



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Wednesday, March 5, 2014 at 7:00pm
George Preston Recreation Centre
20699 – 42 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors D. Davis, B. Dornan, S. Ferguson, C. Fox, B. Long, M. Sparrow, K. Richter,
and G. Ward

R. Seifi

S. Palmer and K. Stepto

MEETING RECONVENED

The Public Hearing reconvened at 7:00pm.

F. PUBLIC HEARING

1. **Brookwood/Fernridge Community Plan**
Bylaw No. 5057
Bylaw No. 5058
Report 14-09
File CD LRP00001

**“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Brookwood/Fernridge) 2014 No. 5057”; and**

“Brookwood/Fernridge Community Plan Bylaw 2014 No. 5058”

Explanation – Bylaw No. 5057

Bylaw 2014 No. 5057 replaces the bylaw number reference for the
Brookwood/Fernridge Community Plan and repeals:

- a. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Brookwood/Fernridge Community Plan) Bylaw 1987 No. 2475”;
- b. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Brookwood/Fernridge Community Plan) Bylaw 1998 No. 2475
Amendment (Township of Langley) Bylaw 1992 No. 3179”;

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

- c. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Mennonite Fellowship) Bylaw 1998 No. 3741”; and
- d. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood/Fernridge Community Plan) Bylaw 1998 No. 2475 Amendment (204A Street) Bylaw 1999 No. 3908”.

Explanation – Bylaw No. 5058

Bylaw 2014 No. 5058 provides an updated Community Plan for Brookwood/Fernridge. The bylaw includes policies related to land use, environment, transportation, servicing and implementation, as well as development permit provisions. 5,717 Public Hearing Notices were mailed out.

The following submissions regarding Bylaws No. 5057 and 5058 were received from the public:

1. Rich Smallwood, 4410-207A Street, was in attendance and stated that he is in favour of some form of development, but not what is proposed. He suggested timelines control within the OCP to allow for development in certain areas, in five year intervals. This will allow some control with the development. He further expressed concerns regarding increased density.
2. Shawn Felix, 20358-37B Avenue, was in attendance and expressed concerns with increased density. He suggested leaving it at single family home, with multi-family homes on the main corridors. He further commented on traffic concerns and lack of proper infrastructure. He asked Council to keep the lots single family, and to build the roads and parking first.
3. Leah Flather, 19928-36 Avenue, was in attendance and expressed concerns regarding lots size, increased density, tree protection, and the expansion of 196 Street to a 4 lane road.
4. Lisa Drozda, 4327-210A Street, was in attendance and stated her opposition to the plan due to lot size and increased density.
5. Holly Dickinson, 5655-210A Street, was in attendance and stated that she is in favour of some development but not the plan as presented with such high density. She further stated opposition to widening 196 Street to a 4 lane road.
6. Ken Turner, 2793-208 Street, was in attendance and commented that the infrastructure should be completed before development occurs.
7. Jen Ellis, 21074-40 Avenue, was in attendance and expressed concerns regarding the environmental impact and increased traffic. She stated her opposition to the proposal.
8. Matt Olson, 3529-198A Street, was in attendance and commented on the potential increase in crime in the area and housing costs.

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

9. Margot Freeman, 19721-41A Avenue, was in attendance and asked Council to reject this plan. She further commented on the negative impact of increased density.
10. Brianna Williams, 4039-200 Street, was in attendance and asked Council to protect Brookwood.
11. Kerri Ross, 7307-202A Street, was in attendance and commented on lot size, lack of parking, decreased property value.
12. Derek Beauvais, 20156-28 Avenue, was in attendance and stated his opposition due to high density and decreased lot size.
13. Tracie Donnelly, 2361-200 Street, was in attendance expressed concerns regarding increased density, traffic, and environmental issues.
14. Dave Homfeld, 3353-199A Street, was in attendance commented on preserving the existing character and concerns relative to increased density.
15. Rayburn Ross, 2701-210 Street, was in attendance and stated his opposition to the plan.
16. Aine Sunderland, 201 Street, was in attendance and stated her opposition to the plan due to lack of areas to play.
17. Bob Jussila, 21255-40 Avenue, was in attendance and stated his support of the plan.
18. Bill McKenzie, 21160-18 Avenue, was in attendance and commented on the comparisons between the 1987 plan and the current proposal. He further commented on increased density and population, the summary of development concept, residential land use, and road systems. He stated that the current plan does not preserve the existing character.
19. William Black, 3030-204 Street, was in attendance and commented on land and home values, and protecting the horse community.
20. Laura Warren, 3519-198 Street, was in attendance and commented on tree protection, safety concerns, increased population, and overcrowding in local schools. She stated her opposition to the plan.
21. Chris Moffett, 19672-41A Avenue, was in attendance and stated his opposition to the plan due to the expansion of 196 Street. He further commented on the environmental impact. He asked to reject this plan.
22. Jennifer Wilson, 20582-42A Avenue, was in attendance and stated her opposition to this plan due to decreased lot size, higher density, and tree preservation.
23. Gisela Courchene, 4266-196 Street, was in attendance and stated her opposition to the plan.
24. Al Courchene, 4266-196 Street, was in attendance and stated his opposition to the plan.
25. Carmen Kimm, 4284-200A Street, was in attendance and stated her opposition to the plan due to increased density.

