



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, March 3, 2014 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 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

S. Scheepmaker and R. Seifi

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – March 3, 2014

Moved by Councillor Fox,
Seconded by Councillor Dornan,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
March 3, 2014.

CARRIED

B. ADOPTION OF MINUTES

1. Regular Evening Council Meeting – February 24, 2014

Moved by Councillor Ferguson,
Seconded by Councillor Fox,
That Council adopt the Minutes of the Regular Evening Council meeting
held February 24, 2014.

CARRIED

C. PRESENTATIONS

D. DELEGATIONS (TENTATIVE)

March 3, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

E. DEVELOPMENT PERMITS

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

R. Seifi explained that 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”;
- c. “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Langley Mennonite Fellowship) Bylaw 1998 No. 3741”;
- 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

R. Seifi explained that 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.

A presentation was provided by consultant, Johnathan Tinney, relative to the proposal. The Land Use plan shifts the existing population of 13,500 allowing for a potential population of 42,000 over the next 30 years. Average density will be half that planned for Willoughby, with higher density uses focused along 200 Street corridor. Current designation of manufacture3d home parks will be maintained and provision made for

F. PUBLIC HEARING

pocket neighbourhoods.

Councillor Long left the meeting at 7:14pm and rejoined the meeting at 7:16pm.

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

1. Fred Jackson, did not come forth.
2. Casey Smith, did not come forth.
3. Cameron Gair, 4567 215 Street, President of Solo Management and Griffith Neighbourhood Community Group, noting they had asked Council to work through a neighbourhood plan for a portion of the Brookwood neighbourhood. He advised that density was an issue for the residents, but the proposed plan provides for less density than Willowbrook.
4. Graham and Tricia Gerth, 2965 204 Street, stated that he was impressed by the community plan, and expressed concern relative to current housing prices, and indicated the need for multi-family dwellings.
5. Anna R., Brookwood, noted that there is an online petition being circulated of over 2,000 signatures and expressed concern regarding traffic, lack of transit, impact on schools, increased crime, parking, preservation of heritage sites, groundwater, loss of ALR land, tree and wildlife protection. She submitted a hard copy of her presentation material.

MEETING RECESSED

The meeting recessed at 7:36pm.

MEETING RECONVENED

The meeting reconvened at 7:46pm.

The Mayor announced that due to the numbers of persons attending this Public Hearing and to ensure compliance with the Fire Code, he asked the persons who had signed the Speakers List to stay and the people standing to go to a nearby meeting room. He also advised that staff are trying to book a large meeting space for the continuation of the Public Hearing on Tuesday, March 4, 2014, commencing at 7:00pm.

MEETING RECESSED

The meeting recessed at 7:50pm

MEETING RECONVENED

The meeting reconvened at 7:57pm.

