



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Tuesday, September 12, 2017 at 6:00 PM
George Preston Recreation Centre
20699 - 42 Avenue, Langley, BC

AGENDA

A Public Hearing is a statutory requirement under Section 464 of the Local Government Act, and must be held before third reading of a community plan, rural land use bylaw, zoning bylaw, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw which would change the use, or density of use, of property.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighbourhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk and sign the speakers list prior to the commencement of the public hearing. The names on the speakers list will be read out during the hearing; however the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions; further, no decisions will be made concerning the bylaws at this hearing, as third reading will be considered by Council at a future Regular Meeting to be held at the

Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

A. ADOPTION AND RECEIPT OF AGENDA ITEMS**A.1 Special Meeting for Public Hearing and Development Permits -
Tuesday, September 12, 2017**

Recommendation: That Council adopt the agenda and receive the agenda items of the Special Meeting for Public Hearing and Development Permits held September 12, 2017.

B. DEVELOPMENT PERMITS**C. PUBLIC HEARING****C.1 Brookwood-Fernridge Community Plan
Bylaw No. 5300
Report 17-59
File CD LRP000013**

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Brookwood-Fernridge Community Plan) Bylaw 2017 No. 5300".

Explanation - Bylaw No. 5300

Bylaw 2017 No. 5300 amends the Langley Official Community Plan to provide an updated Community Plan for Brookwood-Fernridge.

Clerk's Note: Council may wish to consider the following amendments at the time of third reading. The amendments were carried during consideration of third reading of Bylaw No. 5300 prior to the Bylaw being defeated, July 10, 2017 and now under reconsideration. Please note that Schedule B of Bylaw No. 5300 included in the agenda package has incorporated all carried amendments.

AMENDMENT

Moved by Mayor Froese,
Seconded by Councillor Whitmarsh,
That the revisions listed below regarding Single Family 2 and Single Family 3 be approved:

Single Family 2

That the Single Family 2 recommendation be amended as follows:

The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 930 m² (10,000 ft²), except for the area that is both east of 208 Street and north of 43 Avenue where

a minimum lot size of 650 m² (7,000 ft²) may be considered. To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, the Single Family 2 designation provides for the consideration of single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighbourhood planning and Council's consideration at time of development.

These policies are intended to ensure large and medium-sized lot, single family housing for lands furthest away from the centres and to encourage the retention of significant trees and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 930 m² (10,000 ft²) within areas designated Single Family 2.
2. Permit the area that is both east of 208 Street and north of 43 Avenue to be used as single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policy #1 of this subsection.
3. Consider a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) through more detailed neighbourhood plans where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4). The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 930 m² (10,000 ft²) will be considered and policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 930 m² (10,000 ft²). For clarity, 650 m² (7,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 650 m² (7,000 ft²) and 930 m² (10,000 ft²).
4. Require single family lots that are directly across a street from lands designated Single Family 1 to maintain a minimum lot size of 930 m² (10,000 ft²), despite Policy #3 of this subsection.

Single Family 3

That the Single Family 3 recommendation be amended as follows:

The Single Family 3 designation accommodates single family

dwelling with a minimum lot size of 650 m² (7,000 ft²). To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, to provide a range of housing types and to facilitate appropriate transitions between different land uses and densities, the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning.

Single family dwellings with a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft²), manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of lot sizes and housing types described in this Section may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4), along arterial and collector roads, and within a community or neighbourhood centre, as shown on Map 1. Other regulatory mechanisms will be explored subject to more detailed neighbourhood planning and Council's consideration at time of development.

The purpose of these policies is to guide medium- and small-lot, single family housing and other complementary residential types in walkable neighbourhoods that are within or adjacent to centres and to encourage the retention of significant trees, tree stands and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 650 m² (7,000 ft²) within areas designated Single Family 3.
2. Consider a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
 - b. where the proposed lots are located along arterial and collector roads;
 - c. where the proposed lots are located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 650 m² (7,000 ft²) may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the

consideration of a lot size less than 650 m² (7,000 ft²). For clarity, 371 m² (4,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) (e.g. 464 m² (5,000 ft²) or 557 m² (6,000 ft²) lots).

3. Explore manufactured home parks, detached and duplex strata developments (including rancher-style developments), and cottage housing/pocket neighbourhoods through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);
 - b. where the proposed development is located along arterial and collector roads;
 - c. where the proposed development is located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where these housing types may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of these housing types.

4. Consider duplexes and semi-detached dwellings in neighbourhood plans along arterial and collector roads and on corner lots. The neighbourhood plan may provide further policies regarding these types of housing.
5. Restrict residential uses that are directly across a street from lands designated Single Family 1 or Single Family 2 to single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policies #2, #3, and #4 of this subsection."

AMENDMENT

A) Single Family 2

That the Single Family 2 recommendation be amended as follows:

The Single Family 2 designation accommodates single family dwellings with a minimum lot size of 930 m² (10,000 ft²), except for the area that is both east of 208 Street and north of 43 Avenue where a minimum lot size of 650 m² (7,000 ft²) may be considered. To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, the Single Family 2 designation provides for the consideration of single family dwellings with a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) to be determined through more detailed neighbourhood planning. Single family dwellings with a

lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4) and other regulatory mechanisms, subject to more detailed neighbourhood planning and Council's consideration at time of development.

