



## **COUNCIL PROCESS COMMITTEE**

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

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### **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. APPROVAL AND RECEIPT OF AGENDA ITEMS**

#### **A.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**

#### **B.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:

- 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 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:

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Chair