



REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, December 2, 2024 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt
and M. vanPopta

C. Kooner, S. Richardson, S. Ruff, A. Ruhl, and J. Winslade

W. Bauer and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=485>

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – December 2, 2024

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=415>

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive all agenda items of the
Regular Council meeting held December 2, 2024, as amended.
CARRIED

Clerk's Note: Item C.1 was added to the agenda.

B. ADOPTION OF MINUTES

1. Special Council Meeting – November 18, 2024

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=433>

B. ADOPTION OF MINUTES

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Special Council meeting held
November 18, 2024.

CARRIED

2. Regular Council Meeting – November 18, 2024

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=446>

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council adopt the Minutes of the Regular Council meeting held
November 18, 2024.

CARRIED

Councillor Richter opposed

3. Public Hearing Meeting – November 18, 2024

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=459>

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the Minutes of the Public Hearing meeting held
November 18, 2024.

CARRIED

C. DELEGATIONS

1. John Moonen and Fred Wein

File 0550-07

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=473>

Fred Wein appeared before Council and stated that 56th Avenue has become busier over the years and that this will negatively affect access to his farm. He stated that there are potential other uses for his property.

John Moonen appeared before Council and stated that the Weins believe their arguments for excluding their properties from the Agricultural Land Reserve (ALR) will resonate with the Agricultural Land Commission. He asked Council to authorize staff to prepare the ALR exclusion application for these properties.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. Agricultural Land Commission Application No. 100450

(Clearview Horticultural Products Inc. /
Wein / 26350 and 26356 – 56 Avenue)

Report 24-278

File CD 11-01-0022

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=967>

Moved by Councillor Richter,

Seconded by Councillor Pratt,

That Council authorize staff to prepare an Agricultural Land Reserve exclusion application for properties at 26350 and 26356 – 56 Avenue.

DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, and Rindt opposed

2. Neighbourhood Traffic Calming Policy Update

Report 24-279

File ENG 5460-04

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=2475>

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Council approve the amended Council Policy No. 05-110

Neighbourhood Traffic Calming, as presented in Attachment A.

AMENDMENT

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That Section 4.6 Area Wide Traffic Calming Projects, as provided in the Report to Council, be added.

CARRIED

Councillor Richter opposed

AMENDMENT

Moved by Mayor Woodward,

Seconded by Councillor Rindt,

That 4.2.3 be amended to include: **“as approved by Council”** at the end of the first sentence.

CARRIED

AMENDMENT

Moved by Councillor Pratt,

Seconded by Councillor van Popta,

That Section 4.1.1 be amended as follows:

E. REPORTS TO COUNCIL

Vertical ~~and horizontal~~ deflections will not be considered on arterial roads. **Horizontal deflections, as well as** other low impact traffic calming measures may be considered on arterial roads.

CARRIED

MAIN MOTION, AS AMENDED

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

Councillor Richter opposed

3. 202/203 Street from 62 Avenue to 86 Avenue Update Report 24-277

File ENG 5330-23-163

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=3320>

Moved by Mayor Woodward,
Seconded by Councillor Pratt,

That Council endorse the functional design of 202/203 Street from 62 Avenue to 86 Avenue included as Attachment A in the report.

That Council directs staff to report back with recommendations on a phased completion of the 202/203 Street corridor, including property implications and refined construction estimates.

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Council Procedure Bylaw Amendment

Bylaw No. 6071

Report 24-214

File LS 3900-25

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=3425>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

That Council give first, second and third reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6071".

AMENDMENT

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That the end of the first paragraph of 5.24 be further amended to include: “at the discretion of the Chair”.

CARRIED

Councillors Kunst, Martens, and Richter opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillors Kunst, Martens, Pratt, and Richter opposed

2. **Old Yale Road Loan Authorization Bylaw and Alternative Approval Process**

Bylaw No. 6084

Report 24-280

File FIN 1760-20

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1qaLwRUqTT6iGE6z6iMWwV9Y2WXU3&t=3503>

Moved by Mayor Woodward,
Seconded by Councillor Baillie,

That Council give first, second and third reading to Old Yale Road Loan Authorization Bylaw No. 6084 for the purpose of borrowing funds in the amount of \$6,959,596 for the reconstruction of the Old Yale Road capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Old Yale Road Loan Authorization Bylaw No. 6084 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a) Elector responses shall be in the form set out in Attachment “A”.
- b) The deadline for the submission of elector responses forms shall be 4:30PM on Thursday, April 3, 2025 (the “Deadline”).
- c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.
- d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.
- e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

AMENDMENT

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the maximum term for which debentures may be issued be 10 years.

CARRIED

Councillors Kunst and Richter opposed

MAIN MOTION, AS AMENDED

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

CARRIED

Councillors Kunst and Richter opposed

3. Aldergrove Parkade Loan Authorization Bylaw and Alternative Approval Process

Bylaw No. 6085

Report 24-281

File FIN 1760-20

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1qaLwRUqTT6iGE6z6iMWwV9Y2WXU3&t=3677>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Aldergrove Parkade Loan Authorization Bylaw No. 6085 for the purpose of borrowing funds in the amount of \$8,838,384 for the Aldergrove Parkade capital project within the 2025-2029 Capital Program repayable from general revenue.

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Aldergrove Parkade Loan Authorization Bylaw No. 6085 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

- a) Elector responses shall be in the form set out in Attachment "A".
- b) The deadline for the submission of elector responses forms shall be 4:30PM on Thursday, April 3, 2025 (the "Deadline").
- c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.
- d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

- e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Voluntary Water Metering Bylaw Updates

Bylaw No. 6074

Bylaw No. 6075

Bylaw No. 6076

Report 24-268

File PW 5600-03-21

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUqTT6iGE6z6iMWwV9Y2WXU3&t=3979>

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council give final reading to “Langley Waterworks Regulation Bylaw No. 6074”,

“Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6075”, and

“Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment Bylaw No. 6076”.

CARRIED

Councillor Richter opposed

2. Fire Prevention Bylaw

Bylaw No. 6061

Bylaw No. 6073

Report 24-220

File PS 3900-25

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUqTT6iGE6z6iMWwV9Y2WXU3&t=3997>

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council give final reading to “Fire Prevention Bylaw No. 6061”, and

I. BYLAWS FOR FINAL ADOPTION

“Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6073”.

CARRIED

3. Rezoning Application No. 100769 and Development Permit Application No. 101441 (Astria Properties / 8131 – 198A Street)

Bylaw No. 6032

Report 24-139

File CD 08-27-0079

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=4021>

Moved by Councillor Pratt,

Seconded by Councillor Rindt,

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Astria) Bylaw No. 6032”.

CARRIED

Development Permit No. 101441

Moved by Councillor Rindt,

Seconded by Councillor Pratt,

That Council authorize issuance of Development Permit No. 101441 (Astria Properties / 8131 – 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” and 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.
- 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. Onsite landscaping being secured by a letter of credit at the building permit stage.
- b. 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

I. BYLAWS FOR FINAL ADOPTION

- sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw.
- c. 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.
- d. Preparation of a Crime Prevention Through Environmental Design (CPTED) report and incorporation of its recommendations into the final development design.
- e. Payment of supplemental Development Permit application fees.
- f. Payment of applicable Development Cost Charges and Building Permit Administration fees.

CARRIED

J. RECONSIDERATION

1. Motions to Reconsider

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=4057>

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council reconsider the following motions:

2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

and

2024 Development Cost Charges
Bylaw Amendment
Bylaw No. 6024
Report 24-158
File CD BA000048
CARRIED

Councillor Richter opposed

2023 Development Cost Charges Bylaw
Bylaw No. 5897
Report 23-164
File CD BA000045

Moved by Mayor Woodward,
Seconded by Councillor Rindt,

J. RECONSIDERATION

That Council give final reading to the Langley Development Cost Charges Bylaw No. 5897.

CARRIED

Councillor Richter opposed

**2024 Development Cost Charges
Bylaw Amendment
Bylaw No. 6024
Report 24-158
File CD BA000048**

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council give final reading to “Langley Development Cost Charges Bylaw No. 5897 Amendment Bylaw No. 6024”.

CARRIED

Councillor Richter opposed

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=4301>

Councillor VanPotpa reported that she attended her final Metro Vancouver Water Committee meeting where they toured the new Water Treatment Plant on Annacis Island.

Councillor Ferguson reported that he attended a Metro Vancouver Storm Water and Drainage Committee meeting.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

- 1. Winter Maintenance Preparedness – 2024/2025 Season**
Memorandum – Engineering Division
File 5400-11

N. FOR INFORMATION

- 2. Update 40 Avenue Culvert Crossing Failure**
Memorandum – Public Works Division
File 5230-25
- 3. Water Local Area Service along 24 Avenue, 16 Avenue, 264 Street, and 272 Street**
Memorandum – Engineering Division
File 5320-20-WTR23
- 4. Willoughby School Site Projections for 2040**
Memorandum – Community and Policy Planning Division
File LSP00027
<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=4415>
- 5. salishan Place by the River Update**
Memorandum - Recreation, Arts and Culture Division
File 0810-30
- 6. Official Community Plan Amendment and Rezoning Application No. 100256 and Development Permit Application No. 101402 (1308728 BC Ltd. / 21588 - 96 Avenue)**
Memorandum – Community Development Division
File 08-36-0219
- 7. Joint School District No. 35 / Municipal Liaison Committee**
Minutes – October 30, 2024
File 0540-20
<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=4615>
- 8. Recreation, Culture, and Parks Advisory Committee**
Minutes – November 13, 2024
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

