



MINUTES OF A REGULAR COUNCIL MEETING

Monday, May 26, 2025

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James
Councillor Mack
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer
G. Flack, Deputy Chief Administrative Officer
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
P. Kusack, Deputy Corporate Officer
D. Pollock, Director of Engineering, Parks and Environment

Absent: Councillor Solyom

1. **LAND ACKNOWLEDGEMENT**

The land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the May 26, 2025 regular agenda be adopted as circulated.

CARRIED

3. **CONSENT AGENDA**

It was MOVED and SECONDED

THAT the following item(s) be approved:

a. Adoption of Minutes

1. Special Meeting Minutes from May 5 and May 12, 2025

THAT the minutes of the special meetings held on May 5 and May 12, 2025 be adopted as circulated.

b. Correspondence

1. 2025 LMLGA Resolution Endorsement to UBCM Convention

CARRIED

4. **ADOPTION OF THE MINUTES**

Also See Consent Agenda

- a. Regular Meeting Minutes from May 12, 2025

Councillor White requested to amend the May 12, 2025 Regular Minutes, to reflect his vote being in favour of Bylaw 3295.

It was MOVED and SECONDED

THAT the minutes of the regular meeting held on May 12, 2025 be amended, to reflect Councillor White voting in favour of Bylaw 3295 – Zoning Bylaw Amendment No. 214, and THAT the minutes of the meeting be adopted, as amended.

CARRIED

5. **COUNCIL MEMBER REPORTS**

- a. Upcoming Regular Meetings

June 9, 2025

June 23, 2025

- b. Council Advisory Bodies Update

6. **BYLAWS**

- a. Bylaw 3313 - Financial Plan 2024 – 2028 Bylaw Amendment No. 3

First, second and third reading of a bylaw to amend the 2024-2028 Financial Plan Bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2024 – 2028 Bylaw, 2024, No. 3266, Amendment No. 3, Bylaw, 2025, No. 3313' be read a first, second and third time.

CARRIED

7. COMMITTEE REPORTS

- a. Socio-Cultural Economic Development Advisory Committee - 2025 Work Plan

It was MOVED and SECONDED

THAT Council approve the Socio-Cultural Economic Development Advisory Committee 2025 Annual Work Plan.

CARRIED

- b. Environmental Sustainability Committee - 2025 Work Plan

It was MOVED and SECONDED

THAT Council approve the Environmental Sustainability Committee 2025 Annual Work Plan.

CARRIED

Councillor Albrecht, Chair of the Environmental Sustainability Committee, notified Council that the Committee will bring forward an updated Work Plan for Council approval at a future meeting to include salmon fry release signage work.

8. ADMINISTRATIVE REPORTS

- a. Development Permit Amendment Application DP 01-25

The Director of Development Services introduced the purpose of the development permit application. Two members representing the applicant addressed Council noting that approval of the application will allow their strata to proceed with needed work.

In response to questions, staff confirmed details of the application, that the request is unique with no other applications of this nature being requested.

It was MOVED and SECONDED

THAT Development Permit Amendment Application DP 01-25, submitted by the owners of Strata Plan NWS1815, to permit a room originally constructed as an indoor amenity space to be converted into a dwelling unit within the apartment building located at 20454 53 Avenue, be approved.

CARRIED

b. Council Policy No. CO-88, Habitat Compensation Works on City Land

It was MOVED and SECONDED

THAT "Council Policy No. CO-88 "Habitat Compensation Works on City Land" be approved.

In response to questions, staff informed Council about:

- the process to apply for an Environmental Sensitive Area to be replaced with habitat compensation and how the policy is applied;
- in areas with low to moderately-low sensitivity, development is discouraged, not prohibited; and
- staff working with qualified environmental professionals to value compensation, with valuation being dependent upon complexity.

There was a request to amend the Policy, in the *Policy Summary* section, to adjust language to align with the Official Community Plan.

It was MOVED and SECONDED

THAT "Council Policy No. CO-88 "Habitat Compensation Works on City Land" be approved, as amended, in the *Policy Summary*, by adding the phrase "strongly" as follows:

"Development in ESAs designated "Low to Moderately Low" is strongly discouraged but not prohibited."

CARRIED

THE QUESTION WAS CALLED on the Main Motion as amended as it was

CARRIED

9. **NEW AND UNFINISHED BUSINESS**

a. Motions/Notices of Motion

10. **CORRESPONDENCE**

See Consent Agenda

11. **ADJOURNMENT**

IT was MOVED and SECONDED

THAT the meeting adjourn at 7:14 p.m.

CARRIED

Signed:

MAYOR

Certified Correct:

DEPUTY CORPORATE OFFICER