



Est. 1873

TREE PROTECTION ADVISORY COMMITTEE

June 8, 2021 at 7:00pm
via Zoom

MINUTES

Present:

C. Grey, Community Co-Chair
B. Whitmarsh, Council Co-Chair
P. Arnason, Council Co-Chair (Alternate)
K. Richter, Councillor
E. Woodward, Councillor

C. Bishop, J. Evanochko, A. Neufeld, H. Sakurai, and J. Turner

Staff:

T. Buckner, Manager, Parks Operations
J. Chu, Manager, Community and Policy Planning
E. Fong, Superintendent, Trees, Trails, Horticulture, and Natural Areas
A. Jensen, Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Tree Protection Advisory Committee – June 8, 2021

Moved by J. Evanochko,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee approve the agenda and receive
the agenda items of the June 8, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Tree Protection Advisory Committee – May 27, 2021

Moved by C. Bishop,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee adopt the minutes of the May 27,
2021 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. **Detailed Review of the Tree Protection Bylaw**

The committee continued with their review of the Tree Protection Bylaw. The following comments and suggestions were provided:

“Replacement Planting Guidelines”

- Information bulletins should be available for the public as most residents will not read the bylaw. (TOL currently provides ISA bulletins.)

Section 6 - Exemptions:

- Section 6.2 should be removed.
- Could leave it in and refer it back to the “hardship” definition.
- Staff can use section 5.5 to provide more discretion.

MOTION

That section 6.2 of the Tree Bylaw be removed from the Tree Protection Bylaw.

CARRIED BY UNANIMOUS CONSENT

Section 7 - General Conditions of Permit:

- Section 7.3 – Could the permit be displayed for 48 hours just during the nesting season and then back to 72 hours for the rest of the year?
- Could an application sign be posted, like a development proposal sign?
- Applications are posted on the TOL website.
- Leave at 72 hours for now and this issue will be re-visited.

Section 8 - Application Requirements

- Section 8.1 – remove reference to section 6.2 which has been eliminated.

Section 9 - Replacement Trees

- Section 9.1 – the ratio needs to be more specific as 1:1 is not always appropriate based on the size of tree.
- A size-based ratio would be better, as well as cash in lieu.
- Could we encourage people to contribute funding for groves? This is not appropriate in the bylaw and is more of an education piece for the public.
- A sliding scale provides more opportunity for cash in lieu.
- This should only be for development sites, not residential.
- Replacement ratios should be 1:1 for up to 30 dbh and 2:1 for over 30 dbh. They need to be added to the first paragraph of section 9.1.

F. WORK PROGRAM

- Remove section 9.3 completely.
- A permit is not needed to remove a dead tree – it is very difficult for staff to enforce replacement.

MOTION TO EXTEND MEETING

Moved by J. Evanochko,
Seconded by A. Neufeld,
That the meeting be extended to 9:30pm.

CARRIED

MOTION TO EXTEND MEETING

Moved by J. Evcanochko,
Seconded by A. Neufeld,
That the meeting be extended to 10:00pm.

CARRIED

2. Draft TPAC Report to Council

The committee reviewed the report and provided the following comments:

- It was suggested to extend the duration of the committee until the Community Forest Management Strategy is complete and presented to Council, to enable TPAC to participate fully in the strategy. This should be noted in the report.
- It should be noted that the revised bylaw enables staff to control the reduction of healthy tree canopy.
- Reiterate the importance of more staff needed to administer the bylaw.

MOTION

Moved by H. Sakurai,
Seconded by J. Evanochko,
That the Tree Protection Advisory Committee endorse the recommended changes to the Tree Protection Bylaw, as provided in the agenda package for the June 8, 2021 meeting and as amended based on the discussions by the committee at the said meeting.

CARRIED

MOTION

Moved by H. Sakurai,
Seconded by A. Neufeld,
That the Tree Protection Advisory Committee endorse the TPAC Report to Council prepared by Catherine Grey, Community Co-Chair, as amended.

CARRIED

MOTION

Moved by H. Sakurai,
Seconded by C. Bishop,
That the Tree Protection Advisory Committee authorize Catherine Grey, Community Co-Chair, to represent the committee at an upcoming Council

F. WORK PROGRAM

meeting and present the recommended changes to the Tree Protection Bylaw and the TPAC Report to Council.

CARRIED

COUNCIL

Moved by C. Grey,

Seconded by H. Sakurai,

That the Tree Protection Advisory Committee recommends that Council direct staff to amend the TPAC Terms of Reference to extend the duration of the committee to allow for active participation, review, and presentation of the Community Forest Management Strategy to Council.

CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: TBD

Location: TBD

Time: 7:00 pm

J. TERMINATE

Moved by A. Neufeld,

Seconded by J. Evanochko,

That the meeting terminate at 10:00pm.

CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of
Langley



Est. 1873

RECREATION, CULTURE, AND PARKS ADVISORY COMMITTEE

June 9, 2021 at 7:00pm
Via Zoom

MINUTES

Present:

E. Erickson (Community Co-Chair)
Councillor K. Richter (Council Co-Chair)
Councillor E. Woodward (Council Co-Chair)

D. Gendron, M. Jackstien, K. Ludlam, and J. Wilkins

School Board Representative:

D. Tod

Staff:

T. Buckner, Manager, Parks Operations
C. Marshall, Manager, Parks Design and Development
R. Stare, Deputy Director, Parks and Recreation
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Recreation, Culture, and Parks Advisory Committee – June 9, 2021

Moved by M. Jackstien,
Seconded by J. Wilkins,
That the Recreation, Culture, and Parks Advisory Committee approve the
agenda and receive the agenda items of the June 9, 2021 meeting.

CARRIED

B. ADOPTION OF MINUTES

1. Recreation, Culture, and Parks Advisory Committee – May 12, 2021

Moved by J. Wilkins,
Seconded by K. Ludlam,
That the Recreation, Culture, and Parks Advisory Committee adopt the Minutes
of the May 12, 2021 meeting.

CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Council Co-Chairperson's Report

Councillor Richter provided the following update:

- Council received a delegation from C. Bishop and C. Juteau regarding the Horne Pit Development and ensuring environmental safeguards are in place during development.
- Council received a delegation from the Ministry of Public Safety and Solicitor General regarding establishing a Langley Situation Table. The purpose of the table is to put connections in place to allow people at risk to be able to access support.
- Council directed staff to proceed with the preparation of a policy framework regarding environmental compensation on municipal lands.
- Council approved a budget envelope of \$150,000 towards the Aldergrove Public Plaza.
- A request has been received from the Shared Water Alliance to do a presentation to Council about the eco-system health of Boundary Bay and its tributaries.
- The 200 Street pedestrian bridge is going to be lit in honour of the SD35 Graduation Week from June 21 to June 25.
- Council will be considering an amendment to the Election Sign Bylaw to limit the number of signs per candidate to 100, to be in place for three weeks during the campaign period.
- The Tree Protection Advisory Committee has put together a revised Tree Protection Bylaw that will be going to Council for 1st and 2nd reading on June 14.
- Councillor Woodward presented a Notice of Motion to Council regarding staff preparing a Township of Langley Restart Plan.
- Staff is hopeful the ACUCC Water Park will re-open in July.

E. CORRESPONDENCE

1. Willoughby Community Park

An email was received from R. Coad regarding Willoughby Community Park fields only being available for user groups and not drop-ins from the public. He requested that the committee discuss this issue and possibly suggest to staff that one field always be available for drop-ins, or limit the hours that the fields are booked to allow for a few hours a day for drop-in use.

Discussion ensued and the following comments were provided:

- Is it fair to the residents if these fields can only be used by organized groups?
- Yorkson Community Park, Willoughby Community Park, and McLeod Athletic Park are specialized parks with professional fields/diamonds.
- We rely on pocket parks and Metro Vancouver Parks to provide green space for casual use.
- Are more community parks with green space needed?

E. CORRESPONDENCE

- Could staff run a pilot project to allow one field to be used in the evenings for the public to determine what the demand is for this use?
- The fields are currently programmed from September to June, Monday to Friday, 5:00 – 11:00pm, and Saturday and Sundays from 8:00am – 6:00pm.
- The fields are not used as often in July and August by organized groups and the fields are available for the public.

MOTION

Moved by J. Wilkins,

Seconded by K. Ludlam,

That the Recreation, Culture, and Parks Advisory Committee place this topic on the Fall 2021 meeting agendas and consider having it as a 2022 Work Plan item.

CARRIED

Action: E. Erickson to contact Mr. Coad to tell him the committee will be discussing this topic further in the Fall and to invite him to come as a delegation to a meeting in the Fall.