These policies are intended to ensure large and medium-sized lot, single family housing for lands furthest away from the centres and to encourage the retention of significant trees and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 930 m² (10,000 ft²) within areas designated Single Family 2.
2. Permit the area that is both east of 208 Street and north of 43 Avenue to be used as single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policy #1 of this subsection.
3. Consider a lot size between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) through more detailed neighbourhood plans where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4). The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 930 m² (10,000 ft²) will be considered and policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 930 m² (10,000 ft²). For clarity, 650 m² (7,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 650 m² (7,000 ft²) and 930 m² (10,000 ft²).
4. Require single family lots that are directly across a street from lands designated Single Family 1 to maintain a minimum lot size of 930 m² (10,000 ft²), despite Policy #3 of this subsection.

AMENDMENT TO THE AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Fox,

That a new Policy 5 be added to read as follows:

Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots between 650 m² (7,000 ft²) and 930 m² (10,000 ft²) may be considered, subject to no more than 10% of the total land area being less than 930 m² (10,000 ft²) lots per neighbourhood.

CARRIED

AMENDMENT, AS AMENDED

The question was called on the Amendment, as amended, and it was CARRIED

AMENDMENT

B) Single Family 3

That the Single Family 3 recommendation be amended as follows:

The Single Family 3 designation accommodates single family dwellings with a minimum lot size of 650 m² (7,000 ft²). To support the application of residential cluster development (see Section 3.4) and the retention of significant trees, tree stands and other natural features, to provide a range of housing types and to facilitate appropriate transitions between different land uses and densities, the Single Family 3 designation provides for the consideration of smaller lots and other complementary dwelling types, to be determined through more detailed neighbourhood planning. Single family dwellings with a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft², manufactured home parks, detached and duplex strata developments, cottage housing / pocket neighbourhoods, duplexes, and semi-detached dwellings may be considered subject to more detailed neighbourhood planning. For clarity, the range of lot sizes and housing types described in this Section may only be considered where land is being protected for conservation, open space, and/or ALR buffer purposes, through residential cluster development (see Section 3.4), along arterial and collector roads, and within a community or neighbourhood centre, as shown on Map 1. Other regulatory mechanisms will be explored subject to more detailed neighbourhood planning and Council's consideration at time of development.

The purpose of these policies is to guide medium- and small-lot, single family housing and other complementary residential types in walkable neighbourhoods that are within or adjacent to centres and to encourage the retention of significant trees, tree stands and other natural features through residential cluster development.

Policies:

1. Accommodate single family dwellings on a minimum lot size of 650 m² (7,000 ft²) within areas designated Single Family 3.
2. Consider a lot size between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) through more detailed neighbourhood plans if one or more of the following conditions exist:
 - a. where land is being protected for tree retention, conservation,

open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);

b. where the proposed lots are located along arterial and collector roads;

c. where the proposed lots are located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where a lot size less than 650 m² (7,000 ft²) may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of a lot size less than 650 m² (7,000 ft²). For clarity, 371 m² (4,000 ft²) is the smallest lot size that may be considered through more detailed neighbourhood planning; a neighbourhood plan will consider other lot sizes between 371 m² (4,000 ft²) and 650 m² (7,000 ft²) (e.g. 464 m² (5,000 ft²) or 557 m² (6,000 ft²) lots).

3. Explore manufactured home parks, detached and duplex strata developments (including rancher-style developments), and cottage housing/pocket neighbourhoods through more detailed neighbourhood plans if one or more of the following conditions exist:

a. where land is being protected for tree retention, conservation, open space, and/or ALR buffer purposes through residential cluster development (see Section 3.4);

b. where the proposed development is located along arterial and collector roads;

c. where the proposed development is located within a community or neighbourhood centre, as shown on Map 1.

The neighbourhood plan will provide a more detailed land use plan that indicates more specifically where these housing types may be considered. In the case of residential cluster development, the neighbourhood plan will also provide policies regarding the amount of land that must be protected to allow the consideration of these housing types.

4. Consider duplexes and semi-detached dwellings in neighbourhood plans along arterial and collector roads and on corner lots. The neighbourhood plan may provide further policies regarding these types of housing.

5. Restrict residential uses that are directly across a street from lands designated Single Family 1 or Single Family 2 to single family dwellings on a minimum lot size of 650 m² (7,000 ft²), despite Policies #2, #3, and #4 of this subsection."

AMENDMENT

Moved by Councillor Whitmarsh,

Seconded by Councillor Quaale,

That in response to concerns received at the Public Hearing, Section 4.4 (Single Family 3) of the Residential Land Use policy provisions of the 2017 Brookwood-Fernridge Community Plan (Schedule B of Bylaw 2017 No. 5300) be amended to include the following as a second paragraph under Policy 2 of said Section:

Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots less than 650 m² (7,000 ft²) may be considered, subject to the following:

- ☐ no more than 5% of the total land area being less than 464.5 m² (5,000 ft²) up to 371 m² (4,000 ft²) per neighbourhood; and
- ☐ no more than 5% of the total land area being less than 650 m² (7,000 ft²) up to 464.5 m² (5,000 ft²) per neighbourhood.

AMENDMENT

Where land is being protected for conservation (including tree stands), open space, and/or urban-rural edge buffer purposes, based on analysis conducted as part of a more detailed neighbourhood planning process, single family lots less than 650 m² (7,000 ft²) may be considered, subject to the following:

- ☐ no more than 5% of the total land area being less than 650 m² (7,000 ft²) up to 464.5 m² (5,000 ft²) lots per neighbourhood

AMENDMENT TO THE AMENDMENT

Moved by Councillor Fox,

Seconded by Councillor Whitmarsh,

That the maximum allowable area allocated having a minimum lot size of 464.5 m² (5,000 ft²) be increased from 5% to 10% of the total land area per neighbourhood.

CARRIED

Councillors Arnason, Davis, Sparrow, and Richter opposed

AMENDMENT, AS AMENDED

The question was called on the Amendment, as amended, and it was CARRIED

Councillors Arnason, Davis, Sparrow, and Richter opposed

AMENDMENT

C) Single Family 3 - 371 m² (4,000 ft²) lots

Moved by Councillor Whitmarsh,

Seconded by Councillor Arnason,

That the Brookwood-Fernridge Community Plan Schedule B of

Bylaw 5300 be amended by replacing all references to "371 m2 (4,000 ft2)" with "464.5 m2 (5,000 ft2)".

CARRIED

AMENDMENT

D) Projected Population - overall

Moved by Councillor Richter,

Seconded by Councillor Fox,

That the last sentence of Section 4 of the Brookwood-Fernridge Community Plan Schedule B of Bylaw 5300 be amended to read as follows:

"The Land Use Plan for the entire Brookwood-Fernridge Community Plan area accommodates an ultimate projected population of 39,000 at build-out".

CARRIED

Councillor Long opposed

AMENDMENT

E) Projected Population - per neighbourhood

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the following projected build-out populations for the individual neighbourhoods be added to the end of Section 4 of the Brookwood-Fernridge Community Plan Schedule B of Bylaw 5300:

Rinn - 5,200

Booth - 11,700

Fernridge - 9,000

Glenwood - 3,500

CARRIED

Mayor Froese and Councillors Long and Quaale opposed

AMENDMENT

F) Priority

Moved by Councillor Fox,

Seconded by Councillor Richter,

That Policy 7 be added to Section 9.1 of the Brookwood-Fernridge Community Plan Schedule B of Bylaw 5300 as follows:

Growth and change in Brookwood-Fernridge should proceed with priority given to development proposals in Booth and Rinn neighbourhoods that interface with the existing developed area of Brookwood.

CARRIED

Councillors Davis, Long, and Quaale opposed

AMENDMENT

G) Properties at 20633 and 20685 - 20 Avenue

Moved by Mayor Froese

Seconded by Councillor Arnason,

That the designation for properties located at 20633 and 20685 - 20 Avenue be changed from Single Family 2 to Single Family 1.

CARRIED

AMENDMENT

H) Protection of the existing lakes

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That Policy 6.2 be added to read as follows:

That the existing lakes in Brookwood-Fernridge be included as watercourses to be protected as environmentally sensitive areas.

CARRIED

Mayor Froese and Councillor Quaale opposed

AMENDMENT

I) Cedar Creek Manufactured Home Park (3031 - 200 Street)

Moved by Councillor Long,

Seconded by Councillor Quaale,

That upon adoption of Bylaw 5300, staff be directed to immediately bring forward the necessary bylaw amendments to designate the Cedar Creek Manufactured Home Park located at 3031 - 200 Street in the Brookwood-Fernridge Community Plan as "Manufactured Home Park" (MHP), and schedule the required Public Hearing.

CARRIED

Councillor Richter opposed

AMENDMENT

J) Age Friendly Strategy

Moved by Councillor Arnason,

Seconded by Councillor Richter,

That Council confirm the Age Friendly Strategy is an important social component to ensure that community development is accessible and inclusionary for all ages and that the built environment reflects these values.

CARRIED

Mayor Froese and Councillors Quaale, Sparrow, and Whitmarsh

opposed

AMENDMENT

K) Commercial Village

Moved by Councillor Long,

Seconded by Councillor Fox,

That Policy 8 of Section 4.8 of the Brookwood-Fernridge Community Plan, Schedule B of Bylaw 5300 be amended by adding the words

"Big Box Retail" as a prohibited use.

CARRIED

Councillor Quaale opposed

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, Bylaw No. 5300, as amended, and it was

DEFEATED

Councillors Arnason, Fox, Quaale, Richter, and Sparrow opposed

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Brookwood Fernridge Community Plan](#)

D. TERMINATE