



REGULAR MEETING OF COUNCIL

Monday, July 12, 2021 at 1:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - July 12, 2021

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Council meeting held July 12, 2021.

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - June 28, 2021

Recommendation: That Council adopt the Minutes of the Regular Council meeting held June 28, 2021.

Attachments: [B.1 06-28 Regular minutes.pdf](#)

B.2 Public Hearing Meeting - June 28, 2021

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held June 28, 2021.

Attachments: [B.2 06-28 Public Hearing minutes.pdf](#)

B.3 Special Council Meeting - July 5, 2021

Recommendation: That Council adopt the Minutes of the Special Council meeting held July 5, 2021.

Attachments: [B.3 07 05 Special Meeting minutes.pdf](#)

C. DELEGATIONS

C.1 Jessica Simpson File 0550-07

Recommendation: Request by Jessica Simpson, to appear before Council to discuss speeding on 202 Street between 88 Avenue and 92A Avenue.

Attachments: [C.1 Jessica Simpson.pdf](#)

D. PRESENTATIONS**E. REPORTS TO COUNCIL**

- E.1** **DCC Frontending Agreement 1116005 BC Ltd.**
Report 21-92
File CD 08-14-0214

Recommendation: That Council authorize staff to execute the Drainage Development Cost Charges (DCC) Frontending Agreement with 1116005 BC Ltd. in the substantial form of a document presented as Attachment A for the provision of off-site drainage infrastructure for the Central Gordon and North East Gordon areas in the Willoughby Community Plan.

Attachments: [E.1 cd 1116005 BC Ltd DCCFA.pdf](#)

- E.2** **Tree Protection Bylaw Update**
Report 21-89
File ENG/CD 6300-01

Recommendation: That Council receive the Tree Protection Bylaw Update Report for information and direct staff to proceed with a public input opportunity, prior to Council's consideration of proposed amendments.

Attachments: [E.2 cd Tree Protection Bylaw Update.pdf](#)

- E.3** **IT Protection Against Ransomware**
Report 21-94
File ADM 1310-01

Recommendation: That Council receive the IT Protection Against Ransomware report for information.

Attachments: [E.3 adm IT Protection Against Ransomware.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

- F.1** **Rezoning Application No. 100444 and**
Streamside Development Permit Application No. 101145
(Mitchell Group / Williams Business Park)
Bylaw No. 5729
Report 21-91
File CD 08-25-0098

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Group / Williams Business Park) Bylaw 2021 No. 5729 rezoning 20.76 ha (51.30 ac) of land located in the Williams Neighborhood Plan to Comprehensive Development Zone CD-163 to accommodate development of a film studio, warehousing, and offices subject to the following development 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. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions including provision of dedications and rights of way in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
2. Provision of a community stormwater management facility with associated amenities in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
3. Provision of a sanitary lift station and force main in accordance with the Township's Subdivision and Development Servicing Bylaw and the Williams Neighborhood Plan;
4. Provision of a Comprehensive Development Plan for the Employment District of the Williams Neighbourhood Plan area;
5. Provision of a Traffic Impact Assessment to confirm parking requirements and transportation demand measures for the Employment District and the proposed development;
6. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
7. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
8. Provision of greenways (216 Street, 80 Avenue), freeway buffer, trails (creek buffer), a neighbourhood landmark amenity and detention pond amenity in accordance with the Subdivision and Development Servicing Bylaw and the Williams Neighbourhood Plan;
9. 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);
10. Provision of senior government agency approvals, dedication and protection of SPEAs, acceptance of final streamside submission including restoration and enhancement plan and details, and security;
11. Receipt of final approval from the Ministry of Transportation and Infrastructure;
12. Completion of road closure bylaws for 82 Avenue and portions of 83 Avenue;
13. Provision of a form and character Development Permit for the film studio campus for Council consideration.
14. Registration of restrictive covenants:
 - a. Prohibiting development of the office lot and industrial lot until

- such time as a Development Permit is issued by Council;
 - b. Prohibiting clearing of the subject site (with the exception of areas where permission is granted by Council to proceed with works in advance of final reading) until such time as a final tree management plan is accepted incorporating tree retention, replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
 - c. Securing easements and restrictive covenants to ensure access to and protection of the surface parking for the lots where the surface parking is required.
- 15. Demolition of existing buildings and structures;
 - 16. Compliance with the Willoughby Arterial Road Completion Amenity Program Policy and the Williams Amenity Zoning Policy including payment of applicable amenity fees; and,
 - 17. 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 third reading of Rezoning Bylaw No. 5729 authorize the issuance of Development Permit No. 101145 (Streamside Protection), to remove and construct compensation for on-site watercourses in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, and the Williams Neighbourhood Plan subject to the following conditions:

- a. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township;
- b. Security of agreement(s) relating to acquisition and utilization of portions of 82 and 83 Avenues to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Acceptance by the Township of Langley General Manager of Engineering and Community Development of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- d. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule C to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. 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

- f. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance;

That Council, at time of third reading of Rezoning Bylaw No. 5729, consider authorizing the applicant to proceed with streamside works, and clearing and grading of the subject site following third reading, should such be granted, and in advance of final reading of Bylaw No. 5729 and issuance of a Development Permit subject to the following conditions to the acceptance of the General Manager of Engineering and Community Development:

1. Provision of a final tree management plan incorporating tree retention, tree replacement and tree protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
2. Fencing of Streamside Protection and Enhancement Development Permit Area boundary;
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 shoring plan;
5. Obtaining relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
6. Provision of confirmation that any on-site groundwater wells have been decommissioned in accordance with provincial requirements;
7. Within 48 hours of land clearing activity, provision of confirmation from a Qualified Environmental Professional that land clearing can proceed in accordance with provincial and federal legislation respecting migratory birds and bird nesting;
8. Provision of Traffic Management Plan and associated security;
9. Confirmation by the applicant that works undertaken prior to final reading of related bylaw and issuance of Development Permit are completely at applicant's risk and expense and in no way fetter Council's discretion in dealing with the rezoning and Development Permit applications; and
10. Provision of a security bond; 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. 5729 in conjunction with Development Permit No. 101145.

Explanation - Bylaw No. 5729

Bylaw 2021 No. 5729 rezones 20.76 ha (51.30 ac) of land located in the Williams Business Park land use designation to Comprehensive Development Zone CD-163 to accommodate development of a film studio campus, warehousing, and offices.

Attachments: [F.1 cd Mitchell Group RZ.pdf](#)

**F.2 Zoning Bylaw Parking Amendments
Bylaw No. 5698
Report 21-90
File ENG 5260-26-019**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment Bylaw 2021 No. 5698 to amend the Township of Langley's Zoning Bylaw with respect to parking requirements and authorize staff to proceed with the Public Hearing; and

That Council endorse staff reviewing the cash-in-lieu amount for on-site parking currently provided as an option for development in Fort Langley and a new cash-in-lieu option for on-site parking in both the Fort Langley and Aldergrove commercial core areas that more accurately reflect current costs and economic conditions.

Explanation - Bylaw No. 5698

Bylaw 2021 No. 5698 amends Section 107 to change parking requirements for offices/financial institutions in Fort Langley and the Aldergrove Core Area, parking requirements for restaurants in Fort Langley, adds parking requirements for bicycles and amends parking requirements for persons with disabilities.

Attachments: [F.2 en Zoning Bylaw Parking Amendments.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**G.1 Drainage Development Works Agreement
Bylaw (1116005 BC Ltd.)
Bylaw No. 5728
Report 21-93
File CD 08-14-0214**

Recommendation: That Council give first, second, and third reading to Drainage Development Works Agreement (1116005 BC Ltd.) Bylaw 2021 No. 5728 for the provision of off-site drainage infrastructure for the areas of Central Gordon and Northeast Gordon in the Willoughby Community Plan.

Explanation - Bylaw No. 5728

Bylaw 2021 No. 5728 authorizes the execution of a Development Works Agreement between the Township of Langley and 1116005 BC Ltd. for the provision of Drainage Works to serve the Central Gordon and Northeast Gordon Estate Neighbourhood Plan areas of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

Attachments: [G.1 cd 1116005 BC Ltd DWA.pdf](#)

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100598 and
Development Permit Application No. 101141
(Manorlane Properties (Willowbrook) Inc. / 6350 - 197 Street)
Bylaw No. 5718
Bylaw No. 5719
Bylaw No. 5720
Report 21-79
File CD 08-10-0042**

Recommendation: That Council give third reading to "Township of Langley Land Use Contract No. 74 Discharge (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5718";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5719"; and

"Township of Langley Housing Agreement (Manorlane Properties (Willowbrook) Inc.) Bylaw 2021 No. 5720".

Explanation - Bylaw No. 5718

Bylaw 2021 No. 5718 discharges Land Use Contract No. 74 from property located at 6350 - 197 Street.

Explanation - Bylaw No. 5719

Bylaw 2021 No. 5719 rezones land at 6350 - 197 Street from Regional Commercial Zone C-1 to Comprehensive Development Zone CD-161 to accommodate 133 apartment units and 290 square metres of commercial area.

Explanation - Bylaw No. 5720

Bylaw 2021 No. 5720 authorizes the Township of Langley to enter into a Housing Agreement with Manorlane Properties (Willowbrook) Inc. to secure rental housing and affordable rental units on the subject property located at 6350 - 197 Street.

Development Permit No. 101141

Running concurrently with this Bylaw is Development Permit No. 101141 (Manorlane Properties (Willowbrook) Inc. / 6350 - 197 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans 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. Section 107.3 (iii) of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum number of required parking spaces from 1.5 to 1 space for all apartment units;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. All 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 onsite 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 Manorlane rz dp.pdf](#)

I. BYLAWS FOR FINAL ADOPTION**I.1 Soil Deposit and Removal Bylaw Amendments
Bylaw No. 5724
Report 21-81
File ENG 5280-14**

Recommendation: That Council give final reading to "Soil Deposit and Removal Bylaw 2013 No. 4975 Amendment Bylaw 2021 No. 5724".

Explanation - Bylaw No. 5724

Bylaw 2021 No. 5724 updates Soil Deposit and Removal Bylaw 2013 No. 4975 by amending the volume fee requirements for soil or other material previously deposited without a permit.

Attachments: [I.1 eng Soil Deposit and Removal Bylaw.pdf](#)

**I.2 Rezoning Application No. 100661
(McDonald / 23639 - 36A Avenue)
Bylaw No. 5715
Report 21-61
File CD 10-28-0049**

Recommendation: That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715".

Explanation - Bylaw No. 5715

Bylaw 2021 No. 5715 rezones the property located at 23639 - 36A Avenue from Rural Zone RU-3 to Rural Zone RU-3A to accommodate subdivision of the lot into two (2) fee simple single family lots.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of May 31, 2021 attached to the Bylaw have been satisfactorily addressed. The written submission opportunity for the Bylaw was held on June 14, 2021 with third reading given on June 14, 2021.

Attachments: [I.2 cd RZ 100661 McDonald.pdf](#)

**I.3 Official Community Plan Amendment and
Rezoning Application No. 100129
(Pacific Land Group Inc. / 920 - 272 Street)
Bylaw No. 5556
Bylaw No. 5557
Report 20-55
File CD 13-08-0011**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Pacific Land Group Ltd.) Bylaw 2020 No. 5556"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Pacific Land Group Ltd.) Bylaw 2020 No. 5557".

Explanation - Bylaw No. 5556

Bylaw 2020 No. 5556 amends the Rural Plan by adding provisions to the "Agricultural / Countryside" designation to accommodate development of a cemetery on a site specific basis at 920 - 272 Street.

Explanation - Bylaw No. 5557

Bylaw 2020 No. 5557 amends Rural Zone RU-2 to permit a cemetery use on property located at 920 - 272 Street.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of April 20, 2020 attached to the Bylaws have been satisfactorily addressed. Please note that the matter raised by Council after third reading to request a covenant be placed on title that states that all phases welcome individuals of all faiths, beliefs and backgrounds, with priority given to Township of Langley residents has been secured. The Public Hearing for the Bylaws was held on May 11, 2020 with third reading given on June 15, 2020. 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. Staff note that resolution of the development prerequisites was on-going and the on-site rezoning sign remained in place.

Attachments: [I.3 cd Pacific Land Group Cemetery RO.pdf](#)

**I.4 Official Community Plan Amendment and
Rezoning Application No. 100204 and
Development Permit Application No. 101144
(Langley Memorial Hospital Foundation / 5068 - 221A Street)
Bylaw No. 5660
Bylaw No. 5661
Bylaw No. 5662
Report 20-151
File CD 11-06-0207**

Recommendation: That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Langley Memorial Hospital Foundation) Bylaw 2020 No. 5660";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Langley Memorial Hospital Foundation) Bylaw 2020 No. 5661"; and

"Township of Langley Housing Agreement (Langley Memorial Hospital Foundation) Bylaw 2020 No. 5662".

Explanation - Bylaw No. 5660

Bylaw 2020 No. 5660 amends the "Multi Family Three" designation of the Murrayville Community Plan to permit a density of 141 units per hectare (57 units per acre) as well as a limited amount of commercial and office space on property located at 5068 - 221A Street.

Explanation - Bylaw No. 5661

Bylaw 2020 No. 5661 rezones 1.05 ha (2.6 ac) of land located at 5068 - 221A Street from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-155 to accommodate 148 apartment units and commercial uses.

Explanation - Bylaw No. 5662

Bylaw 2020 No. 5662 authorizes the Township of Langley to enter into a Housing Agreement with Langley Memorial Hospital Foundation to secure rental housing and affordable rental units on the subject property.

Development Permit No. 101144

That Council authorize issuance of Development Permit No. 101144 (Langley Memorial Hospital Foundation / 5068 - 221A 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" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements;
- c. Section 107.3(a)(iii) of the Township's Zoning Bylaw No. 2500 being varied to reduce the total number of required parking spaces for the apartment units from 222 to 149 (inclusive of the visitor parking requirement from 22 to 15);
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
- f. All refuse areas to be located in an enclosure and screened;
- g. Final approval being obtained from Transport Canada with respect to the height of the building in relation to the Langley Municipal Airport, including incorporation of any recommendations from the federal agencies into the final development plans; and

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 supplemental Development Permit application fees.
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- 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;
- f. Payment of applicable Development Cost Charges, Murrayville Pedestrian Overpass fee, and Building Permit administration fees.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of November 23, 2020 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on December 7, 2020 with third reading given on December 14, 2020.

Attachments: [I.4 cd Langley Memorial Hospital Foundation.pdf](#)

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

N. ITEMS FROM PRIOR MEETINGS

The following item was deferred at the June 28, 2021 Regular Council meeting:

N.1 **Archaeological Site Protection Policy
Report 21-83
File CD 6830-20**

Recommendation: Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council approve the Archaeological Site Protection Policy and Guidelines for Archaeological Chance Find Management to provide for the protection and conservation of archaeological sites in the Township of Langley.

DEFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Davis,
That this motion be deferred until the next Regular Council meeting to allow more time for Council to review the report.
CARRIED

Councillors Arnason, Kunst, and Long opposed

Attachments: [N.1 cd Archaeological Site Protection Policy.pdf](#)

O. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS

P. OTHER BUSINESS

At the June 28, 2021 Regular Meeting of Council, Councillor Long provided the following Notice of Motion:

P.1 In-person and Online Participation in Council Meetings

Recommendation: Whereas the State of Provincial Emergency over the Covid pandemic has been lifted; and

Whereas the Township of Langley will need to adjust its bylaw in regards to Council meeting procedures;

Be it resolved that staff look at our procedural bylaws to allow in-person and online participation from the public, staff and Council members - suggest amendments to bring back to Council for consideration so that new procedures can be implemented as soon as practical.

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

P.2 2022 Budget Process

Recommendation: Whereas in the Special Meeting of Council held on July 5, 2021, Council discussed revising the 2022 Budget process to include earlier Council input on budget guidance and priorities in July 2021;

Whereas many criteria were discussed but no specific Council resolutions were adopted at the July 5, 2021 Special Meeting of Council; and

Whereas the residents, businesses, and the Corporation of the Township of Langley, are entering a crucial Covid-recovery economic phase and need stability in financial expectations;

Therefore be it resolved that for Budget 2022, the 2022 TOL property tax increase be set at the current Municipal Price Index (MPI) or 3%, whichever is lower, unless exceptional circumstances warrant a change from this and that such a change is fully justified by a detailed business case.

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

P.3 South Campbell Heights

Recommendation: Whereas the South Campbell Heights area, which borders on the Township of Langley, is bounded by 188 and 196 Street, between 12 and 20 Avenues in South Surrey, is designated as a Special Study Area in the Metro Vancouver (MV) Regional Growth Strategy (RGS) and the City of Surrey Official Community Plan (OCP);

Whereas recent studies have identified significant environmental resources within the area, including those specifically related to groundwater protection; and

Whereas, the City of Surrey, in response to substantive concerns from area residents and recommendations by the MV Board, has recently released a revised draft land-use plan for the South Campbell Heights area;

Therefore be it resolved that Langley Township Council write to the City of Surrey Council, Semiahmoo First Nations Council, and the MV Board of Directors, indicating its concerns regarding the revised draft land-use plan for the South Campbell Heights area, and further, that the correspondence outline support for land-use alternatives that would better protect and enhance the significant environmental resources identified in a number of studies undertaken, including ground water resources and the requirement for enhanced aquifer protection.

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 D.1 - Section 90(1) (k) Negotiations;
- Item E.1 - Section 90(1) (k) Negotiations;
- Item E.2 - Section 90(1) (e) Property; (k) Negotiations;
- Item E.3 - Section 90(1) (e) Property; (k) Negotiations; and
- Item E.4 - Section 90(1) (k) Negotiations.

R. TERMINATE