- 1. Update 40 Avenue Culvert Crossing Failure
Memorandum – Public Works Division
File 5230-25**

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=4473>

MOTION

Moved by Councillor Martens,
Seconded by Councillor Kunst,

That Council send a letter of advocacy to the Province to support staff's appeal application to the province's Disaster Financial Assistance under their recovery program.

CARRIED

P. OTHER BUSINESS

- 1. 2025 Capital and Culvert Replacement and
Facilities Renewal Programs**

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=4763>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. Council has preapproved additions and improvements to Willoughby Community Park as outlined within Report to Council 24-274, and has approved and funded the completion of 208 Street from 64 Avenue to 76 Avenue; and
2. Council should consider pre-approval of capital projects that may assist staff with the coordination of multiple concurrent projects at the same location, such as for Willoughby Community Park, and the continuation of the completion of 208 Street and 80 Avenue, along with other known, needed capital improvements;

Therefore be it resolved that Council hereby pre-approves the following capital projects within the 2025 Capital Budget and Five Year Financial Plan:

1. \$350,000 from the Capital Projects Reserve for a new Willoughby Community Park South Lane access;
2. \$260,000 from the Recreation Renewal and Replacement Reserve for Willoughby Community Park Playground Improvements;
3. \$500,000 from the Capital Projects Reserve for Sidewalk Rehabilitation: St Andrews Avenue;

P. OTHER BUSINESS

4. \$60,000 and \$100,000, respectively, from the Capital Projects Reserve for Fort Langley and Murrayville Cemetery Improvements; and
5. \$1,779,313 from Roads DCCs, \$17,973 from the Capital Projects Reserve, and \$313,758 from Non-Refundable Deposits for the completion of 208 Street from 76 Avenue to 81 Avenue.

That Council pre-approve the 40 Avenue 21400 Block Culvert Replacement within the 2025 Budget and Five Year Financial Plan to be funded with \$1,187,500 from Water Capital Works and \$3,652,500 from External Debt.

That Council adjust the funding of \$2,476,750 for Smith Detention Works (as outlined within Report to Council 24-178) within the 2025-2029 Five Year Financial Plan to be \$1,276,750 from existing Prior Year Surplus, and \$1,200,000 from internal borrowing of Neighbourhood Parkland Reserve to be repaid with interest at the prevailing rate from the Capital Projects Reserve and/or Prior Year Surplus in 2026.

That Council directs staff to bring forward a Culvert Replacements Capital Plan for Critical and Serious Culvert Replacements for 2025-2027 for Council's consideration, including the 40 Avenue 21400 Block Culvert Replacement, funded by External Debt with a 10 year amortization period, potentially supported by Climate Action Reserve(s) and a new Stormwater Renewal Reserve added to the 2025 Budget and 2025-2029 Five Year Financial Plan with an initial annual transfer of \$500,000 in 2025, and an additional \$350,000 in 2026.

That Council directs staff to bring forward a Facilities Renewal and Renovation Capital Plan for 2025-2030 for Council's consideration funded by External Debt with a 10 year amortization period, potentially supported by the Facilities Renewal Reserve and/or the annual transfer to the Facilities Renewal Reserve within the 2025-2029 Five Year Financial Plan.

That Council directs staff to develop a new Council Policy for ongoing infrastructure renewal program(s) for applicable rural roads, infrastructure and facilities asset categories to maximize the return on investment from existing property taxes and minimize any increases that may be needed within the next 10 years to substantially address the significant deferral of infrastructure and facilities renewal and replacement liabilities that the Township of Langley has accumulated, for Council's consideration later than within Q2 of 2025.

CARRIED

Councillor Richter opposed

2. Township of Langley Share for Local Area Service Projects

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUqTT6iGE6z6iMWwV9Y2WXU3&t=5317>

P. OTHER BUSINESS

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
Whereas:

1. Water and Sewer capital infrastructure projects have significantly increased in cost in recent years, increasingly out of reach via the Local Area Service process in some cases;
2. Additional water and sewer capital infrastructure for more property owners is generally a desirable outcome for the Township of Langley as a whole and its Utility ratepayers, specifically; and
3. There are no Business Improvement Areas and related Associations within the Township of Langley, with no suggestion that there will be again in the future;

Therefore be it resolved that Council directs staff to report to Council with a new draft Council Policy informed by Policy No. 05-007 Local Area Service and Business Improvement Area Services to:

1. increase the Township of Langley and/or Utility shares to be 25-50% for Water and Sanitary Systems, as it may be feasible for Council to consider;
2. increase the Township of Langley share to 25% for curbs, gutters and sidewalks;
3. remove items specific to Business Improvement Areas, for a Council Policy specific to Local Area Services; and
4. otherwise streamline the current Local Area Service consideration and approval processes, if possible, with other improvements that it may be appropriate for Council to consider.

CARRIED

Councillor Richter opposed

3. **Metro West Inter-Municipal Business Licence Program**
<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUqTT6iGE6z6iMWwV9Y2WXU3&t=5333>

Moved by Councillor vanPopta,
Seconded by Councillor Pratt,
Whereas:

The Township of Langley participates within the Fraser Valley Inter-Municipal Business Licence program as outlined within Bylaw No. 5960;

The Township of Langley is located within Metro Vancouver, and other Metro Vancouver member municipalities, such as the City of Surrey and the

P. OTHER BUSINESS

City of Delta, participate in both the Fraser Valley and Metro West Inter-Municipal Business Licence programs;

An Inter-Municipal Business Licence (IMBL) allows certain mobile businesses to operate legally in more than one municipality with a special business licence rather than by having to obtain separate business licences in each municipality in which they want to operate; and

These programs provide savings for regional businesses in both time and money and encourages greater licensing compliance by removing the incentive to conduct business without a licence;

Therefore be it resolved that Council directs staff to initiate inclusion within the Metro West Inter-Municipal Business Licence program; and

That staff report to Council with the necessary updates to existing (and/or new) applicable bylaws for the Township of Langley to operate within both the Metro West and Fraser Valley Inter-Municipal Business Licence programs.

CARRIED

4. Traffic Impact Study for 76 Avenue

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=5393>

Moved by Councillor Baillie,
Seconded by Mayor Woodward,
Whereas:

1. Smith Athletic Park Phases I and II have now been approved and funded by Council on November 18, 2024, as outlined within Reports to Council 24-09 and 24-276; and
2. On September 9, 2024, the Province of British Columbia announced 2,800 student spaces at a new Smith Middle School and new Smith Secondary School to be completed for September 1, 2027, fronting the 212 Connector between 210 Street and 76 Avenue adjacent to the upcoming Smith Athletic Park Youth Soccer Campus;

Therefore be it resolved that Council directs staff to undertake a traffic impact study for the area surrounding the proposed Smith Athletic Park and the announced adjacent Smith Middle School and Smith Secondary School, with up to a maximum of \$25,000 funded from 2025 Prior Year Surplus;

That access to the announced Smith Middle School and Smith Secondary School shall be limited to the 212 Connector, unless the traffic impact study confirms that one or more 76 Avenue access(es) does not significantly impact the Smith Athletic Park and the established, surrounding residential neighbourhoods, as completed; and

P. OTHER BUSINESS

That a traffic impact study confirm what upgrades or other infrastructure additions that may be required for the adjacent neighbourhoods and/or 76 Avenue east/west to/from 208 Street due to the significant institutional intensification announced for the lands directly adjacent to the Smith Athletic Park.

AMENDMENT

Moved by Councillor Martens,
Seconded by Councillor Richter,
That School District #35, Langley be consulted throughout the process to ensure the needs of the Smith Middle School and Smith Secondary School are considered.

DEFEATED

Mayor Woodward and Councillors Baillie, Ferguson, Pratt, Rindt, and vanPopta opposed

MAIN MOTION

The question was called on the Main Motion and it was

CARRIED

Councillor Richter opposed

5. **Bylaws 5921 and 5999**

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=6174>

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the maximum term for the debentures for the Jericho Booster Station Loan Authorization Bylaw No. 5921 and the Smith Athletic Park Detention Works Loan Authorization Bylaw No. 5999 be reduced to 15 years.

CARRIED

Councillor Richter opposed

6. **RCMP Staffing Update**

<https://youtu.be/c5EwFhg6KjE?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=6241>

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That staff be directed to provide a memo to Council at the December 16, 2024 Regular Council Meeting regarding staffing within the Langley RCMP Detachment.

CARRIED

Q. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council now resolve into a 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 G.1 - Section 90(1) (k) Negotiations
- Item G.2 - Section 90(1) (g) Legal
- Item G.3 - Section 90(1) (g) Legal
- Item I.1 - Section 90(1) (g) Legal
- Item I.2 - Section 90(1) (g) Legal

CARRIED

R. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That the meeting terminate at 3:12pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk