



# REGULAR MEETING OF COUNCIL

Monday, October 26, 2020 at 1:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## AGENDA

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

#### **A.1 Regular Council Meeting - October 26, 2020**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Council meeting held October 26, 2020.

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

#### **B.1 Regular Council Meeting - October 5, 2020**

**Recommendation:** That Council adopt the Minutes of the Regular Council meeting held October 5, 2020.

**Attachments:** [B.1 10\\_05 Regular minutes.pdf](#)

#### **B.2 Special Council Meeting - October 19, 2020**

**Recommendation:** That Council adopt the Minutes of the Special Council meeting held October 19, 2020.

**Attachments:** [B.2 10\\_19 Special minutes.pdf](#)

### **C. DELEGATIONS**

#### **C.1 Andrea Atkinson File 0550-07**

**Recommendation:** Request by Andrea Atkinson, to appear before Council to request a 30 km/hr speed limit zone on 216 Street at Topham Elementary School.

Clerk's Note: The referenced petition is available online.

**Attachments:** [C.1 Andrea Atkinson.pdf](#)

**C.2 Marina MacLean**  
**File 0550-07**

**Recommendation:** Request by Marina MacLean, to appear before Council to request a 30 km/hr speed limit zone on 216 Street at Ecole des Voyageurs.

Clerk's Note: The referenced petition is available online.

**Attachments:** [C.2 Marina MacLean.pdf](#)

**C.3 Geraldine Jordan**  
**File 0550-07**

**Recommendation:** Request by Geraldine Jordan, to appear before Council to request that the Township of Langley adopt Vision Zero and a 30 km/hr speed limit zone on 216 Street at Topham Elementary School and Ecole des Voyageurs.

**Attachments:** [C.3 Geraldine Jordan.pdf](#)

**D. PRESENTATIONS**

**D.1 Agricultural Viability Strategy - The Langley Local Farm Organization Study**

**Recommendation:** That Council receive the presentation by Ava Reeve, Project Consultant, providing an overview of the Langley Local Farm Organization Study, as recommended by the Agricultural Advisory and Economic Enhancement Committee (AAEEC).

Clerk's Note: At the Regular Afternoon Meeting of Council on February 11, 2019, Council endorsed a recommendation from the Agricultural Advisory and Economic Enhancement Committee and allocated \$8,000, earmarked for Initiative 2.1.3 in the Agricultural Viability Strategy, to the Langley Environmental Partners Society to investigate the merits of a local farm organization. On September 23, 2020 the AAEEC received a presentation on the Local Farm Organization Study report, endorsed the Study's recommendations, and requested that the Study be presented to Council for information. Please refer to the AAEEC Committee minutes, Item K.2.

**Attachments:** [D.1 Local Farm Organization Study.pdf](#)

**E. REPORTS TO COUNCIL**

- E.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.**

**Development Permit Application No. 101148  
(Dialog Design / 19705 Fraser Highway)  
Report 20-132  
File CD 08-10-0061**

**Recommendation:** That Council authorize issuance of Development Permit No. 101148 for a new proposed exterior oriented food and beverage precinct at the north end of Willowbrook Mall located at 19705 Fraser Highway, 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";
- 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) to the acceptance of the General Manager of Engineering and Community Development;
- d. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the General Manager of Engineering and Community Development.

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. Payment of applicable Development Cost Charges, Supplemental Development Permit Fees and Building Permit Administration Fees;
- b. 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 General Manager of Engineering and

Community Development; and

c. 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 General Manager of Engineering and Community Development.

**Attachments:** [E.1 cd Dialog Design.pdf](#)

**E.2**

**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. 101173  
(Vesta Properties (Latimer) Ltd. Phase 6 / 20020 - 84 Avenue)  
Report 20-134  
File CD 08-26-0217**

**Recommendation:** That Council authorize issuance of Development Permit No. 101173 to Vesta Properties (Latimer) Ltd. for property located at 20020 - 84 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B", and in compliance with the Township's Street Tree and Boulevard Plantings Policy and Age Friendly Amenity Area Requirements to the acceptance of the General Manager of Engineering and Community Development;
- 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), to the acceptance of the General Manager of Engineering and Community Development;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by architectural treatments;
- e. All refuse areas to be located within buildings and / or in enclosures and screened to the acceptance of the General Manager of Engineering and Community Development.

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.

**Attachments:** [E.2 cd Vesta Properties.pdf](#)

**E.3                      Banner Program Policy Update  
Report 20-131  
File ENG 5400-01**

**Recommendation:** That Council adopt revisions to Banner Program Policy No. 06-019, presented as Attachment A to this report.

**Attachments:** [E.3 en Banner Program Revisions.pdf](#)

**E.4                      Fort Langley Cemetery - Mausoleum  
Report 20-135  
File ENG 4100-01**

**Recommendation:** That Council consider a request put forward for the design and construction of a family mausoleum at the Fort Langley Cemetery on a cost recovery basis, and should it decide to proceed, direct staff to bring forward the necessary bylaw amendments for Council's consideration, subject to approval from the provincial regulator, Consumer Protection BC.

**Attachments:** [E.4 en Fort Langley Cemetery Mausoleum.pdf](#)

**E.5                      Tree Protection Bylaw (One Year Review)  
Report 20-133  
File ENG 6300-01**

**Recommendation:** That Council receive this one-year review update of the Tree Protection Bylaw and refer it to the Tree Protection Advisory Committee for consideration of next steps, including amendments to the Tree Protection Bylaw and the Township of Langley Fees and Charges Bylaw, for Council's consideration of approval; and

That Council refer two service enhancement requests related to the administration of the Tree Protection Bylaw to the 2021 budget deliberation process.

**Attachments:** [E.5 en Tree Protection Bylaw.pdf](#)

**E.6 Recreation Facility Update  
Report 20-139  
File PR 7900-01**

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

That consideration of further steps in the Reopening Plan, including the reopening of other facilities and services, be deferred and considered as part of the 2021 budget process.

**Attachments:** [E.6 pr TOL REC Facility Update 2020.10.20.pdf](#)

**E.7 Alder Inn Redevelopment  
Report 20-130  
File ENG 6630-20**

**Recommendation:** That Council receive the Alder Inn Redevelopment report for information.

**Attachments:** [E.7 en Alder Inn Land Assembly.pdf](#)

**E.8 216 Street Corridor Study  
(Telegraph Trail to 96 Avenue)  
Report 20-137  
File ENG 5260-0016**

**Recommendation:** That Council receive the 216 Street Corridor Study (Telegraph Trail to 96 Avenue) report for information.

**Attachments:** [E.8 en 216 Street Corridor Study.pdf](#)

**F. BYLAWS FOR FIRST AND SECOND READING**

**F.1 Official Community Plan Amendment and  
Rezoning Application No. 100203 and  
Development Permit Application No. 101012  
(1077420 BC Ltd./ Apna Group / 20443 - 70 Avenue and  
7010 - 204 Street)  
Bylaw No. 5626  
Bylaw No. 5627  
Report 20-138  
File CD 08-14-0210**

**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 (1077420 BC Ltd.) Bylaw No. 5626 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1077420 BC Ltd.)

Bylaw 2020 No. 5627 rezoning 0.9 ha (2.3 ac) of land located at 20443 - 70 Avenue and 7010 - 204 Street to Comprehensive Development Zone CD-151, to facilitate the development of one (1) five (5) storey mixed-use building (which includes seven (7) commercial units) and two (2) apartment buildings containing a total of 135 condominium units, subject to the following development prerequisites being satisfied to acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. In accordance with the Central Gordon Estate NP requirements, secure a community stormwater detention site to serve storm catchment area;
2. 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;
3. Provision of road dedications, widenings, and necessary traffic improvements for the north half of 70 Avenue, and east half of 204 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate NP;
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
5. In accordance with the Central Gordon Estate NP, the acquisition of a Wildlife Habitat Patch;
6. 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);
7. Compliance with Age Friendly Amenity Area requirements;
8. Registration of a restrictive covenant identifying the units (minimum 15%) for apartments in compliance with the adaptable housing requirements;
9. Registration of a 6.0 m (19.6 ft) wide statutory right of way for the purposes of a greenlink and a 2.5 m (8.2 ft) for the purposes of a ecological buffer as identified on the site plan (Attachment A - Schedule B);
10. Consolidation of the two (2) subject properties for the proposed apartment buildings;
11. Provision of the following community amenity contributions:
  - a. Provision of a \$20,000 contribution for upgrades to the neighbourhood park located at 70 Avenue (Central Gordon Estate Neighbourhood Pocket Park);
12. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable,

and the requirements of the Central Gordon Estate Greenway Amenity Policy, and Township's 5% Neighbourhood Park Land Acquisition Policy;

13. 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 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 (1077420 BC Ltd.) Bylaw 2020 No. 5626, 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. 5627 authorize issuance of Development Permit No. 101012 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the 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 Schedule "A" and 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; and further

That Council authorize staff to schedule the required Public Hearing for the Community/ Neighbourhood Plan amendment Bylaw No. 5626, Rezoning Bylaw No. 5627 in conjunction with the hearing for proposed Development Permit No. 101012.

Explanation - Bylaw No. 5626

Bylaw 2020 No. 5626 amends the Central Gordon Estate Neighbourhood to increase the amount of allowable commercial space in the Apartment Mixed Use designation. The amendment is required to facilitate the development of additional commercial space.

Explanation - Bylaw No. 5627

Bylaw 2020 No. 5627 rezones land at 20443 - 70 Avenue and 7010 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-151 to accommodate 135 apartment units and 1,028 square metres (11,065 square feet) of commercial area.

**Attachments:** [F.1 cd Apna Group 1077420 BC Ltd.pdf](#)

**F.2**

**Official Community Plan Amendment and  
Rezoning Application No. 100178 and  
Development Permit Application No. 101157  
(20148, 20152 and 20180 - 82 Ave Holdings Ltd. /  
20148, 20152 and 20180 - 82 Avenue)  
Bylaw No. 5642  
Bylaw No. 5643  
Report 20-136  
File CD 08-26-0210**

**Recommendation:** 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 (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (20148, 20152 and 20180 - 82 Ave Holdings Ltd.) Bylaw 2020 No. 5642 and Township of Langley Zoning Bylaw 1987 No. 2500

Amendment (20148, 20152 and 20180 - 82 Ave Holdings Ltd.) Bylaw 2020 No. 5643, rezoning 2.88 ha (7.13 ac) land located at 20148, 20152 and 20180 - 82 Avenue to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-131, to facilitate 12 single family lots, 16 semi-detached lots and 68 townhouse units subject to the following development prerequisites being satisfied to the acceptance of the General Manager of Engineering and Community Development, unless otherwise noted 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. Submission 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 in accordance with the Township's Master Transportation Plan, Subdivision and Latimer Neighbourhood Plan;
4. Dedication and construction of a 4.5 metre wide street greenway on the south side of 82 Avenue, a full road for 81A Avenue, the north half of 81 Avenue, a 6.0 metre wide lane between single family and semi-detached lots and 4.0 metres along the eastern property line for a sidewalk, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security;
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 parking on internal strata roadways for the townhouse units (other than in clearly identified parking spaces);
  - b. Prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary suites within individual units (for townhouse and semi-detached units);
  - c. Identifying the units (minimum 5% of units) required to comply with the adaptable housing requirements;
7. Compliance with the Community Amenity Contributions Policy (with an additional contribution of \$431,808) and the requirements of the Latimer Amenity Zoning Policy including payment of applicable Latimer 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, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (20148, 20152 and 20180 - 82 Ave Holdings Ltd.) Bylaw 2020 No. 5642, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Financial Plan as updated annually with Metro Vancouver's Integrated 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. 5643 authorize issuance of Development Permit No. 101157 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);
- 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 to the acceptance of the Township;
- d. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place;
- e. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD); and
- f. All signage being in substantial compliance with Schedule "A".

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. Completion of the subdivision to create the single family, semi-detached and townhouse lots;
- d. Registration of party wall and common element maintenance

- agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- e. 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;
  - f. On-site landscaping to be secured by letter of credit at the 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;

That Council authorize staff to schedule the required Public Hearing for the Community / Neighbourhood Plan amendment Bylaw No. 5642, and Rezoning Bylaw No. 5643 in conjunction with the hearing for proposed Development Permit No. 101157.

Explanation - Bylaw No. 5642

Bylaw 2020 No. 5642 amends the Willoughby Community Plan and Latimer Neighbourhood Plan to allow townhouse units on the southern portion of lands located at 20148, 20152 and 20180 - 82 Avenue.

Explanation - Bylaw No. 5643

Bylaw 2020 No. 5643 rezones land at 20148, 20152 and 20180 - 82 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-131 to permit a comprehensive development consisting of single family and semi-detached lots, and townhouse units.

**Attachments:** [F.2 cd 20148, 20152 and 20180 82 Ave Hldgs.pdf](#)

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

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

**H.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. 100527 and  
Development Permit Application No. 101189  
(Isle of Mann Property Group / 20701 - 84 Avenue and  
8400 Block of 207A Street)  
Bylaw No. 5635  
Report 20-128  
File CD 08-26-0208**

**Recommendation:** That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635".

Explanation - Bylaw No. 5635

Bylaw 2020 No. 5635 rezones 0.92 ha (2.27 ac) of land at 20701 - 84 Avenue and 8400 Block of 207A Street from Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate a mixed residential development consisting of 21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots).

Development Permit No. 101189

Running concurrently with this Bylaw is Development Permit No. 101189 (Isle of Mann Property Group / 20701 - 84 Avenue and 8400 Block of 207A 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 Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and

- c. Payment of supplemental development permit fees prior to issuance.

**Attachments:** [H.1 cd Isle of Mann.pdf](#)

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

**I.1                    2021 Permissive Tax Exemptions**  
**Bylaw No. 5644**  
**Bylaw No. 5645**  
**Report 20-122**  
**File FIN 1970-04**

**Recommendation:** That Council give final reading to "Permissive Tax Exemption Amending Bylaw 2020 No. 5644"; and

"Partnering Permissive Tax Exemption Bylaw 2020 No. 5645".

Explanation - Bylaw No. 5644

Section 220 of the Community Charter provides for a mandatory tax exemption for buildings set apart for public worship.

Section 224 (2) (f), (g) and (h) of the Community Charter provide for a permissive tax exemption for the surrounding lands to these exempt buildings.

Section 225 (3) of the Community Charter authorizes exemption of eligible heritage property from taxation, including the building, improvement and surrounding lands.

Bylaw 2020 No. 5644 provides for amendments to the following Permissive Tax Exemption Bylaws:

Charitable and Not-For-Profit Bylaw 2014, No. 5117

- ☐ To add Langley Good Times Cruise-In - 27173 Fraser Highway
- ☐ To add the Aldergrove Food Bank - 27522 Fraser Highway
- ☐ To change the name from Langley Association for Community Living to Inclusion Langley Society - 19669 - 44B Avenue, 23535 - 44 Avenue, 24156 - 56 Avenue, 103, 5171 - 221 A Street, 202, 5171 -221A Street, and 203, 5171 - 221A Street
- ☐ To change the name from Lutheran Church - Canada Financial Ministries to Wagner Hills Farm Society - 8061 - 264 Street
- ☐ To reduce the exemption for the Langley Rod and Gun Club from 100% to 46% - 3854 - 208 Street
- ☐ To reduce the exemption for the Langley Memorial Hospital Foundation from 100% to 86% - 5122 - 221A Street

**Churches Permissive Tax Exemption Bylaw 2014 No. 5118**

- ☐ To add the Vineyard Christian Fellowship Aldergrove - 27522 Fraser Highway
- ☐ To remove the Vineyard Christian Fellowship Aldergrove - 27309 Fraser Highway
- ☐ To remove Living Word Christian Church - 20178 - 72 Avenue

Explanation - Bylaw No. 5645

Section 225(2)(a) of the Community Charter allows eligible partnering properties to be considered for exemption.

**Attachments:** [I.1 fin 2021 Permissive Tax Exemptions.pdf](#)

**I.2**

**Licence Bylaw Amendment  
Cannabis Processing, Research and Development and  
Non-Profit Businesses  
Bylaw No. 5573  
Report 20-115  
File CD 3900-25-5130**

**Recommendation:** That Council give final reading to "Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5573".

Explanation - Bylaw No. 5573

Bylaw 2020 No. 5573 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail, processing, and research and development, and to provide requirements for non-profit entities.

**Attachments:** [I.2 cd Licencing Bylaw Amendment.pdf](#)

**J. CORRESPONDENCE****J.1**

**Reconsideration of Retail Cannabis Sale Application  
La Fleur Holdings Ltd. - 27595 Fraser Hwy  
File 6410-01**

**Recommendation:** That Council receive the request for reconsideration from Rebecca Darnell, Darnell Law Group, regarding Retail Cannabis Sale Application La Fleur Holdings Ltd.

**Attachments:** [J.1 Darnell Law Group Reconsideration Request.pdf](#)

**J.2                      Reconsideration of Retail Cannabis Sale Application  
Grass Station Cannabis Co.  
File 6410-01**

**Recommendation:** That Council receive the request for reconsideration from Jeff Paul, regarding Retail Cannabis Sale Application Grass Station Cannabis Co.

**Attachments:** [J.2 Reconsideration Request Grass Station Cannabs.pdf](#)

**J.3                      Reconsideration of Retail Cannabis Sale Application  
The Local Leaf Cannabis  
File 6410-01**

**Recommendation:** That Council receive the request for reconsideration from Sutha, regarding Retail Cannabis Sale Application The Local Leaf Cannabis.

**Attachments:** [J.3 Reconsideration Request CR14.pdf](#)

In an effort to make the community aware, the following proclamations have been requested:

**J.4                      Foster Family Month  
File 0630-01**

**Recommendation:** That Council receive the letter from Cory Heavener, Provincial Director of Child Welfare, requesting the month of October 2020 be proclaimed as Foster Family Month.

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

**Attachments:** [J.4 Foster Family Month.pdf](#)

**J.5                      Respiratory Therapy Week  
File 0630-01**

**Recommendation:** That Council receive the letter from Joanne Terry, Community Respiratory Services Interim Manager, Fraser Health, requesting the week of October 25-31, 2020 be proclaimed as Respiratory Therapy Week.

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

**Attachments:** [J.5 RT-Week-proclamation 2020.pdf](#)



**K. MINUTES OF COMMITTEES**

- K.1**                      **Agricultural Advisory and Economic Enhancement Committee -  
September 23, 2020  
Heritage Advisory Committee - October 7, 2020  
Recreation, Culture, and Parks Advisory Committee -  
October 14, 2020  
File 0540-20**

**Recommendation:** That Council receive the Minutes of the Council Advisory Committee meetings as listed above.

**Attachments:** [K.1 Committee Minutes.pdf](#)

- K.2**                      **Agricultural Advisory and Economic Enhancement Committee  
Recommended Motion  
File 0540-20**

**Recommendation:** The Langley Local Farm Organization Study

That the Agricultural Advisory and Economic Enhancement Committee receive the report and endorse the recommendations; and further

That staff forward the report to Council to receive a presentation and information.

- K.3**                      **Agricultural Advisory and Economic Enhancement Committee  
Recommended Motion  
File 0540-20**

**Recommendation:** That Council endorse the Fall 2020 Agricultural Advisory and Economic Enhancement Work Plan (See Attachment A).

**L. MAYOR AND COUNCIL REPORT****M. METRO VANCOUVER REPRESENTATIVES REPORT****N. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS****O. ITEMS FROM PRIOR MEETINGS**

The following item was deferred at the October 5, 2020 Regular Council meeting:

- O.1**                      **Appointment of Municipal Directors to the MetroVancouver  
Regional District Board**

**Recommendation:** Moved by Councillor Richter,  
Seconded by Councillor Woodward,

Whereas the Township of Langley now has a population over 120,000;

Whereas based on its population, the Township of Langley is entitled to 2 voting members on the MetroVancouver Regional Board, each carrying an equal number of votes at the MetroVancouver Board;

Whereas the TOL Council elects by secret ballot its representatives to the MetroVancouver Board;

Whereas MetroVancouver Regional Board decisions have a significant impact on the Township of Langley via the regional taxes and user fees that TOL residents pay each year; and

Whereas the population of the Township of Langley is entitled to transparent and accountable local representation at the MetroVancouver Regional Board decision-making table;

Therefore be it resolved that:

1. All votes for Township of Langley representatives to the MetroVancouver Regional Board be held in open Council meetings following 2 minute public speeches about their eligibility for a MetroVancouver Regional Board seat;
2. The successful TOL candidates to the MetroVancouver Board can only be deemed elected if they receive a 50% plus 1 majority vote of Council; and
3. If MetroVancouver Board candidates receive less than a 50% plus 1 majority vote, then the lowest ranking candidates are dropped from the ballot and revotes are held until the 2 elected positions each receive at least a 50% plus 1 majority vote of Council.

#### DEFERRAL

Moved by Councillor Davis,

Seconded by Councillor Ferguson,

That this motion be deferred until the Mayor can be present which is anticipated to be the October 26, 2020 Council meeting.

CARRIED

Councillor Woodward opposed

#### **P. OTHER BUSINESS**

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

**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 E.1 - Section 90(1) (e) Property; (k) Negotiations;
- Item F.1 - Section 90(1) (a) Personnel;
- Item F.2 - Section 90(2) (b) Intergovernmental Relations;
- Item F.3 - Section 90(1) (e) Property; (k) Negotiations;
- Item F.4 - Section 90(1) (m) Another Enactment;
- Item H.1 - Section 90(1) (e) Property; (k) Negotiations; and
- Item H.2 - Section 90(1) (f) Law Enforcement.

**R. TERMINATE**