F. WORK PROGRAM

1. Virtual Parks Tour

C. Marshall provided a virtual parks tour for the committee and highlighted the following projects that were completed in 2020:

McLeod Athletic Park

- Expanded parking
- Resurface track
- Improved Jump Pit events area
- Warmup Lanes
- Expanded High Jump area
- Realigned Javelin area
- Shotput Practice area
- Major Stadium roof repairs

Derek Doubleday Arboretum

- Donation planting has occurred

Arbour Ribbon Trail

- A new trail has been developed from Derek Doubleday Arboretum to McLeod Athletic Park.

Yorkson Community Park

- A new Tennis Centre has opened on 80 Avenue and a new pocket park has been developed on 82 Avenue on the Evans Greenway.

F. WORK PROGRAM**Dog Off-Leash Areas**

- Six dog-off leash areas in the Township on 4.65 acres.
- Three areas in Metro Vancouver Regional Parks.
- Four City of Langley parks.
- Approximately 9001 dog licenses issued per year by the Langley Animal Protection Society.
- Estimated to be 11,000+ dogs in the Township.
- Staff refer to the 2017 City of Vancouver study “People, Parks, and Dogs” when evaluating dog off-leash areas.

Action: Staff to verify the number of dogs in the Township.

G. COUNCIL REFERRALS**H. OTHER BUSINESS AND ITEMS FOR INFORMATION****1. Museum Advisory Group Update**

D. Gendron reported that digging has begun at the site for the new museum, and that the exhibit “Upscale” is currently on display at the museum.

2. Community Arts Groups Update

D. Gendron reported that Bard in the Valley is running a play this summer entitled “The Complete Works of William Shakespeare Abridged”. Tickets are available on their website.

I. NEXT MEETING

Date: September 8, 2021
Location: TBD
Time: 7:00 pm

J. TERMINATE

Moved by J. Wilkins,
Seconded by D. Gendron,
That the meeting terminate at 8:26pm.
CARRIED

June 09, 2021

Recreation, Culture, and Parks Advisory Committee Minutes

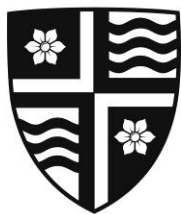
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CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of
Langley



Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, June 16, 2021 at 8:30pm
Via Zoom

MINUTES

Present:

E. Brett, Community Co-Chair
Councillor P. Arnason, Council Co-Chair
Councillor S. Ferguson, Council Co-Chair

C. Eaton, L. George, M. Gill, S. Hedao, and G. Wong

Fraser Health Representative:

T. Murphy

Staff:

P. Ward, Strategic/Social Planner
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – June 16, 2021

Moved by G. Wong,
Seconded by M. Gill,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the June 16, 2021 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee Minutes – April 21, 2021 Dementia-friendly Task Force Notes - April 21, 2021 and May 19, 2021

Moved by G. Wong,
Seconded by M. Gill,
That the Seniors Advisory Committee adopt the Minutes of the April 21, 2021 Seniors Advisory Committee meeting and receive the Notes of the April 21, 2021 and May 19, 2021 Dementia-friendly Task Force meetings (Attachment A).
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Ferguson reported that Council is still meeting regularly on Zoom.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Transportation for Seniors

G. Wong provided a presentation on a community-based seniors' shuttle initiative, spearheaded by the Transportation Working Group with Langley Seniors in Action, to address transportation gaps and connecting improvements in Langley's transportation network.

The proposed local shuttle service will be based on the "Delta Seniors' Bus" and will include:

- Curbside service for seniors to get around Langley weekdays from 9:00am to 4:00pm - seniors will book in advance for rides;
- Free and accessible transportation;
- Trained drivers specifically for seniors;
- Reliable service to the places they need to get to for business, shopping, and health care; and
- Social connections with other seniors.

The working group is gauging the level of interest in the project, looking for suggestions, brainstorming ideas for funding, and looking for suggestions for route planning and logistics.

Discussion ensued and the following comments were provided:

- The population has grown and people seem ready for this service.
- The driver will need training for assisting the passenger.
- The size of the bus that is acquired will be dependent on the funds that are received.
- This service would be free for users.
- The challenge with a shuttle service is the immediacy of the users needs.
- Could an Uber driver with a van take seniors calls only as an option?
- The vehicles would need to be wheelchair accessible.
- Certain days could go to different locations – groceries, shopping, pharmacies, etc.
- This service would be a benefit to seniors in rural areas.
- This project will require funding and subsidies.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: September 15, 2021
Location: TBD
Time: 7:00pm

J. TERMINATE

Moved by C. Eaton,
Seconded by S. Hedao,
That the meeting terminate at 9:00pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

**TOWNSHIP OF LANGLEY
AGE- AND DEMENTIA-FRIENDLY ACTION PLAN**

DEMENTIA-FRIENDLY TASK FORCE MEETING #4

Wednesday, April 21, 2021 from 7:00pm to 8:30pm via Zoom

In Attendance:

Cllr. P. Arnason, S. Aziz, E. Brett, Cllr. S. Ferguson, L. George, M. Gill, S. Hedao, S. Martin, C. Munnalall, R. Oren, and G. Wong

Facilitators:

M. Larson, Consultant; A. Penner, Community and Policy Planner; P. Ward, Strategic/Social Planner

Summary Notes:

1. Welcome

M. Larson welcomed everyone to the meeting.

2. Midpoint survey results snapshot

M. Larson presented some interim results from the community survey. Of the 85 completed surveys to date, 46% of the respondents were older persons, 34% were unpaid caregivers, and 6% were paid caregivers. 67% have lived in Langley Township for 10 or more years.

Key challenges and opportunities identified from the interim results were presented to the Task Force, categorized under the eight World Health Organization age-friendly community domains:

Communication & Information

- More information and resources
- Easier access to information, resources, training

Transportation

- Pedestrian safety
- Parking
- Urban planning to meet transportation needs
- Inadequate transit

Outdoor Spaces & Buildings

- Accessibility
- More and improved parking
- Improved planning/development to meet needs — without losing sense of community

Social Participation

- Increase opportunities and supports to address barriers to connections and participation — across all ages

Respect & Inclusion

- Overarching need to apply a seniors' lens to places, programs and services to remove physical and/or financial barriers to involvement
- Reduce stigma of aging and/or dementia

Community Support & Health

- Accommodation for diverse needs
- More/better services, programs, and coordination
- Caregiver and respite support

Civic Participation & Employment

- Engaging seniors in municipal processes and events
- Volunteer support

Housing

- Need for more choices, especially for those with complex needs — this highlights contrasts between Township and health authority roles and responsibilities

3. Action idea brainstorming

M. Larson facilitated a brainstorming activity to obtain Task Force input on actions that could address challenges and opportunities related to the World Health Organization age-friendly community domains, with consideration to the early survey findings. The Task Force was encouraged to consider actions that the Township could undertake.

Communication & Information

- More (easy to find) information about what services exist
- Meet needs of those without computer skills (printed flyer in the newspaper?)
- Connect with Chamber of Commerce to distribute information
- “Did you know...” communications
- Ensure BC211 information is readily available
- Distribute newspapers to rural residents, or have pick-up location
- Hold additional seniors' fairs advertising services available in the Township

- Township information in Black Press seniors publication, and on relevant radio stations
- Partner with Fraser Health to list available services in newspaper
- Article about the Action Plan and SAC, including resources available in Township
- Partner with banks and grocery stores with visual advertisements
- Brochures available in high traffic areas and senior-serving organizations
- Brochures in doctor's offices and pharmacies
- Continue outreach to community organizations to facilitate information-sharing networks

Transportation

- More parking spaces for seniors
- Improve sidewalks and paths for those who are less stable
- A dementia-friendly bus or taxi service/organization (door-to-door service)
- Left-turn signals at intersections
- Accessible greenspace for those with mobility limitations
- Lighting of street name signs (like Coquitlam)
- Signage (e.g. bus stops, signals, crossings) with appropriate visibility and lighting
- More benches on sidewalks to accommodate older adults
- Age- and dementia-friendly training for public transit employees
- Information kiosks/posters near benches with Township information and communications
- Emergency phone booths with maps and wayfinding tools
- Walkability and mobility assessments for age- and dementia-friendliness (including crossing times)
- More and better parking and accessibility measures in municipal and regional parks
- Wayfinding for older drivers and drivers with dementia (not just pedestrians)
- Linking with TransLink to have community identifiers and geo-markers at bus stops
- Announcements at bus stops identifying the route
- Dementia-friendly audio-signals on streets
- More accessible sidewalk design to accommodate walkers and wheelchairs

Outdoor Spaces & Buildings

- Older adult walkability assessments incorporated in planning and engineering processes
- Outdoor spaces need to be friendly and welcoming

- Advertising the abundant parks and trails in our community (including age- and dementia-friendly features)
- Accessibility adaptations
- More parks, green spaces (Willoughby?)
- Ensure that benches are close together and abundant in parks and public spaces
- Designing outdoor spaces and buildings with distinction between Langley Township communities and neighbourhoods (place-making)
- Advertise connections between parks
- More washrooms in parks and public spaces
- Walking group with pedometers and route maps to include paths and trails, organized in collaboration with FVRL
- Signage improvements on buildings and in public spaces, including wayfinding (with public art approach)
- Organize tours that explore what is available for older adults and those with dementia in the Township

The remaining domains will be discussed at the next meeting.

4. Next steps

M. Larson stated that next steps for the project include a stakeholder group workshop, staff interviews, and community focus groups.

Next Meeting

May 19, 2021

TOWNSHIP OF LANGLEY AGE- AND DEMENTIA-FRIENDLY ACTION PLAN

DEMENTIA-FRIENDLY TASK FORCE MEETING #5

Wednesday, May 19, 2021 from 7:00pm to 9:00pm via Zoom

In Attendance:

D. Arenson, Cllr. P. Arnason, S. Aziz, E. Brett, K. Brown, C. Eaton, Cllr. S. Ferguson, L. Gates, L. George, S. Martin, R. Oren, S. Soheili, and G. Wong

Facilitators:

M. Larson, Consultant; A. Penner, Community and Policy Planner; P. Ward, Strategic/Social Planner

Summary Notes:

1. Welcome

E. Brett, Seniors Advisory Committee Co-Chair, welcomed everyone to the meeting.

2. Action idea brainstorming

M. Larson facilitated the continuation of the brainstorming activity from the previous meeting to obtain Task Force input on actions that could address challenges and opportunities related to the World Health Organization age-friendly community domains, with consideration to the early community survey findings. The Task Force was encouraged to consider actions that the Township could undertake.

The following suggestions were provided:

Social Participation

- More events focused on seniors
- Liaison/ ambassadors in 55+ buildings (esp. for those without family)
- Intergenerational programming
- Dance programming
- Music programming
- Cooking/baking programming
- Ensure non-ageist marketing of events
- More day programs in the Township (at least 1 more dementia-focused)

- Township Seniors' Centres
- Quiet social spaces in new buildings (not just atriums/lobbies)
- Outdoor social spaces conducive to arts (Douglas Park a precedent)
- Accessible, available, adaptable Township spaces to be rented for social gatherings
- Encourage multi-purpose amenity rooms that can be booked for events, in commercial centres
- Ability-appropriate exercise programming
- Link social and recreational programs (e.g. art, fitness, music)
- Langley staff or volunteer Seniors Social Coordinator
- Walking/hiking groups organized through Recreation department
- "Mystery" walk or drive activities
- Dementia tea/cafe
- Ensure different interests and abilities are accommodated (e.g. skiing vs. painting vs. tennis vs. walking)

Respect & Inclusion

- Ageist-free language in all marketing, communications, policies, etc.
- Include older adults and people with dementia in planning, leadership, delivery, coordination processes
- Ensure people have resources required for participation
- Awareness of Alzheimer Society multi-lingual programs
- Multi-cultural lens / cultural inclusion
- Multi-cultural events where each person contributes something linked to cultural heritage
- Multi-cultural, multi-generational cooking or eating events
- Awareness of national/global information for multi-lingual accommodation

Community Support & Health

- Liaison between health care providers and staff for use of space
- Day programs in Walnut Grove and/or Willoughby
- Another "neighbourhood house" in Walnut Grove/Willoughby
- Seniors' centres in more communities (currently Aldergrove, Brookwood; other informal in Walnut Grove, Murrayville)
- Integrating public health professionals into community planning

Civic Participation & Employment

- Provide opportunities for all abilities (e.g. leadership, volunteer roles)
- Mentorship program or opportunities
- Multi-generational skill-sharing (e.g. canning, farm equipment repair, sewing, etc.)
- Supporting community-based gathering places (like "Men's Shed")

Housing

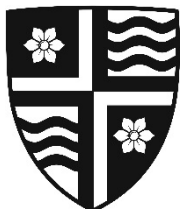
- Policy/regulations for affordable, accessible, appropriate housing for seniors and those with dementia
- Support programs for aging in the right place (e.g. home palliative care, home-based healthcare)

3. Next steps

M. Larson stated that next steps for the project include a review of the community engagement results.

Next Meeting

June 16, 2021



COUNCIL PROCESS COMMITTEE

Monday, June 21, 2021 at 10:00am
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

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

CHAIR: Councillor B. Long

PRESENT: Mayor J. Froese and Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, R. Seifi, and J. Winslade

W. Bauer, S. Little, and C. Quin

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Council Process Committee Agenda – June 21, 2021

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That the Council Process Committee approve the agenda and receive the agenda items of the June 21, 2021 meeting.
CARRIED

B. ITEMS FOR DISCUSSION

- 1. Official Community Plan Amendment and Rezoning Application No. 100209
(Conwest / 26477, 26695, 26601, 26575, 26713 – 56 Avenue and 26500 Block of 56 Avenue and 5670 – 264 Street and 5625 – 268 Street)
Bylaw No. 5706
Bylaw No. 5707
Report 21-56
File CD 14-07-0056**

Staff provided background information on the application, the concept of Land Lifts, Community Amenity Contributions and Community Benefit Agreements.

Following the staff information, discussions ensued and the following comments were provided:

B. ITEMS FOR DISCUSSION

- The development application is for 6 of the 8 properties;
- The Agricultural Land Commission (ALC) approval currently has a condition that all 8 properties be considered together for removal from the Agricultural Land Reserve (ALR);
- The land lift considerations for community benefits;
- The process of the rezoning of the subject properties;
- The need for industrial land and industrial growth in the Township;
- The negotiating of community amenity contributions for industrial properties, not just residential;
- The necessity of securing additional infrastructure such as road and utility upgrades and extensions;
- Securing appropriate storm water management plan for the overall area / community;
- Provisions of a buffer along the northern side of property;
- There are no past development applications similar to this application;
- There would be Development Cost Charges payable by subject properties;
- There is time to make the decision and take time to understand the underlining effects; and
- It may be appropriate for staff to discuss potential community benefit contributions with the applicant.;

During the discussion, staff provided the following timeline regarding that application's background:

- 2008 Proponent applied to exclude 8 properties from ALR
 – December 10, 2008;
- 2010 Council forwarded application 14-07-0035 to ALC
 – April 26, 2010 ALC refused exclusion #2623/20210;
- 2013 ALC refused exclusion reconsideration #466/2012
 – March 15, 2013;
- 2014 Proponent launches legal action;
- 2017 Provincial Court order for ALC to reconsider
 – September 6, 2017;
- 2022 ALC reconsidered decision#109/202 – March 10, 2020
 Conditions imposed under decision: Provision of a buffer and fence along the northern property line; all properties be excluded from the ALR at once; and Provision of a drainage plan; and
- 2021 Council referred to CPC – May 10, 2021.

COUNCIL

Moved by Councillor Richter,

Seconded by Councillor Woodward,

That the Council Process Committee recommends to Council:

That Council defer further consideration of this application until the Agricultural Land Commission reconsideration of the application as to the

B. ITEMS FOR DISCUSSION

conditions for the exclusion of the properties from the Agricultural Land Reserve has been concluded.

Mayor Froese and Councillor Arnason opposed

MEETING EXTENDED

Moved by Councillor Woodward,
Seconded by Councillor Ferguson,
That the meeting be extended to 12:30pm

CARRIED**COUNCIL**

Moved by Councillor Woodward,
Seconded by Councillor Richter,
That the Council Process Committee recommends to Council:

That Council direct staff to hold substantive discussions with the proponent(s) regarding community benefits of this project if the decision to proceed with the expansion of Gloucester Industrial Park and the Township of Langley urban boundary, and multiple community plan amendments.

CARRIED**COUNCIL**

Moved by Councillor Richter,
Seconded by Councillor Davis,
That the Council Process Committee recommends to Council:

That Council direct staff to begin working on and bring forward for Council consideration an amendment to existing policies, or a new policy, regarding Community Benefit Contributions from future commercial and industrial lands.

CARRIED**C. OTHER BUSINESS****D. TERMINATE**

Moved by Councillor Davis,
Seconded by Mayor Froese,
That the meeting terminate at 12:21pm

CARRIED

CERTIFIED CORRECT:

Chair