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

March 3, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

1. 1500 Signature Petition expressing opposition to the plan.
2. Kim Stepney, 1109 196A Street, expressing opposition and concerns regarding tree protection.
3. Diana Dawson, 3385 198A Street, expressing concerns regarding density, access road on 196 Street, and capacity of Langley Memorial Hospital to handle increased population.
4. Bonnie Oraas, Seniors Mobile Park, expressing concern that they receive fair and reasonable compensation for home values.
5. Megan Carey, stating that Brookwood does not need additional commercial area or multi-family housing.
6. Amy Huang, 32 Avenue, expressing support for the plan.
7. Kristyn Ward, 4720 203 Street, expressing opposition to the plan.
8. Carmen Braun, 19942 37 Avenue, expressing opposition.
9. Bryanna Hamel, expressing opposition.
10. Fatidjah Nestman, 3909 204 Street, expressing opposition and concerns relative to tree and wildlife protection.
11. Lori Nicol, 3875 204A Street, expressing opposition and concerns regarding density, safe streets, and tree protection.
12. Jennifer Colbert, 8250 209B Street, expressing opposition and concerns relative to lack of transit, open spaces, and increased density.
13. Ryan Grant, 4540 198B Street, expressing opposition.
14. Jim Pollitt, 4946 198 Street, expressing opposition.
15. Nolan Killeen, 5136 223A Street, expressing opposition.
16. Carol Poli, 174 E. 1st Street, North Vancouver, expressing opposition.
17. Kirk and Elaine Desnoyers, 3671 206A Street, expressing opposition.
18. Zaheer Yoonoos, 418, 5516 298 Street, expressing opposition.
19. Luisa Nestman, 20, 22225 50 Avenue, expressing opposition.
20. Jaylin Ruether, 5224 201A Street, expressing opposition.
21. Marilyn Rayner, 100, 20071 24 Avenue, expressing opposition.
22. Dan Mason, 20140 41A Avenue, expressing opposition.
23. Jane Mason, 20140 41A Avenue, expressing opposition and concerns relative to lack of infrastructure, parking, and tree protection.
24. Scott Gubbels, 3008 200 Street, expressing support for the plan.
25. Harold Lockerby, 21145 96 Avenue, expressing support.
26. Veer and Gloria Dharney, 19923 38A Avenue, expressing opposition and concern regarding traffic and density.
27. Nicole Poole, Hebner Family, 3513 204 Street expressing concern relative to tree protection, traffic routes, and traffic calming.
28. Jordan Pawliuk, 3950 204A Street, expressing opposition.
29. Sean Corscadden, 4551 199 Street, expressing opposition and concerns relative to traffic, illegal suites, parking, public safety, and overcrowded schools
30. Al French, Brookwood, expressing concern relative to density and parking.

March 3, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

31. Eric and Villa Ostrom, 3085 202 Street, expressing support for the plan.
32. Villad Eric Ostrom, 2947 202 Street, expressing support.
33. Jo Macleod, expressing concerns regarding lack of recreational facilities and sewage facility hookup.
34. Paramjit S. Narwal, 2748 202 Street, expressing support.
35. Gurmail s. Mander, 2748 202 Street, expressing support.
36. Carmen Braun, 19942 37 Avenue, expressing opposition.
37. Balihar S. Dhindsa, 2748 202 Street, expressing support.
38. Amarjit Benning, 19437 32 Avenue, Surrey, expressing support.
39. Jaswinder Sall, 2748 202 Street, expressing support.
40. Erica Galpin, 3541 197A Street, expressing opposition.
41. Heidi Potalivo, 20156 28 Avenue, expressing opposition.
42. Marci Ellison Thomas and Gerry Thomas, 20023 Fernridge Crescent, expressing opposition.
43. Kylie Pound, 15099 73 Avenue, Surrey, expressing opposition.
44. Les and Sonya Fuller, 20559 – 40 Avenue, expressing opposition and concerns relative to lack of schools, traffic, density, and property devaluation.
45. Kim Knopp, 3517 196A Street, expressing opposition.
46. Lyndsey Meeks, 19659 36 Avenue, expressing opposition and concern relative to trees, density, illegal suites, and safety.
47. Elio Stefanucci, 3383 205 Street, expressing support.
48. Red Chang, 2887 197A Street, expressing support.
49. William and Elizabeth MacGillivray, 1921 200 Street, expressing opposition and concern regarding ALR properties.
50. Duncan Morrison, 19811 32 Avenue expressing support for the proposal.
51. Kimberley Pound, 5113 54 Avenue, St. Paul, Alberta, expressing opposition.
52. Arvind Thakore, 2620 Chelsea Court, West Vancouver, expressing support.
53. Kate and Rob Mumford, 4233 200A Street, expressing opposition.
54. Sharon Widdows, 3813 Woodland Drive, expressing concern relative to tree protection, parking, and drainage.
55. Pritam Dhinjal 20135 32 Avenue, expressing support.
56. Gayle Brooks, expressing opposition and concerns regarding density, traffic, and loss of trees.
57. O. Dhinjal, 20135 32 Avenue, expressing support.
58. Ryan Elphick, 3756 204 Street, expressing opposition.
59. Gary Rowand, expressing support.
60. Anne-Michelle Dereus, expressing concerns relative to density and tree protection.
61. Shelley Scott, 4009 204B Street, expressing opposition.
62. Marv Goble, 3134 200 Street, expressing support.
63. Amin, Anar, Amil, Alykhan, and Alyssa Alidina, expressing support.
64. Leslie and Gary Williams, 20798 Rees Lake Road, Jeff and Laurie Gerbracht, 20735 28 Avenue, and Sally Shahram, 2877, 2853, and

March 3, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

2831 – 208 Street, expressing concern relative to lakefront properties and consistent subdivision of land.

65. Jag Gill, expressing support.
66. Roland Seguin, 19891 28 Avenue, expressing concern relative to tree protection and maintaining character of neighbourhood.
67. Peter Minten, 3059 206 Street, expressing concerns relative to density, trees, and population.
68. Paula McCallum, 20622 39A Avenue, expressing opposition.
69. Sundeep Gill, 3976 205B Street, expressing support.
70. Rick Chehil, 19858 32 Avenue, expressing support.
71. Gurmukh Chehil, 19858 32 Avenue, expressing support.
72. Surinder Rana, 3338 194 Street, expressing support.
73. Sukhwinder Rana, 3338 194 Street, expressing support.
74. Narinder Sali, 3338 194 Street, expressing support.
75. Sarbjit Nahal, 19437 32 Street, expressing support.
76. Shangara Benning, 19437 32 Street, Surrey, expressing support.
77. Raghbir Dhama, 2748 202 Street, Surrey, expressing support.
78. Baljit Dhama, 2748 202 Street, Surrey, expressing support.
79. Kulwant Sahota, 3383 205 Street, expressing expressing support.
80. Jeffrey Gibbons, 3733 207 Street, expressing opposition.
81. Harsh Thakore, 7601 Arvin Court, Burnaby, expressing support.
82. Jill and Rodney Singel, 19845 46 Avenue, expressing opposition.
83. Randy and Barbara Gibbons, 20652 38A Avenue, expressing concerns relative to traffic and density.
84. Daljit Benning, 15898 32 Avenue, Surrey, expressing support.
85. Terry and Alycee Kennedy, 2923 200 Street, expressing support.
86. Nelson Toy, 3383 2025 Street, expressing support.
87. Brian Canfield, 2916 and 2934 200 Street, expressing support.
88. James Glavin, 20336 Fernridge, expressing opposition.
89. Sam and Joanne Rockson, 3084 200 Street, expressing support.
90. Dorothy Chang, 2944 197A Street, expressing support.
91. Pam and Steve Forbes, 4070 199A Street, expressing opposition.
92. Susan Farlinger, Fisheries and Oceans Canada.
93. Don Luymes and Philip Bellefontaine, City of Surrey
94. Cameron Gair, expressing support.
95. Doug Jensen, expressing concerns.
96. Angelene Logan, expressing opposition.
97. Mark Belling, expressing concerns.
98. Brian and Pat Cameron, expressing opposition.
99. Cathleen, Sandro and Sophia Vecchiato, expressing concerns.
100. Jennifer Colvin, expressing opposition.
101. Dan Peterson, expressing opposition.
102. John and Carolyn Crawford, expressing opposition.
103. Suneet Suchar, expressing support.
104. Amarjit Chahal, expressing support.
105. Amandeep Chahal, expressing support.
106. Parmveer Atwal, expressing support.
107. Manjit Atwal, expressing support.

