
File CD LSP00009
2:15pm approximately

Recommendation: That Council endorse the Child Care Action Plan, presented as Attachment A to this report.

Attachments: [F.1 cd Child Care Action Plan.pdf](#)

- F.2** **Revised Council Calendar for September to December 2020**
Report 20-97
File ADM 0550-06
2:25pm approximately

Recommendation: That Council approve the proposed revised September to December 2020 Council Calendar.

Attachments: [F.2 adm Revised Sept to Dec 2020 Council Calendar.pdf](#)

- F.3** **Recycling Depot Assessment**
Report 20-107
File ENG 5380-01
2:35pm approximately

Recommendation: That Council request Metro Vancouver to move towards establishing recycling depots at the Langley and Surrey transfer stations operated by Metro Vancouver as soon as possible, to be funded in a manner that recognizes the regionally-serving nature of such facilities; and further

That Council request Metro Vancouver investigate relocating the Langley Transfer Station to a more suitable geographic area, subject to appropriate zoning and locational considerations, in collaboration with the Township of Langley.

Attachments: [F.3 en Recycling Depot Assessment.pdf](#)

- F.4** **Climate Action Strategy Update**
Report 20-108
File ENG 5280-31
2:45pm approximately

Recommendation: That Council authorize staff to proceed with public consultation on the draft Climate Action Strategy; and further

That Council direct staff to bring forward the final Climate Action Strategy and financial plan for Council's consideration of adoption.

Attachments: [F.4 en Climate Action Strategy Update.pdf](#)

F.5 **Investing in Canada Infrastructure Program
British Columbia - Community, Culture and
Recreation Infrastructure
Report 20-106
File ENG 5330-20-024
2:55pm approximately**

Recommendation: That Council approve a grant application to the Federal-Provincial Investing in Canada Infrastructure Program - Community, Culture and Recreation Infrastructure Fund, for eligible costs related to the Fort Langley Pedestrian Overpass Project; and further

That Council pre-approve the Township's required share of the funding at 26.67% of the overall costs, equivalent to \$1,400,000 utilizing committed external third party funding, with any shortfall, up to a maximum of \$250,000 from the 2021 Transportation Operating Contribution to Capital funding envelope.

Attachments: [F.5 en ICIP Grant.pdf](#)

F.6 **Clerk's Note: Development Application Procedures Bylaw 2018
No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council
on April 20, 2020, allows for Written Submission Opportunities
only when in person Public Input Opportunities or Public
Hearings are not required pursuant to provincial regulations.**

**Heritage Alteration Permit
Application No. 101182
(Fort Langley Properties Ltd. / 9121 Church Street)
Report 20-99
File CD 11-33-0132
3:05pm approximately**

Recommendation: That Council authorize issuance of Heritage Alteration Permit No. 101182 for property located at 9121 Church Street to allow demolition of the existing building, subject to the following conditions:

- a. Demolition of buildings and structures as shown in Schedule "A";
- b. Restoration plans being in substantial compliance with Schedule "A" to the acceptance of the General Manager of Engineering and Community Development;
- c. Provision and maintenance of turf over the subject site in substantial compliance with Schedule "A";
- d. Retention of the existing trees on the subject site until time of Heritage Alteration Permit issuance for redevelopment of the subject site, subject to the conditions of the future Heritage Alteration Permit; and
- e. Provision of a final tree management plan incorporating tree

retention, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the General Manager of Engineering and Community Development.

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

- a. Disconnection of municipal services;
- b. Security of a driveway removal permit;
- c. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- d. Payment of applicable administration fees.

Attachments: [F.6 cd HAP Fort Langley Properties Ltd.pdf](#)

**F.7 Agricultural Land Commission
Application No. 100379
(Toor / 1457 - 248 Street)
Report 20-98
File CD 10-10-0030
3:15pm approximately**

Recommendation: That Council advise the Agricultural Land Commission that the subdivision application submitted by Greenline Management Ltd, on behalf of the owner of the property located at 1457 - 248 Street within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-2 of the Township's Zoning Bylaw and request consideration based on agricultural merits.

Attachments: [F.7 cd TOOR ALC.pdf](#)

**F.8 Clerk's Note: Development Application Procedures Bylaw 2018
No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council
on April 20, 2020, allows for Written Submission Opportunities
only when in person Public Input Opportunities or Public
Hearings are not required pursuant to provincial regulations.**

**Development Permit Application No. 101149
(Sandhill Homes Ltd. / 4400 Block of 222 Street)
Report 20-101
File CD 10-31-0164
3:25pm approximately**

Recommendation: That Council issue Development Permit No. 101149 (Streamside Protection) to relocate Streamside Protection and Enhancement Development Permit Areas on site in accordance with Section 4.20 of

Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842 (OCP Schedule 3), subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No.1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;
- d. Provision of security deposit for completion of enhancement works and three year monitoring to the acceptance of the Township of Langley General Manager of Engineering and Community Development; and
- e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township of Langley General Manager of Engineering and Community Development.

Attachments: [F.8 cd DP Streamside - Sandhill Murrayville.pdf](#)

F.9 Banking Resolution - Signing Authority
Report 20-110
File FIN 1970-02
3:35pm approximately

Recommendation: That Council approve the updated list of bank signatories required for bank signing authorization on behalf of the Corporation of the Township of Langley.

Attachments: [F.9 fin Rpt 20-110 Banking Resolution.pdf](#)

F.10 2019 Annual Report and 2019 Statement of Financial Information
Report 20-111
File FIN 0640-20/1830-25
3:40pm approximately

Recommendation: That Council approve the 2019 Annual Report including 2019 Audited Financial Statements upon receiving and considering submissions and questions from the public; and

That Council approve the 2019 Statement of Financial Information (SOFI).

Attachments: [F.10 fin 2019 Annual Report and 2019 SOFI.pdf](#)

F.11 Development Management Process Review
File 0540-20
3:45pm approximately

Recommendation: That Council receive the Mayor's Standing Committee Development Management Process Review report;

That Council endorse the recommendations included in the report under the four headings:

1. Relieve pressure on staff;
2. Streamline process;
3. Update policies;
4. Focus on innovation; and

That the Mayor's Standing Committee Development Management Process Review Report be referred to staff to report back to Council to provide recommendations as to the implementation and costs of the proposed recommendations contained in the report.

Attachments: [F.11 TOL MSC-DMPR 2020 Final Report.pdf](#)

F.12 Reopening of Recreation Facilities and Services
Report 20-112
File PR 7710-01
4:00pm approximately

Recommendation: That Township of Langley's initial Reopening Plan for Recreation Services and Facilities affected by COVID-19, included herein, be received by Council; and

That regular updates to the Township of Langley Reopening Plan be presented to Council as details are developed in consideration of recreation sector guidance, specific facility and program risk assessments; and all COVID-19 Safety plans are developed.

Clerk's Note: Staff has an explanatory presentation on the report.

Attachments: [F.12 rcp Opening of the Recreation Centres.pdf](#)

G. BYLAWS FOR FIRST AND SECOND READING

**G.1 Official Community Plan Amendment and
Rezoning Application No. 100194 and
Development Permit Application No. 101164
(Essence Holdings (Parc Central 1) Inc. / 20261 - 72B Avenue)
Bylaw No. 5632
Bylaw No. 5633
Report 20-100
File CD 08-23-0200
4:20pm approximately**

Recommendation: 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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5632 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5633, amending Comprehensive Development Zone CD-124 to facilitate the development of 30 townhouse units on a 0.8 ha (1.9 ac) of land located at 20261 - 72B Avenue, subject to the following prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
2. Amend Restrictive Covenant CA7529153 to reflect the current layout and identify a minimum 5% of the townhouses are required to comply with the adaptable housing requirements;
3. Compliance with the Community Amenity Contributions Policy (with an additional contribution of \$127,080), Township's 5% Neighbourhood Park Land Acquisition Policy, and Willoughby Arterial Road Completion Amenity Policy if applicable.
4. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, DWA and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Essence Holdings (Parc Central 1) Inc.) Bylaw 2020 No. 5624, 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, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5633 authorize issuance of Development Permit No. 101164 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;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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 onsite servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw;
- b. On-site landscaping to be secured by letter of credit at building permit stage; and
- c. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to schedule the required Public Hearing for the Central Gordon Estate Neighbourhood Plan Amendment Bylaw No. 5632, and Rezoning Bylaw No. 5633 in conjunction with the hearing for proposed Development Permit No. 101164.

Explanation - Bylaw No. 5632

Bylaw 2020 No. 5632 amends the Central Gordon Estate Neighbourhood Plan for a 0.8 ha (1.9 ac) of land located at 20261 - 72B Avenue to increase the density allowable in the Townhouse B land use designation. The amendment is required to facilitate the development of 30 townhouse units.

Explanation - Bylaw No. 5633

Bylaw 2020 No. 5633 amends the Comprehensive Development Zone CD-124 to change the number of permitted townhouses to 110 from 102.

Attachments: [G.1 cd Essence Holdings \(Park Central 1\).pdf](#)

G.2

**Rezoning Application No. 100601 and
Development Permit Application No. 101151
(19708 86 Ave Langley Holdings Corp. /
Denciti Development Corp. / 19700 Block of 86 Avenue)
Bylaw No. 5628
Report 20-105
File CD 08-27-0069
4:30pm approximately**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (19708 - 86 Ave Langley Holding Corp.) Bylaw 2020 No. 5628, rezoning 2.42 ha (5.98 ac) of land located in the 19700 block of 86 Avenue to Carvolth Business Park Zone C-18, to facilitate development of two (2) industrial buildings, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise 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 86 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security 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 Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Provision of final off-site servicing landscape design drawings including street trees, sidewalk, landscaping details and security;
6. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
7. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement

- plans, fencing, signage, and security;
- 8. Registration of the following restrictive covenants:
 - a. Prohibiting left-hand turns for ingress and egress;
 - b. Prohibiting reliance on street parking;
 - c. Providing for cross access in favor of 19676 - 86 Ave;
- 9. Compliance with the requirements of the Carvolth Greenway Amenity Policy;
- 10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council at time of final reading of Rezoning Bylaw No. 5628 authorize issuance of Development Permit No. 101151 to 19708 - 86 Ave Holdings Corp., for property located in the 19700 block of 86 Avenue, subject to the following conditions:

- a. Building plans being in 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, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
- e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- f. All outdoor storage areas being covered by a dust free surface;

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. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Completion of an erosion and sediment control plan or exemption

- in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
 - f. 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 to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
 - g. Payment of supplemental Development Permit application fees; and
 - h. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5628, in conjunction with proposed Development Permit No. 101151.

Explanation - Bylaw No. 5628

Bylaw 2020 No. 5628 rezones property located in the 19700 block of 86 Avenue in the Carvolth Neighbourhood Plan Area to Carvolth Business Park Zone C-18 to accommodate construction of two (2) multi-tenant industrial buildings.

Attachments: [G.2 cd Langley Holdings Denciti RZ DP.pdf](#)

G.3

Rezoning Application No. 100579
Development Permit Application No. 101113
(Pollyco Yorkson Centre Inc. / 20365, 20375 and
20387 - 80 Avenue)
Bylaw No. 5612
Report 20-104
File CD 08-26-0159
4:40pm approximately

Recommendation: That Council receive the submission provided by the applicant, and should Council consider the proposed amendments to be consistent with Council's May 11, 2020 and June 15, 2020 resolutions, grant first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pollyco Yorkson Centre Inc.) Bylaw 2020 No. 5612, rezoning 1.04 ha (2.58 ac) of land located at 20365, 20375 and 20387 - 80 Avenue to Community Commercial Zone C-2, to facilitate the development of a commercial development, subject to the following development prerequisites being satisfied to the

acceptance of the General Manager of Community Development and Engineering 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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements including dedication of the west half of 204 Street and the north half of 80 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, to the acceptance of the Township;
4. Dedication and construction of a 4.5 metre wide street greenway on the north side of 80 Avenue;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
6. Registration of restrictive covenants:
 - a. Prohibiting reliance on street parking on 80 Avenue and 204 Street;
 - b. Limiting access to 80 Avenue to right-in and right-out only;
 - c. Requiring roof-top mechanical equipment to be screened from view; and
 - d. Registration of a public access right of way for a pedestrian access between 204 Street and the western property line;
7. Compliance with the requirements of the Yorkson Greenway Amenity Zoning Policy including payment of applicable Yorkson amenity fee; and
8. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, extraordinary charges Development Works Agreement (DWA) and Latecomer charges;

That Council authorize the issuance of revised Development Permit No. 101113 at the time of final reading of Rezoning Bylaw No. 5612 consistent with Attachment A to this report 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;

- c. All signage being in compliance with Schedule "A" and the Township Sign Bylaw;
- d. Section 107.3 - Required Off-Street Parking Spaces of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the number of parking spaces required from 132 to 118; and
- e. Section 107.5 (sub-section 6) - Design Criteria of Township of Langley Zoning Bylaw No. 2500 is hereby varied to increase the maximum number of permitted small car parking spaces from 20% to 22%.

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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- 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, to the acceptance of the Township; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5612, in conjunction with proposed Development Permit No. 101113.

Explanation - Bylaw No. 5612

Bylaw 2020 No. 5612 rezones land at 20365, 20375 and 20387 - 80 Avenue from Suburban Residential Zone SR-2 to Community Commercial Zone C-2 to facilitate the development of a commercial development.

Attachments: [G.3 cd Pollyco RZ DP 2nd Report.pdf](#)

G.4

**Rezoning Application No. 100622 and
Cannabis Retail Sales Endorsement Application No. 000002
(Barbieri Developments Ltd. / 20125 - 64 Avenue)
Bylaw No. 5631
Report 20-102
File CD 08-14-0116
4:50pm approximately**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Barbieri Developments Ltd.) Bylaw 2020 No. 5631, to amend Regional Commercial Zone C-1 to allow for a non-medical cannabis retail store on the property located at 20125 - 64 Avenue within the Willowbrook Community Plan area, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. Approval of Rezoning Bylaw No. 5631 by the Ministry of Transportation and Infrastructure;
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council consider the endorsement request for a new non-medical cannabis retail store for #105 - 20125 - 64 Avenue;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5631, in conjunction with the endorsement request for a new non-medical cannabis retail store; and further

That Council, upon final reading of Rezoning Bylaw No. 5631, should the application proceed, adopt the following resolution, should Council decide to endorse 1151761 BC Ltd.'s request:

"That Council has considered and ENDORSED the request by 1151761 BC Ltd. to locate a non-medical cannabis retail store at #105 - 20125 - 64 Avenue, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the non-medical cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; 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 written submission opportunity held September 14, 2020 virtually 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 Cannabis Control and Licensing Act Regulations."

Explanation - Bylaw No. 5631

Bylaw 2020 No. 5631 amends the text of the Regional Commercial Zone C-1 to accommodate a non-medical cannabis retail store on a portion of the property located at #105 20125 - 64 Avenue.

Attachments: [G.4 cd Barbieri Dev RZ & Cannabis Retail.pdf](#)

G.5

**Rezoning Application No. 100621 and
Cannabis Retail Sales Endorsement
Application No. 000001 (Visco / 8860 - 201 Street)
Bylaw No. 5630
Report 20-103
File CD 08-26-0219
5:00pm approximately**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (VISCO) Bylaw 2020 No. 5630 to amend Comprehensive Development Zone CD-48 within the Carvolth Neighbourhood Plan area, to allow for a non-medical cannabis retail store on the property located at 8860 - 201 Street, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development prior to final reading:

1. Approval of Rezoning Bylaw No. 5630 by the Ministry of Transportation and Infrastructure;
2. Confirmation of "fit and proper" stage completed by the Provincial Liquor and Cannabis Regulation Branch;

That Council consider the endorsement request for a new non-medical cannabis retail store for #102 8860 - 201 Street;

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5630, in conjunction with the endorsement request for a new non-medical cannabis retail store; and further

That Council, upon final reading of Rezoning Bylaw No. 5630, should the application proceed, adopt the following resolution, should Council decide to endorse L&M Business Consulting Ltd.'s request:

"That Council has considered and ENDORSED the request by L&M Business Consulting Ltd. to locate a non-medical cannabis retail store at #102 - 8860 - 201 Street, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the non-medical cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; 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 written submission opportunity held September 14, 2020 virtually 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 Cannabis Control and Licensing Act Regulations."

Explanation - Bylaw No. 5630

Bylaw 2020 No. 5630 amends the text of the Comprehensive Development Zone CD-48 to accommodate a non-medical cannabis retail store on a portion of the property located at #102 8860 - 201 Street.

Attachments: [G.5 cd Visco RZ & Cannabis Retail.pdf](#)

H. BYLAWS FOR FIRST, SECOND AND THIRD READING

**H.1 Highway Closure, Dedication Removal and Exchange (Blaney)
Bylaw No. 5610
Report C20-22
File ADM PM002871
5:10pm approximately**

Recommendation: That Council give first, second, and third reading to "Highway Closing and Dedication Removal (Blaney) Bylaw 2020 No. 5610".

Explanation - Bylaw No. 5610

Bylaw 2020 No. 5610 authorizes the closure and highway dedication removal from a portion of road bisecting 8412 Armstrong Road.

Clerk's Note: No report is included in the Regular agenda package as this was dealt with as a property matter.

Attachments: [H.1 adm Bylaw 5610 Blaney Road Closure.pdf](#)

I. BYLAWS FOR FIRST, SECOND AND THIRD READING, AND FINAL ADOPTION

- I.1 Deferral of 2020 Tax Sale to 2021**
Bylaw No. 5629
Report 20-109
File FIN 1970-07
5:15pm approximately

Recommendation: That Council give first, second, third reading and final adoption to 2020 Tax Sale Deferment Bylaw 2020 No. 5629.

Explanation - Bylaw No. 5629

Bylaw 2020 No. 5629 defers the 2020 Annual Tax Sale to September 27, 2021.

Attachments: [I.1 fin 20-109 Deferral of 2020 Tax Sale to 2021.pdf](#)

J. BYLAWS FOR CONSIDERATION AT THIRD READING

- J.1 Clerk's Note: Development Application Procedures Bylaw 2018**
No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council
on April 20, 2020, allows for Written Submission Opportunities
only when in person Public Input Opportunities or Public
Hearings are not required pursuant to provincial regulations.

Rezoning Application No. 100581 and
Development Permit Application No. 101118 (1180863 BC Ltd. /
Flat Architecture Inc. / 20370 and 20392 - 73A Avenue)
Bylaw No. 5622
Report 20-92
File CD 08-23-0185
5:20pm approximately

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1180863 BC Ltd.) Bylaw 2020 No. 5622".

Explanation - Bylaw No. 5622

Bylaw 2020 No. 5622 rezones 0.89 ha (2.2 ac) of land located at 20370 and 20392 - 73A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-150 to accommodate 72 apartment units and 16 townhouse units.

Development Permit No. 101118

Running concurrently with this Bylaw is Development Permit No. 101118 (1180863 BC Ltd. / Flat Architecture Inc. / 20370 and 20392 - 73A Avenue) 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 the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- 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. All signage being in compliance with the Township's Sign Bylaw;
- e. Requiring rooftop mechanical equipment to be screened from view; 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. 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.