Councillor Ferguson temporarily left the meeting at 8:32pm and rejoined the meeting at 8:36pm.

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

26. Tom Mulligan, 19685-32 Avenue, was in attendance and stated his support of the plan.
27. Wayne Leach, 20482-32 Avenue, was in attendance and stated his support of the plan with some modifications, including increased density around the commercial areas, not the residential areas. He further commented on the expansion of 32 Avenue as a truck route.
28. Susan Jensen, 198 Street and 40A Avenue, was in attendance and stated her opposition to the plan due to increased density. She asked Council to revise the plan and get further public input.

Councillor Fox temporarily left the meeting at 8:45pm and rejoined the meeting at 8:47pm.

29. Ken Dyck, 2863-200 Street, was in attendance and stated his support of the plan with some modifications.
30. Ryan Giesbrecht, 20316-36B Avenue, was in attendance and commented on declining property values and asked Council to reject this plan.
31. Colin Shirley, 3970-196 Street, was in attendance and expressed concerns regarding expansion of 196 Street and stated his opposition.
32. Leila Wenzel, 20750-38A Avenue, was in attendance and stated her opposition to this plan due to increased population, over crowding in schools and lack of tree protection. She asked Council to reject this plan.
33. Jaclyn Smith, 19613-42 Avenue, was in attendance and stated her opposition to the plan.
34. Lorraine McKee, 19612-42 Avenue, was in attendance and stated her opposition to the plan and expansion of 196 Street. She asked Council to reject this plan.
35. Gordon Marsh on behalf of Rick McKee, 19612-42 Avenue, was in attendance and stated his opposition to the plan.
36. Norman Svensson, 4120-196 Street, was in attendance and stated his opposition to the plan.
37. Jeff Pinchin, 19610-42 Avenue, was in attendance and stated his opposition to the plan.
38. Rob Griffioen, 4265-198 Street, was in attendance and stated his opposition to the plan due to lot size, overcrowding at local schools, and increased traffic.
39. Jeanette Paisley, 3558-196 Street, was in attendance and stated her opposition to the widening of 196 Street.
40. Stacey McKay, 4085-207A Street, was in attendance and expressed concerns regarding widening of 40 Avenue and increased traffic.
41. John Pattinson, 19855-20 Avenue, was in attendance and stated his opposition to the plan. He asked Council to reject the plan.
42. Bill Johnson, 4539-196 Street, was in attendance and stated his opposition to the plan due to the expansion of 196 Street. He asked Council to reject the plan.

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

- 43. Ken Grainger, 4048-207A Street, was in attendance and stated his opposition to the plan.
- 44. Maureen DeReus, 3947-200A Street, was in attendance and stated her opposition to the plan. She asked Council to reject this plan.
- 45. Les Fuller, 20559-40 Avenue, was in attendance and stated his opposition to the plan.
- 46. Wayne Crossen, 20373-43A Avenue, was in attendance and stated his opposition to the plan due to protection of the aquifer and expansion of 32 Avenue. He asked Council to reject this plan.

Councillor Sparrow temporarily left the meeting at 9:56pm and rejoined the meeting at 10:00am.

Councillor Dornan temporarily left the meeting at 9:57pm and rejoined the meeting at 9:59pm.

