



REGULAR MEETING OF COUNCIL

Monday, July 12, 2021 at 1:00 PM
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.

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,
K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, S. Gamble, S. Ruff, S. Scheepmaker, R. Seifi, and J. Winslade

W. Bauer, S. Little, and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Mayor Froese acknowledged the traditional territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Council Meeting - July 12, 2021

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the
Regular Council meeting held July 12, 2021.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Council Meeting - June 28, 2021

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Council meeting held June
28, 2021.
CARRIED

B.2 Public Hearing Meeting - June 28, 2021

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Public Hearing meeting held June 28, 2021, as amended.
CARRIED

B.3 Special Council Meeting - July 5, 2021

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Special Council meeting held July 5, 2021.
CARRIED

C. DELEGATIONS**C.1 Jessica Simpson
File 0550-07**

Jessica Simpson appeared before Council to discuss speeding on 202 Street between 88 Avenue and 92A Avenue. She commented on street racing on 202 Street and the safety issues for pedestrians. She recommended speed radar signs on 202 Street between 88 Avenue and 92A Avenue. She further commented on RCMP dispatch issues.

D. PRESENTATIONS**E. REPORTS TO COUNCIL****E.1 DCC Frontending Agreement 1116005 BC Ltd.
Report 21-92
File CD 08-14-0214**

Moved by Councillor Davis,
Seconded by Councillor Kunst,
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.
CARRIED

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

Moved by Councillor Arnason,
Seconded by Councillor Davis,
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.

MOTION DIVIDED

Moved by Councillor Arnason,
Seconded by Councillor Richter,
That the motion be divided,
CARRIED

MOTION 1

That Council receive the Tree Protection Bylaw Update Report for information.
CARRIED

MOTION 2

That Council direct staff to proceed with a public input opportunity, prior to Council's consideration of the proposed amendments.

AMENDMENT 1

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council give first, second and third reading to "Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712";

"Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5713"; and

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714".

CARRIED

Mayor Froese and Councillor Long opposed

AMENDMENT 2

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council direct staff to retain the provision allowing homeowners to remove one tree every 24 months without an arborist report.

AMENDMENT 2 DEFERRAL

Moved by Councillor Long,
Seconded by Councillor Kunst,

That Amendment 2 be deferred until after public input has been received.
CARRIED

Councillors Arnason, Richter, and Woodward opposed

MOTION 2, AS AMENDED

That Council give first, second and third reading to “Tree Protection Bylaw 2019 No. 5478 Amendment Bylaw 2021 No. 5712”;

“Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 5713”; and

“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2021 No. 5714”.

CARRIED

Mayor Froese and Councillor Long opposed

E.3 IT Protection Against Ransomware

Report 21-94

File ADM 1310-01

Moved by Councillor Davis,

Seconded by Councillor Arnason,

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

CARRIED

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

Moved by Councillor Kunst,

Seconded by Councillor Whitmarsh,

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.

AMENDMENT 1

Moved by Councillor Richter,

Seconded by Councillor Davis,

That a condition be added that states that the buildings be designed to be solar panel-ready.

CARRIED

Councillor Arnason opposed

AMENDMENT 2

Moved by Councillor Arnason,

Seconded by Councillor Richter,

That staff discuss the following with the proponent:

- a percentage of the buildings having green roofs;
- 100% EV charging available;
- Pervious surface parking area or a parkade with a green roof;
- A water re-use strategy; and
- Provision for a tree canopy strategy to include a percentage of trees given as cash in lieu.

DEFEATED

Mayor Froese and Councillors Ferguson, Kunst, Whitmarsh, and Woodward opposed

AMENDMENT 3

Moved by Councillor Long,

Seconded by Councillor Richter,

That the following energy conservation and carbon reduction features as suggested by the proponent in the letter date June 24, 2021, be added as conditions:

- Locally sourced Renewable Natural Gas to supply all gas loads to the facility, where practical;
- Variable Refrigerant Flow (VRF) technology, a recognized low Carbon energy system to provide heating and cooling to the office buildings;
- Heat Recovery Ventilation to recover heat from the office buildings as it is exhausted to offset the heating energy impact of ventilation air;
- Outside air economizers to provide “free cooling” to reduce A/C energy throughout the year;
- An enhanced performance Building Envelope that contains double the insulation thickness of similar facilities in the Lower Mainland; and
- Future resilience with rough-in for solar panels to offset electrical energy consumption.

CARRIED

AMENDMENT 4

Moved by Councillor Richter,

Seconded by Councillor Davis,

That a condition be added that includes 100% EV charging readiness.

AMENDMENT TO THE AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Davis,

That Amendment 4 be amended to remove “100%” and replace it with 10%.

CARRIED

Councillors Arnason and Whitmarsh opposed

AMENDMENT 4, AS AMENDED

The question was called on Amendment 4, as amended, and it was
CARRIED

AMENDMENT 4 REFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Long,

That Amendment 4, as amended, be referred back to staff to discuss with
the proponent.

CARRIED

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Arnason opposed

F.2 Zoning Bylaw Parking Amendments

Bylaw No. 5698

Report 21-90

File ENG 5260-26-019

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.

REFERRAL

Moved by Mayor Froese,

Seconded by Councillor Kunst,

That Bylaw No. 5698 be referred back to staff to bring forward reports and
bylaws with the community of Fort Langley separate.

CARRIED

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**

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
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.
CARRIED

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**

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
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".

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Woodward,
That the height of the building be reduced to match the height of the surrounding buildings.

DEFEATED

Mayor Froese and Councillors Arnason, Ferguson, Kunst, Long, Whitmarsh, and Woodward opposed

MAIN MOTION

The question was called on the Main Motion, and it was CARRIED

Councillor Richter opposed

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.

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

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council give final reading to "Soil Deposit and Removal Bylaw 2013
No. 4975 Amendment Bylaw 2021 No. 5724".
CARRIED

Councillor Woodward opposed

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

Moved by Councillor Kunst,
Seconded by Councillor Whitmarsh,
That Council give final reading to "Township of Langley Zoning Bylaw 1987
No. 2500 Amendment (McDonald) Bylaw 2021 No. 5715".
CARRIED

Councillors Arnason and Richter opposed

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**

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
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".
CARRIED

**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**

Moved by Councillor Davis,

Seconded by Councillor Arnason,

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”.

CARRIED

Development Permit No. 101144

Moved by Councillor Kunst,

Seconded by Councillor Davis,

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.
- CARRIED

J. CORRESPONDENCE

K. MINUTES OF COMMITTEES

L. MAYOR AND COUNCIL REPORT

Mayor Froese and Councillors attended several events during the course of their duties.

M. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson reported that he attended an Indigenous Committee meeting.

N. ITEMS FROM PRIOR MEETINGS

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

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.
CARRIED

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

P. OTHER BUSINESS

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

Moved by Councillor Long,
Seconded by Councillor Arnason,
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.

REFERRAL

Moved by Councillor Woodward,
Seconded by Councillor Richter,
That this motion be referred to a future Council Process Committee along with the other procedure bylaw amendments waiting further Council consideration.
CARRIED

Mayor Froese and Councillors Arnason and Long opposed

P.2 2022 Budget Process

Moved by Councillor Richter,
Seconded by Councillor Woodward,
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.

CARRIED

Councillors Arnason and Long opposed

P.3 South Campbell Heights

Moved by Councillor Arnason,
Seconded by Councillor Davis,
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.

CARRIED

Mayor Froese and Councillor Whitmarsh opposed

MOTION

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That Council ask staff for a report on the anticipated affect on the Brookwood aquifer should this industrial land conversion proceed.

CARRIED

Mayor Froese opposed

Q. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

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;

Item E.4 - Section 90(1) (k) Negotiations;

Item H.1 - Section 90(1) (c) Labour;

Item H.2 - Section 90(1) (a) Personnel; and

Item H.3 - Section 90(1) (g) Legal.

CARRIED

R. TERMINATE

Moved by Councillor Davis,

Seconded by Councillor Kunst,

That the meeting terminate at 4:28pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk