



## REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 27, 2015 at 8:25 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, C. Fox, B. Long, A. Quaale, K. Richter,  
M. Sparrow, and B. Whitmarsh

R. Seifi

W. Bauer and K. Stepto

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Meeting for Public Hearing and Development Permits - April 27, 2015**

Moved by Councillor Arnason,  
Seconded by Councillor Fox,  
That Council adopt the agenda and receive the agenda items of the  
Regular Meeting for Public Hearing and Development Permits held April  
27, 2015.  
CARRIED

### **B. PUBLIC INPUT OPPORTUNITY**

#### **B.1 Brewery Lounge Endorsement Application No. 000024 (Trading Post Brewing Corporation / 107, 20120 - 64 Avenue) Report 15-46 File CD 08-11-0085**

Moved by Councillor Davis,  
Seconded by Councillor Quaale,  
That Council consider the endorsement request for a new brewery lounge  
for the Trading Post Brewing Corporation located at 107, 20120 – 64  
Avenue; and further

That Council adopt the following resolution, should it decide to endorse the  
Trading Post Brewing Corporation request:

That Council has considered and ENDORSED the request by the Trading Post Brewing Corporation to locate a 50 person manufacturing brewery lounge serving the Trading Post Brewing Corporation located at 107, 20120 – 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 1:00AM (Sunday – Saturday).

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other social or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; the impact of noise on the community in the immediate vicinity of the brewery lounge; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents and business owners expressed to Council at a Liquor Endorsement Hearing held on April 27, 2015 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.

Submissions regarding Brewery Lounge Endorsement Application No. 000024 from the public.:

1. C.L., a Langley resident, was in attendance and stated his opposition.

The following written submissions regarding Brewery Lounge Endorsement Application No. 000024 were received from the public:

1. Ron Wells, Wells Industrial Supplies Ltd., 102, 20120-64 Avenue, expressing opposition to the application as it does not fit in with the other businesses in the area. He also expressed concern regarding patrons driving away from the premises under the influence.
2. Paul Baker, Poco Military and Outdoor Supplies Ltd, 105, 20120-64 Avenue, expressing opposition to the application due to potential for vandalism or break-in.
3. C.L., a Langley resident, expressing opposition.

CARRIED

Councillor Richter opposed

**C. DEVELOPMENT PERMITS**

**C.1            Telecommunication Tower Application No. 000001  
(Cypress Land Services / Telus / 20289 - 102 Avenue)  
Report 15-47  
File CD 09-02-0104**

Moved by Councillor Long,  
Seconded by Councillor Fox,  
That Council authorize staff to forward this report, the minutes of the telecommunication tower hearing and any accompanying correspondence from area residents, to Industry Canada for information;

That Council consider Cypress Land Services application to Industry Canada regarding a proposed 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 102 Avenue; and

That Council advise Industry Canada that it does not object to Cypress Land Services Ltd. application to construct a 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue.

Submissions regarding Telecommunication Tower Application No. 000001 from the public.

1. D. Derich, a Langley resident, was in attendance and expressed opposition.

The following written submissions regarding Telecommunication Tower Application No. 000001 were received from the public:

1. S. Perrault, a landowner within 500 metres of the proposed tower, expressing support for application.
2. C. Cannon, a Langley resident, expressing opposition to the application.

Explanation by the proponent.

C. Malatt, Telus, was in attendance and stated that there will be no noise emitted from the tower, and that safety regulations have been met.  
CARRIED

Councillors Arnason, Richter, and Whitmarsh opposed

**D. PUBLIC HEARING****D.1 Latimer Neighbourhood Plan****Bylaw No. 5100****Bylaw No. 5101****Report 15-36****File CD LRP00002**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Latimer) Bylaw 2015 No. 5100”; and

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101”

Explanation – Bylaw No. 5100

R. Seifi explained that Bylaw 2015 No. 5100 amends the Official Community Plan by designating lands west of 198A Street and east of Latimer Creek as “Designated Industrial Growth” and land at the northwest corner of 200 Street and 80 Avenue as “Designated Urban Growth”.

Explanation – Bylaw No. 5101

R. Seifi explained that Bylaw 2015 No. 5101 amends the Willoughby Community Plan by incorporating the Latimer Neighbourhood Plan and related amendments to the land use and road classification provisions of the Willoughby Community Plan. Development permit provisions of the Willoughby Community Plan are also amended, including updating of landscaping guidelines and addition of an Energy Conservation and GHG Emission Reduction Development Permit Area. 1,354 public notices were mailed out.

Submissions regarding Bylaws No. 5100 and 5101 from the public:

1. K. Tseng, a Langley resident, was in attendance and expressed concerns regarding “Special Study Areas”.
2. Dr. L. Sulmona, a Langley resident, was in attendance and expressed concerns regarding the Province of BC School Site Acquisition Strategy, and the Special Study Area.
3. J. Schacter, a Langley resident, was in attendance and expressed support for the Plan.
4. J. Markar, a Langley resident, was in attendance and expressed support for the Plan.
5. S. Smith, a Langley resident, was in attendance and expressed

concerns regarding high density coming to the area and how it will affect properties along the greenbelt.

6. P. Jawanda, a Langley resident, was in attendance and expressed his support.

7. M. Sakai, Greater Vancouver Home Builders Association, was in attendance and expressed support. He asked Council to support the Plan.

8. C.L., a Langley resident, was in attendance and expressed opposition.

9. A. Kapoor, a Langley resident, was in attendance thanked Council and staff for their efforts with the parking issues in Willoughby. He recommended that specific numbers be allocated to "full load" in the staff report. He further expressed concerns regarding overcrowding in schools and recommended a joint committee with the Township of Langley, SD #35, and local parents. He also recommended having community gardens in Latimer.

10. J. Faulks, a Surrey resident, was in attendance and stated that his family lives in the Township and expressed concerns regarding the former House of Concord property on 200 Street not being consistent with the current zoning.

11. A. Walinia, a Langley resident, was in attendance and expressed opposition to his property being part of the Special Study Area.

12. H. Singh, an Abbotsford resident, was in attendance and expressed support for the Plan.

13. K. Tseng spoke for a second time and stated that the Special Study Area was noted at the second Open House held in June 2013.

14. S. Smith spoke for a second time and expressed concerns regarding the impact of high density on his property.

15. B. Weisman, a Langley resident, was in attendance and expressed concerns regarding offering services to all streets in the area and not just on the sides where development is.

16. C.L., spoke for a second time and commented on freedom of expression.

The following written submissions regarding Bylaws No. 5100 and 5101 were received from the public:

1. Langley Environmental Partners Society, providing the following comments:

a. Development in the Township of Langley creates a conflict between the amount of wildlife habitat present and the number of houses that must be built.

b. Recommend that the policy be clear in stipulating noninvasive species must be used on living walls.

c. Would like to increase from 10% to 20-30% of the buildings total energy demand.

d. Inclusion in the development guidelines that native plant species be

installed at multi-family and single-family home locations, commercial centres etc. due to superior wildlife and ecological values, and that invasive species, including Ivy, English Holly, Morning Glory, and Lamium, are not allowed.

2. Liz Collins, Senior Development Manager, Qualico, expressing support.

3. R. Lugg, a Langley resident, expressing support.

4. Gopal Sahota, Vice President and Chair, Fraser Valley Real Estate Board, expressing support.

5. T. Charlton, a Langley resident, expressing support.

6. M-3 Management Inc., expressing support.

7. Robert Morse, President and CEO, MorningStar Homes Ltd., expressing support.

8. M. Helle, a Langley resident, expressing support.

9. Bob de Wit, CEO, Greater Vancouver Home Builders Association, expressing support.

10. Matt Craig, TransLink, expressing support.

11. Peter Goldthorpe, Vice President, Corporate Services and Facilities, Fraser Health/Providence Health Care/Provincial Health Services Authority/Vancouver Coast Health, expressing support.

12. Michelle Charlton, President, The 1820 Land Company Ltd., expressing support.

13. Yvonne and Ken Hogenes, Willowstar Farms Ltd. expressing support.

14. V. Kojai, a Langley resident, expressing support.

15. Alisa Corscadden Property Services, Fortis BC, expressing support.

16. B. Palmer, a Langley resident, expressing opposition.

17. Nathan Hildebrand, Development Manager, Canadian Horizons, expressing support.

18. Lorelee Clarke, General Manager, Willowbrook Shopping Centre, expressing support.

19. Kent Sillars, President, Vesta, expressing support.

20. Herb Evers, Waterstone Anderson Ltd., expressing support.

21. R. Lindsay, a Langley resident, expressing concerns regarding the assessment of the creek running through the surrounding properties and the potential for selling these properties.

22. K. Tseng, a Langley resident, expressing concerns regarding his property being designated a "Special Study Area".

23. G. Schaffer, a Langley resident, expressing support.

24. C. Huang, a Langley resident, expressing concerns regarding the planned road dedication on his property.

25. C.L., a Langley resident, expressing opposition.

**E. TERMINATE**

Moved by Councillor Fox,  
Seconded by Councillor Davis,  
That the meeting terminate at 9:48pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Deputy Township Clerk