Attachments: [J.1 cd Flat Arch RZ DPv2.pdf](#)

K. BYLAWS FOR CONSIDERATION AT THIRD READING AND FINAL ADOPTION

K.1 **Official Community Plan Amendment and
Rezoning Application No. 100184
(Ganchar / 23600 - 23900 Block of 36A Avenue)
Bylaw No. 5526
Bylaw No. 5527
Report 20-96
File CD 10-28-0042
5:25pm approximately**

Recommendation: That Council repeal third reading of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, granted on January 13, 2020;

That Council give third reading to the revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, rezoning six (6) rural residential properties located in the 23600 - 23900 blocks of 36A Avenue to Rural Zone RU-3A, subject to the provision of security for a hydrogeological study, to the acceptance of the General Manager of Engineering and Community Development; and further

That Council give final reading to Langley Official Community Plan Bylaw 1979 No. 1842 (Rural Plan) Bylaw 1993 No. 3250 Amendment (Ganchar) Bylaw 2019 No. 5526 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Ganchar) Bylaw 2019 No. 5527, rezoning six (6) rural residential properties located in the 23600 - 23900 blocks of 36A Avenue to Rural Zone RU-3A, noting that all development prerequisites have been satisfactorily completed.

Explanation - Bylaw No. 5526

Bylaw 2019 No. 5526 amends the Rural Plan by adding a provision to the Agricultural / Countryside designation to provide for future rezoning to accommodate subdivision of each of the thirty-two (32) - one (1) acre fee simple lots created under NWD Plan 19218 into two lots for an area located outside the Agricultural Land Reserve on 36A Avenue between 236 and 240 Streets.

Explanation - Bylaw No. 5527

Bylaw 2019 No. 5527 rezones six (6) properties located on 36A Avenue west of 240 Street to Rural Zone RU-3A to accommodate fee simple subdivision.

Clerk's Note: On July 2, 2020 four (4) additional properties withdrew from the application necessitating amendments to Rezoning Bylaw 2019 No. 5527 and reconsideration of third reading. The development prerequisites listed in the Community Development Division report to Council dated October 21, 2019, attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on November 18, 2019. Accordingly, staff recommend that Council grant third reading of Rezoning Bylaw 2019 No. 5527. Further, staff recommend that Council grant final adoption of Official Community Plan Amendment Bylaw 2019 No. 5526 and Rezoning Bylaw 2019 No. 5527.

Attachments: [K.1 cd Ganchar OCP RZ 3rd & Final.pdf](#)

L. BYLAWS FOR FINAL ADOPTION

**L.1 Rezoning Application No. 100131
(Sandhill Homes Ltd. / 4400 Block of 222 Street)
Bylaw No. 5379
Report 18-72
File CD 10-31-0164
5:30pm approximately**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5379".

Explanation - Bylaw No. 5379

Bylaw 2018 No. 5379 rezones property located in the 4400 block of 222 Street to Residential Zone R-1E to permit the subdivision of 13 fee simple single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 11, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on July 23, 2018 with third reading given on September 17, 2018. In accordance with Council policy, staff advise that the Public Hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign remained in place, the Bylaw was delayed due to servicing and engineering related requirements.

Attachments: [L.1 cd rz 100131 Sandhill Homes.pdf](#)

L.2

**Official Community Plan Amendment and
Rezoning Application No. 100160 and
Development Permit Application Nos. 100971,
101091 and 101092
(Mitchell Latimer 80 / 197 Inc. / 19648 and
19678 - 80 Avenue and 7661 - 197 Street)
Bylaw No. 5491
Bylaw No. 5492
Report 19-127
File CD 08-22-0083 / 0091
5:35pm approximately**

Recommendation: That Council give final reading to "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 (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5491"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 80 / 197 Inc.) Bylaw 2019 No. 5492".

Explanation - Bylaw No. 5491

Bylaw 2019 No. 5491 amends the Willoughby Community Plan and Latimer Neighbourhood Plan to allow a townhouse and single family development on lands located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street.

Explanation - Bylaw No. 5492

Bylaw 2019 No. 5492 rezones 7.78 ha (19.23 ac) of land located at 19648 and 19678 - 80 Avenue and 7661 - 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B), R-CL(SD), and Comprehensive Development Zone CD-131 to accommodate 21 single family lots, 38 semi-detached units, and 106 townhouses.

Development Permit No. 100971

That Council authorize issuance of Development Permit No. 100971 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) in accordance with Attachment A subject to the following conditions:

a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A) and R-CL(B);

- b. On-site landscaping plans being in substantial 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101091

That Council authorize issuance of Development Permit No. 101091 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and 7661 - 197 Street) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Development Permit No. 101092

That Council authorize issuance of Development Permit No. 101092 (Mitchell Latimer 80 / 197 Inc. / 19648 and 19678 - 80 Avenue and

7661 - 197 Street) in accordance with Attachment C subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "CC";
- b. On-site landscaping plans being in substantial compliance with Schedules "DD" through "FF", 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. 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, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 22, 2019 attached to the Bylaws have been satisfactorily addressed. The Public Hearing for the Bylaws was held on September 9, 2019 with third reading given on September 30, 2019.

Attachments: [L.2 cd Mitchell Grp Ph 2.pdf](#)

L.3

**Official Community Plan Amendment and
Rezoning Application No. 100187
(Oakbrook Foundation / 23400 - 44 Avenue)
Bylaw No. 5486
Bylaw No. 5487
Report 19-104
File CD 10-33-0091
5:40pm approximately**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Oakbrook Foundation) Bylaw 2019

No. 5486"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487".

Explanation - Bylaw No. 5486

Bylaw 2019 No. 5486 rezones property located at 23400 - 44 Avenue in the rural area to Civic Intuition Zone P-1 to accommodate development of a private school. The bylaw further amends the text of the Rural RU-1 Zone to reduce the minimum parcel size provision on a site specific basis to accommodate subdivision of the undeveloped portion of the property.

Explanation - Bylaw No. 5487

Bylaw 2019 No. 5487 amends the Rural Plan by adding provisions to the Small Farms/Country Estates designation to accommodate creation of a lot less than 1.7 ha (4.2 acres) for development of a private school at a site located at 23400 - 44 Avenue.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of June 24, 2019 attached to the Bylaw have been satisfactorily addressed. Please note that the matter raised by Council at the time of third reading has been addressed as follows:

"That a prerequisite be added that states that if and when municipal water becomes available in the area, that the proponent be required to hook up".

a. The proponent has provided a restrictive covenant requiring municipal water connection to the proposed lots when available.

The Public Hearing for the Bylaws was held on July 8, 2019 with third reading given on July 22, 2019. In accordance with Council policy, staff advise that the Public Hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign(s) remained in place, the Bylaws were delayed for the following reasons:

a. Challenges with achieving acceptable site servicing in accordance with the Subdivision and Development Servicing Bylaw.

Attachments: [L.3 cd OCP amend rz 100187 Oakbrook Foundation.pdf](#)

- L.4** **Rezoning Application No. 100537**
(Denbow Transport Ltd. / 1030 - 272 Street)
Bylaw No. 5503
Report 19-157
File CD 13-08-0013
5:35pm approximately

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Denbow Transport Ltd.) Bylaw 2019 No. 5503".

Explanation - Bylaw No. 5503

Bylaw 2019 No. 5503 amends Rural Zone RU-2 to permit storage and distribution facilities for wood and soil based products including parking of commercial vehicles related to the storage and distribution facility on property located at 1030 - 272 Street to accommodate an agricultural distribution centre.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of October 21, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on November 4, 2020 with third reading given on November 18, 2020.

Attachments: [L.4 cd rz 100537 Denbow Transport Ltd.pdf](#)

M. CORRESPONDENCE

In an effort to make the community aware, the following proclamation has been requested:

- M.1** **International Decade for People of African Descent**
File 0630-01
5:45pm approximately

Recommendation: That Council receive the correspondence from Pulcherie Mboussi, Founder of the African Arts & Cultural Society, requesting the decade of 2015-2024 be recognized as International Decade for People of African Descent.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

Attachments: [M.1 Intl Decade for People of African Descent.pdf](#)

N. MINUTES OF COMMITTEES

- N.1** **Council Process Committee - July 20, 2020**
File 0540-20
5:47pm approximately

Recommendation: That Council adopt the Minutes from the Council Process Committee meeting held July 20, 2020.

Attachments: [N.1 07_20 Council Process Committee Minutes.pdf](#)

O. MAYOR AND COUNCIL REPORT**P. METRO VANCOUVER REPRESENTATIVES REPORT****Q. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS****R. ITEMS FROM PRIOR MEETING**

The following item was deferred at the July 13, 2020 Regular Council Meeting:

- R.1** **Richard and Stephanie Hather Delegation**
6:00pm approximately

Recommendation: Moved by Councillor Richter,
Seconded by Councillor Woodward,
That removal of the trees be deferred until after the July 27, 2020
Regular Meeting.
CARRIED

Clerk's Note: Included in the agenda package is a memorandum from the Engineering Division distributed to Mayor and Council on July 13, 2020 regarding tree removal at 4775 - 216 Street.

Attachments: [R.1 2020 09 13 Tree Removal 4775 - 216 St.pdf](#)

S. OTHER BUSINESS

Councillor Long presented the following Notice of Motion within the deadlines according to Council's policy:

- S.1** **Open the Pools**
6:10pm approximately

Recommendation: Whereas the reopening of recreational facilities such as outdoor pools is being recommended by the Provincial Health Officer Dr. Henry during the Covid-19 outbreak; and

Whereas the Aldergrove Credit Union Community Centre (ACUCC) has one of the best outdoor pool facilities in the area;

Therefore be it resolved that the Township of Langley reopen the pools at ACUCC as soon as possible.

Councillor Woodward presented the following Notice of Motion within the deadlines according to Council's policy.

**S.2 Advancement of the Smith Neighbourhood Plan
6:20pm approximately**

Recommendation: Whereas:

1. The Smith Neighbourhood Plan is one of the few neighbourhood plans within Willoughby that is experiencing significant, ongoing difficulty meeting the conditions necessary for development to advance;
2. The relatively large quantity of smaller parcels combined with the lack of a single group proceeding on any known timeline to assemble the necessary land holdings to be able to justify providing the necessary school(s), park site(s) and detention pond(s) is together causing an indefinite delay in the Smith Neighbourhood Plan's advancement;
3. The provision of the necessary elements for a neighbourhood plan to advance is recoverable via the development process from benefiting landowners; and
4. The delay in advancement of the Smith Neighbourhood Plan is causing indefinite delays in the provision of road and sidewalk infrastructure along 208 Street and 72 Avenue badly needed for the entire Willoughby area, and all Township of Langley residents as a whole;

Therefore be it resolved that staff be directed to review, consider and report to Council, as soon as practical, possible options for the Township of Langley to coordinate the provision of necessary drainage infrastructure and school / park site acquisition(s) within and for the advancement of the Smith Neighbourhood Plan.

Councillor Long requested the following item be added to the July 27, 2020 Regular Council agenda for discussion:

S.3 Fire Protection - Top Floor Balconies
6:30pm approximately

Recommendation: That Council discuss changes to the building code requirements regarding balcony or attic sprinklers and/or fire extinguishers.

Clerk's Note: Please refer to the memorandum from Chief Gamble included in the agenda package.

Attachments: [S.3 Fire Protection - Top Floor Balconies.pdf](#)

T. TERMINATE