March 3, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

108. Kathleen Barrett, expressing opposition.
109. Craig Boram, expressing concerns.
110. Tess Kirilenko, expressing opposition.
111. Ebbe Syberg-Olsen, Walter and Joan Shemley
112. Udo Froebel, expressing opposition.
113. Star Gleboff, expressing opposition.
114. William James and Shirlie Stapleton, expressing opposition.
115. Robert and Debbie Gallichen, expressing opposition.
116. Gianni and Leah Bittante, expressing opposition.
117. Ken and Sharon Lind, expressing support.
118. Barb and Robert Hansen, expressing opposition.
119. Randy Chartier, expressing opposition.
120. Andrew and Cheryl McFarland, expressing support.
121. Brenda Rost, expressing opposition
122. Kamaljit Sidhu, Harbhajan Inderpal, Gurpreet Gill, Dalvir and Jatinder Pabla, expressing support.
123. Brian and Pat Cameron, 3995-202A Street, expressing opposition.
124. Aldo Rogic, 3338-200 Street, expressing support.
125. Brian and Julie Bergen, 19905-43A Avenue, expressing opposition.
126. Sabrina Grainder, 4048-207A Street, expressing opposition.
127. Rene Sandhu, expressing opposition.
128. Randy Mann, expressing opposition.
129. Heinz and Louise Wittenbecher, 20568 32 Avenue, expressing concern relative to density.
130. Sunny Pamma, 106, 7565 132 Street, Surrey, expressing opposition.
131. Sarah Ross, Senior Manager, Ssystem Planning, TransLink, providing comments on increased density and transit.
132. Everett Cummings, expressing concerns relative to protection of trees and wildlife, density, secondary suites, safety, increased traffic, and traffic calming.
133. Stefanie and Wayne Eastcott, 3393 200 Street, expressing opposition.
134. The Felix family, 37B Avenue, expressing concerns relative to tree cutting and traffic calming.
135. Caroline and Dave Parker, 2552 207 Street, expressing opposition.
136. Kirk Roberts, 2244 204A Street, stating concerns relative to density, and 204A Street between 24 and 20 Avenues.
137. William and Jacqueline Allison, 4082 207 Street, expressing concern relative to walking paths, access to Belmont School, parks, open spaces, and schools, density and housing,
138. Peter and Gloria Dreyer, expressing concern regarding tree protection.
139. Caroline and Dave Parker, 2552 207 Street, expressing opposition.
140. Shirley and Stan Smyth, Fernridge, expressing concern regarding density, industrial zoning, greenspace, and development of equestrian and biking trails.
141. Randy Mann, WestCor Group, Sutton West Coast Realty,

March 3, 2014

Regular Meeting for Public Hearing and Development Permits Agenda Minutes

F. PUBLIC HEARING

expressing opposition.

142. Rene Sandhu, Sutton West Coast Realty, expressing opposition.

143. C.M. Anderson, 36, 235 19705 Fraser Highway, expressing the need for traffic lights or a three way stop at 3031 Cedar Creek Estates.

144. 545 signature petition expressing opposition.

145. Kathleen Holz, 239 20071 24 Avenue, expressing concern regarding lack of a swimming pool.

146. Nimrat Sangha, 20108 32 Avenue, expressing support.

147. Bob Sangha, 5241 238 Street, expressing support.

148. Arjun Sangha, 20108 32 Avenue, expressing support

149. Cara Harman, expressing opposition.

150. Kevin Lange, expressing opposition.

151. M.P. Singh and Jasbir Makkar, 0959700 BC and 0959710 BC Ltd. expressing general support for the Plan, except for the development of condominiums.

152. Walter and Joan Shemley, 20786 Rees Lake Road, expressing concerns regarding density and protection of wildlife.

153. Michel Gloanec, 20979 36 Avenue, expressing concern relative to ALR property impact on his property.

G. PUBLIC INPUT OPPORTUNITY

H. MEETING ADJOURNED

Moved by Councillor Long,

Seconded by Councillor Ward,

That the meeting adjourn at 7:59pm, and reconvene at 7:00pm on Tuesday, March 4, 2014 at the George Preston Recreation Centre, 20699 – 42 Avenue.

CARRIED

CERTIFIED CORRECT:

Mayor

Deputy Township Clerk