



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 30, 2017 at 8:42 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

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, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - January 30, 2017

Moved by Councillor Quaale,
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
January 30, 2017.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Variance Permit Application No. 100081 (Walker / 23662 - 62A Crescent) Report 17-08 File CD 11-09-0031

Moved by Councillor Richter,
Seconded by Councillor Arnason,
That Council consider Development Variance Permit No. 100081 for
property located at 23662 – 62A Crescent, to facilitate a subdivision into
three (3) lots, subject to Schedule A (Minimum Service Level Standards –
Water Systems) of Township of Langley Subdivision and Development
Servicing Bylaw 2011 No. 4861 being varied from requiring connection to a
municipal water system to private well to permit subdivision; and

That Council NOT authorize issuance of Development Variance Permit No.
100081 for property located at 23662 – 62A Crescent.

Submissions from the public:

1. B. Dumerton, a Langley resident, was in attendance and expressed concerns regarding the potential drainage problems on his property and damage to his septic system. He further commented on losing privacy in his back yard.
2. R. Smith, a Langley resident, was in attendance and expressed concerns regarding impact on the water supply and loss of privacy.
3. M. McCool, a Langley resident, was in attendance and expressed concerns regarding drainage and water issues.
4. S. Bucholtz, a Langley resident, was in attendance and commented on the demand on the water supply.

The following written submissions were received from the public:

1. B. Dumerton, a Langley resident, expressing concerns about depleting the aquifer, drainage onto his property, losing privacy, and increasing traffic in the area.
2. R. Smith, a Langley resident, expressing opposition due to impact on privacy and market value of his home, effects to the water supply, drainage, traffic in the area.

Explanation by the proponent.

B. Walker, proponent, was in attendance and stated that his current 1300 square foot house needs much upgrading and that he intends to build a new home. He further commented that he intends to build a one-level rancher.

DEFEATED

Mayor Froese and Councillors Fox, Long, Quaale, and Whitmarsh opposed

Clerk's Note: In consideration of Council's decision, defeating the motion to NOT authorize issuance of Development Variance Permit No. 100081, to vary the servicing requirements associated with the proposed subdivision of property located at 23662 – 62 A Avenue, from requiring connection to a municipal water system to individual private wells, the subdivision application will be processed in accordance with Section 9.0 of Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861, with respect to Minimum Service Level requirements, with a provision to allow installation of private wells.

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100470
(Grenor Homes Ltd. / 8707 - 217A Street)
Bylaw No. 5256
Report 17-04
File CD 11-30-0028**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grenor Homes Ltd.) 2017 Bylaw No. 5256”

Explanation – Bylaw No. 5256

S. Richardson explained that Bylaw 2017 No. 5256 rezones property located at 8707 – 217A Street to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision. 83 Public Notices were mailed out.

Submissions from the public:

There were no submissions from the public.

D. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Davis,
That the meeting terminate at 9:28pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk