



REGULAR MEETING OF COUNCIL

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

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - January 11, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held January 11, 2021.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - December 14, 2020

Recommendation: That Council adopt the Minutes of the Regular Council meeting held December 14, 2020.

Attachments: [B.1 12 14 Regular minutes](#)

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

Recommendation: That Council adopt the Minutes of the Special Council Meeting for Budget Purposes held December 14, 2020.

Attachments: [B.2 12 14 Special Meeting minutes](#)

C. DELEGATIONS

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

Recommendation: Request by Mike McKee, Muse Cannabis Stores Ltd., to appear before Council to discuss Cannabis Retail Sales Application No. CR000016.

Attachments: [C.1 Muse Cannabis Stores Ltd](#)

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**

Recommendation: 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.

Attachments: [E.1 en CVRIS Grants](#)

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**

Recommendation: 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."

Explanation - Bylaw No. 5680

Bylaw 2021 No. 5680 amends the "Commercial Village" designation of the Brookwood-Fernridge Community Plan to allow brewing and distilling uses on a portion of property at 102, 4061 - 200 Street.

Explanation - Bylaw No. 5681

Bylaw 2021 No. 5681 amends Community Commercial Zone C-2B to permit brewing and distilling as a site specific permitted use at unit 102, 4061 - 200 Street.

Attachments: [F.1 cd Brookwood Brewing Company](#)

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. 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**

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

Explanation - Bylaw No. 5647

Bylaw 2020 No. 5647 rezones land located at 20434 - 72 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-154 to permit development of 27 townhouse units.

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.

Attachments: [H.1 cd Apna Group](#)

H.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.

**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**

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

Explanation - Bylaw No. 5678

Bylaw 2020 No. 5678 rezones land at 7042 and 7058 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-115 to permit a comprehensive development consisting of 37 townhouse units.

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.

Attachments: [H.2 cd Apna](#)

H.3

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. 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

Recommendation: 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".

Explanation - Bylaw No. 5677

Bylaw 2020 No. 5677 rezones land 20249 - 80 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone 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.

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.

Attachments: [H.3 cd Hayer](#)

H.4

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. 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

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1168656 BC Ltd.) Bylaw 2020 No. 5676".

Explanation - Bylaw No. 5676

Bylaw 2020 No. 5676 rezones a 1.0 ha (2.5 ac) site located at 8045 - 198A Street to Comprehensive Development Zone CD-157 to facilitate development of two (2) multi-tenant four (4) storey buildings.

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.

Attachments: [H.4 cd 1168656 BC Ltd. Krah](#)

H.5

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.

**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

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Barbieri Developments Ltd.) Bylaw 2020 No. 5631";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0830828 BC Ltd.) Bylaw 2020 No. 5663";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC LTD.) Bylaw 2020 No. 5664";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Toor Brothers Enterprises Ltd.) Bylaw 2020 No. 5665";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Friday 5 Pm Management Ltd.) Bylaw 2020 No. 5667";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Janda Group Holdings Inc.) Bylaw 2020 No. 5668";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sharma) Bylaw 2020 No. 5669"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Fraser Hwy Prime Investments Ltd.) Bylaw 2020 No. 5672".

Explanation - Bylaw No. 5631

Bylaw 2020 No. 5631 amends Regional Commercial Zone C-1 by adding cannabis retail as a site specific permitted use on a portion of the property located at 105, 20125 - 64 Avenue.

Explanation - Bylaw No. 5663

Bylaw 2020 No. 5663 amends Community Commercial Zone C-2 by adding cannabis retail as a site specific permitted use on a portion of the property located at A130, 26426 Fraser Highway.

Explanation - Bylaw No. 5664

Bylaw 2020 No. 5664 amends Comprehensive Development Zone CD-35 by adding cannabis retail as a site specific permitted use on a portion of the property located at 5, 3227 - 264 Street.

Explanation - Bylaw No. 5665

Bylaw 2020 No. 5665 amends Community Commercial Zone C-2 by adding cannabis retail as a site specific permitted use on a portion of the property located at 27276 Fraser Highway.

Explanation - Bylaw No. 5667

Bylaw 2020 No. 5667 amends Liquor Primary Zone C-12 by adding cannabis retail as a site specific permitted use on a portion of the property located at 26444 - 32 Avenue.

Explanation - Bylaw No. 5668

Bylaw 2020 No. 5668 amends Community Commercial Zone C-2 by adding cannabis retail as a site specific permitted use on a portion of the property located at 27512 Fraser Highway.

Explanation - Bylaw No. 5669

Bylaw 2020 No. 5669 amends Community Commercial Zone C-2 by adding cannabis retail as a site specific permitted use on a portion of the property located at 27114 Fraser Highway.

Explanation - Bylaw No. 5672

Bylaw 2020 No. 5672 amends Service Commercial Zone C-3 by adding cannabis retail as a site specific permitted use on a portion of the property located at 3083 - 276 Street.

That Council, at time of final reading of the above referenced Bylaws, should the applications be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

"That Council has considered and ENDORSED the request by _____ to locate a non-medical cannabis retail store at _____, 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 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 as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."

Attachments: [H.5 cd Cannabis Retail Sales \(Group 2\)](#)

I. BYLAWS FOR FINAL ADOPTION

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

Recommendation: That Council give final reading to "2021 Revenue Anticipation Borrowing Bylaw 2020 No. 5683".

Explanation - Bylaw No. 5683

The purpose of Bylaw 2020 No. 5683 is to provide authorization to borrow funds between January 1, 2021 and December 31, 2021. As the Municipality does not receive property taxation revenue until tax collection time (May to late June), it may be necessary to borrow funds to meet the lawful expenditures of the Township and to pay amounts required to meet the Township's taxing obligations in relation to other public bodies.

Attachments: [I.1 fin Revenue Anticipation Borrowing Bylaw](#)

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**

Recommendation: 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".

Explanation - Bylaw No. 5553

Bylaw 2020 No. 5553 rezones property located at 4634 - 217A Street to Residential Zone R-1D to permit the subdivision of six fee simple single family lots.

Explanation - Bylaw No. 5554

Bylaw 2020 No. 5554 authorizes the Township of Langley to enter into a phased development agreement with Beach Bay Projects Inc.

Development Variance Permit No. 100110

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".

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of February 10, 2020 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on February 24, 2020 with third reading given on February 24, 2020.

Attachments: [I.2 cd Beach Bay RZ DV](#)

J. CORRESPONDENCE

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

Recommendation: That Council receive the letter from Mayor Ken Christian, City of Kamloops, requesting Council forward a motion to the Government of Canada to address the overdose crisis.

Attachments: [J.1 NOM Overdose Crisis](#)

J.2 World Thinking Day Celebrations File 0230-01

Recommendation: That Council receive the correspondence 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.

Attachments: [J.2 Girl Guides of Canada](#)

K. MINUTES OF COMMITTEES

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

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

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

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

Recommendation: 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.

L. MAYOR AND COUNCIL REPORT**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**

Recommendation: That Council name the community room in the Rotary Fieldhouse at Aldergrove Athletic Park, the "Brian Thomasson Community Room" and direct staff to proceed with next steps as outlined in this report, in collaboration with the Rotary Club of Aldergrove and the family of Mr. Thomasson, with costs of up to a maximum of \$2,000 funded from Council Contingency.
CARRIED

Section 90(1) (b) Personal

O. OTHER BUSINESS

At the December 14, 2020 Regular Meeting of Council, Councillor Ferguson provided the following Notice of Motion:

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

Recommendation: 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.

At the December 14, 2020 Regular Meeting of Council, Councillor Richter provided the following Notice of Motion:

O.2 Food Bank Donation

Recommendation: 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.

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

O.3 Council Policy 03-837, "Permissive Exemptions from Property Taxation" Amendment

Recommendation: 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.

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

O.4 Presentation from Metro Vancouver Water Services

Recommendation: 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.

P. 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) (b) Personal;
- Item F.1 - Section 90(1) (k) Negotiations;
- Item H.1 - Section 90(1) (a) Personnel; and
- Item H.2 - Section 90(1) (e) Property; (k) Negotiations.

Q. TERMINATE