- 47. Arlene Fanhoe, 20464-32 Avenue, was in attendance and expressed concerns about the widening of 196 Street and impact on the aquifers.
- 48. Kristen Van Hafen, 3529-198A Street, was in attendance and stated her opposition to the plan.
- 49. Tanya Depik, 208A Street, was in attendance and stated her opposition to the plan due to increased traffic and environmental concerns.
- 50. Rachel Tom, 216 and 16 Avenue, was in attendance and stated her opposition to this plan.
- 51. Gerard A'tu, 4062-206A Street, was in attendance and stated his support of the plan.
- 52. Kim Colette, 3760-202 Street, was in attendance expressed concerns regarding housing costs and stated her opposition to the plan.
- 53. Nat Waterman, 20035-36A Avenue, was in attendance and stated her opposition to the plan.
- 54. H. Leyenhorst, 20375-40 Avenue, was in attendance and stated his opposition to this plan.
- 55. Harold Patel, 35-208 Street, was in attendance and asked Council to reject this plan.
- 56. Marcie Copley, 19672-41A Avenue, was in attendance and stated her opposition to this plan.
- 57. Scott Thompson, 20035-36A Avenue, was in attendance and stated his opposition to this plan and asked Council to reject the plan.
- 58. Martin Allen, 20025-36 Avenue, was in attendance and stated his opposition to the plan.
- 59. Rich Smallwood, 4410-207A Street, spoke for a second time and commented on school capacity.
- 60. James Chen, 3321-200 Street, spoke for a second time and commented on parking issues and stated support for the plan.

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

61. Jackie Mantek, 19952-36 Avenue, spoke for a second time and commented on the expansion of 36 Avenue, transit, opening closed schools and the expansion of 196 Street. She asked Council to create a neighbourhood planning committee.

Councillor Dornan temporarily left the meeting at 10:50pm and rejoined the meeting at 10:52pm.

Councillor Ferguson temporarily left the meeting at 10:55pm and rejoined the meeting at 10:58pm.

62. Sarah Williams, 4112-196 Street, spoke for second time and commented on the expansion of 196 Street.
 63. Cameron Gair, 4567-215 Street, spoke for second time and commented on density.
 64. Marta Paszner, 3417-199A Street, was in attendance and commented on tree retention.

MEETING EXTENDED

Moved by Councillor Ferguson,

Seconded by Councillor Fox,

That the meeting be extended to 12:00am.

CARRIED

65. Pam Camps, 3763-197 Street, was in attendance and commented on tree retention and community spirit.
 66. Anna R., Brookwood resident, spoke for a second time and commented on tree retention, environmental issues, aquifer protection, and groundwater preservation.
 67. Karen Borsitsky, 3876-202 Street, spoke for a second time and commented on notification of public hearings and asked Council to reject this plan.
 68. Marcie **Copley**, 19672-41A Avenue, spoke for second time and asked Council to reject the plan.
 69. Pat Cameron, 3995-202A Street, spoke for a second time and asked Council to reject the plan.
 70. Clint Lee, 6988-201B Street, spoke for second time and asked Council to reject the plan.
 71. **Laurie-Anne F.**, 3383-200 Street, spoke for a second time and asked Council to reject the plan.
 72. **Shawn Park**, 21803-6 Avenue, was in attendance and asked Council to reject the plan.
 73. Kim Colette, 3760-202 Street, spoke for a second time and commented on notification of public hearings.
 74. Kylie Pound, was in attendance and commented on tree retention and aquifer protection.
 75. Bev Allen, 20025-36 Avenue, was in attendance and commented on notification of public hearings.

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

76. Bill Schmulz, 19737-30 Avenue, was in attendance and stated his opposition to the plan.
77. Jennifer don Vale, 20913-36 Avenue, was in attendance and stated her opposition to the plan.
78. Anna R., spoke for a third time and further commented on cost of maintaining GVWD water supply and conflict of interest. She asked Council to look at the water management studies.
79. Shannon Stout, 19844-38A Avenue, was in attendance and stated her opposition to the plan. She asked Council to revise the proposal.
80. Anna R. spoke for a fourth time and asked Council to refer this back to staff to revise the plan.
81. Jaclyn Smith, 19613-42 Avenue, spoke for second time and stated her opposition.
82. Erin **Pasternak**, 4252-196B Street spoke for a second time and asked Council to reject the proposal.

The following written submissions regarding Bylaws No. 5058 and 5058 were received from the public for March 5, 2014:

1. Clayton Fair, expressing concerns regarding waterway protection, suggested truck traffic be restricted to 192 Street to the bypass, and discussed the subdivision of land the land on 248 and 61 Avenue into smaller acreage.
2. Brian and Lori Sandve, 4102 206A Street, expressing opposition.
3. Jennifer Tracy, 3905 208 Street, expressing concerns relative to density, protection of wildlife and trees, and lot coverage.
4. Arnold Badke, expressing support.
5. Chris and Alyzsa Vanderwall, 20243 41A Avenue, expressing concerns relative to tree and wildlife protection, sense of community, traffic, loss of privacy, public safety, affordable homes, and schools.
6. Karen Fitzgerald, 3954 198A Street,
7. Margo Freeman, 19721 41A Avenue, expressing opposition.
8. Lisa Falk, 27171 25 Avenue and 26901 33 Avenue, expressing opposition.
9. Ruth-Anne Eisler, expressing opposition.
10. Marv, Ron, and Stella Goble, 3134 200 Street, expressing support.
11. Samantha St-Onge, 19787 44 Avenue, expressing opposition.
12. Ross Richardson, 3836 197 Street, expressing opposition.
13. Luc and Collette Roy, 3836 197 Street, expressing opposition.
14. Denis St-Onge, 19787 44 Avenue, expressing opposition.
15. Kathi Renaud, expressing opposition.
16. Nirmal Kooner, 19721 32 Avenue, expressing support.
17. Carmen Kimm, 4284 200A Street, expressing concerns relative to smaller lot sizes, multiple housing units, apartments, mega houses, and protection of trees and wildlife.
18. Rich Smallwood, 44 and 207A Avenue, expressing the need for timeline controls within the OCP, and concerns relative to density.

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

19. Ella Horton, 19716 34A Avenue, expressing opposition.
20. Holly Dickinson, 106, 5655 210A Street, expressing opposition.
21. Jennifer Wilson, expressing opposition.
22. Mike Joslin, expressing opposition.
23. Rye Elphick, expressing opposition.
24. Wayne Leach, regarding public hearing process.
25. Nancy Edwards Peterse, expressing concerns.
26. Don Kidd, expressing support, with reservations.
27. Dennis Townsend, expressing opposition.
28. Robert Anderson, expressing opposition.
29. Les Humphrey, Dillon Consulting Ltd for Shoppers Drug Mart requesting Council consider comments and return the Plan to staff.
30. Judy and Joe Strain, expressing concerns regarding density and traffic.
31. Leonard and Dorothy Miller, expressing concerns relative to water erosion by Anderson Creek.
32. Dale Ball, expressing support.
33. Zosia Ettenberg, expressing opposition.
34. Bjauna Sorensen, expressing opposition.
35. Duncan Morrison, expressing support.
36. City of Langley, providing comments relative to transportation, stormwater management, and commercial development.
37. C.M. Anderson providing additional comments regarding traffic lights at 3031 – 200 Street.
38. Brian Canfield, expressing support
39. Amandip and Gurmohan Brah, expressing support.
40. Judge Boss, expressing support.
41. L.Y. Chen, expressing support.
42. Michel and Linda Gloanec advising their property will be adversely affected.
43. Bal Sakhon expressing support
44. Manpreet Sakhon, expressing support.
45. Dan and Jackie Mooney, expressing support.
46. Harjinder Sakhon, expressing support.
47. Amolak Mutti, expressing support.
48. Al and Sally Frost stating concerns relative to tree protection, parking and density.
49. Karen Sakhon, expressing support.
50. Kevin Chen, expressing support.
51. Charlie Sakhon, expressing support.
52. Alister Frayne, expressing opposition.
53. Henk Van Hove,
54. John Emery regarding due process.
55. Fatidjah Nestman regarding public hearing process.
56. The Kerr Family and Eva Kalicinsky, expressing support.
57. David Chambers providing the link to “Leave Brookwood Alone” blog.
58. Chris Moffett, expressing opposition.

March 5, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

- 59. Rod Robertson, expressing support, except for single family 2 area.
- 60. Walter and Heidi Arnot, expressing opposition.
- 61. Cliff Warriner, expressing support.
- 62. David Boram, expressing opposition.
- 63. Jamie Preston, expressing opposition.
- 64. Sabrina Clegg, expressing opposition.
- 65. Kristyn Ward, expressing opposition.
- 66. Dave and Kim McFadden, expressing opposition.
- 67. Sonya Fuller, expressing opposition.
- 68. Margaret McDonald, expressing opposition.
- 69. Gary Campbell, expressing opposition.
- 70. Jeannette Paisley, expressing opposition.
- 71. Mike Joslin, expressing opposition.
- 72. Gurjit and Manmohan Grewal, 2940 202 Street, expressing support.
- 73. Stephanie Johannessen, 2050 198 Street, expressing support.
- 74. Wendy Dickinson, expressing opposition.
- 75. Wade Dickinson, expressing opposition.
- 76. Leah Flather, providing comments.
- 77. Cameron Gair, submission and presentation.

G. PUBLIC INPUT OPPORTUNITY

H. TERMINATE

Moved by Councillor Ward,
Seconded by Councillor Fox,
That the meeting terminate at 11:52pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Deputy Township Clerk