



## MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, March 23, 2026

3:00 pm

Council Chambers, Langley City Hall  
20399 Douglas Crescent

- Present:
- Mayor Pachal
  - Councillor Albrecht
  - Councillor James (via videoconference)
  - Councillor Mack
  - Councillor Solyom
  - Councillor Wallace
  - Councillor White
- Staff Present:
- F. Cheung, Chief Administrative Officer
  - R. Beddow, Deputy Director of Development Services
  - A. Chang, Director of Financial Services
  - K. Hilton, Director of Recreation, Culture and Community Services
  - C. Johannsen, Director of Development Services
  - S. Kennedy, Fire Chief
  - K. Kenney, Corporate Officer
  - A. Metalnikov, Senior Planner
  - D. Pollock, Director of Engineering, Parks and Environment

### 1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal acknowledged that 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 March 23, 2026 special meeting agenda be adopted as circulated.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the March 23, 2026 special meeting agenda be amended by removing Item 3.a. Project Black Feather and renumbering remaining sections accordingly.

CARRIED

THE QUESTION WAS CALLED on adoption of the special meeting agenda as amended and it was

CARRIED

**3. COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

a. Introduction of Proposed Community Standards Bylaw Updates

Carl Johannsen, Director of Development Services

It was MOVED

THAT Council receive the March 23, 2026 presentation titled “Community Standards Bylaw Proposed Updates” from the Director of Development Services, for information.

Mr. Johannsen provided a PowerPoint presentation to Council regarding proposed updates to the Community Standards Bylaw, providing information on the purpose of the Community Standards Bylaw, the rationale for updating the bylaw, key bylaw updates, new bylaw schedules, and next steps.

Council provided feedback to staff on the proposed bylaw and staff responded to questions from Council.

b. Introduction of the Proposed Affordable Housing Reserve Fund Bylaw & Policy

Carl Johannsen, Director of Development Services

It was MOVED

THAT Council receive the March 23, 2026 presentation titled “Affordable Housing Reserve Fund, Proposed Bylaw and Policy” from the Director of Development Services, for information.

Mr. Johannsen provided a PowerPoint presentation to Council regarding Affordable Housing Reserve Fund proposed draft bylaw and policy, providing an overview of the Affordable Housing Reserve Fund (AHRF), including its purpose, how it works, proposed uses, key requirements of the proposed AHRF bylaw and companion Council policy, AHRF funding qualification requirements, use considerations, funding request and process, and next steps.

Council provided feedback to staff on the proposed bylaw and policy and staff responded to questions from Council.

**4. COMMITTEE OF THE WHOLE - RISE AND REPORT**

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

**5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE**

It was MOVED and SECONDED

THAT the following recommendations from the Committee of the Whole be ratified:

THAT Council receive the March 23, 2026 presentation titled "Community Standards Bylaw Proposed Updates" from the Director of Development Services, for information.

THAT Council receive the March 23, 2026 presentation titled "Affordable Housing Reserve Fund, Proposed Bylaw and Policy" from the Director of Development Services, for information.

CARRIED

**6. MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

1 (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

7. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:35 pm.

CARRIED

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER