



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, December 3, 2018 at 9:32 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,
K. Richter, B. Whitmarsh, and E. Woodward

M. Baken and 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 - December 3, 2018

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
December 3, 2018.

CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

C.1 Rezoning Application No. 100518 (1092215 BC Ltd / 26264 - 30A Avenue) Bylaw No. 5416 Report 18-152 File CD 10-24-0066

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1092215
BC Ltd) Bylaw 2018 No. 5416”

Explanation – Bylaw No. 5416

S. Richardson explained that Bylaw 2018 No. 5416 rezones a 2.0 ha (5.0
ac) of land located at 26264 – 30A Avenue to General Industrial Zone M-2
to permit future industrial development. 84 public notices were mailed out.

Submissions from the public:

There were no submissions received from the public.

**C.2 Rezoning Application No. 100507 and
Development Permit Application No. 100950
(Essence Properties Inc. / 20139 and 20159 - 80 Avenue)
Bylaw No. 5421
Report 18-155
File CD 08-26-0199**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421”

Explanation – Bylaw No. 5421

S. Richardson explained that Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 – 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses. 59 public notices were mailed out.

Development Permit No. 100950

Running concurrently with this Bylaw is Development Permit No. 100950 (Essence Properties Inc. / 20139 and 20159 – 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “Z”;
- b. On-site landscaping plans being in substantial compliance with Schedules “AA” through “EE”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;

- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submission was received from the public:

- 1. Dr. L. Sulmona, Sulmona Holdings Ltd, expressing support for the application as it will provide a greenway for pedestrian and wildlife movement, and a public pedestrian right-of-way through the site to facilitate community access between and 80 and 81 Avenue.

C.3

**Official Community Plan Amendment and
Rezoning Application No. 100169
Brewery Lounge Endorsement Application No. 000040
(Jackpot Properties Ltd. / 19664 - 64 Avenue)
Bylaw No. 5431
Bylaw No. 5432
Bylaw no. 5433
Report 18-154
File CD 08-10-0056**

“Township of Langley Land Use Contract No. 74 Discharge (Jackpot Properties Ltd.) Bylaw 2018 No. 5431”;

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5432”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jackpot Properties Ltd.) Bylaw 2018 No. 5433”

Explanation – Bylaw No. 5431

S. Richardson explained that Bylaw 2018 No. 5431 discharges Land Use Contract No. 74 from property located at 19664 - 64 Avenue. Following the discharge, the lands will be subject to Regional Commercial Zone C-1.

1,354 public notices were mailed out.

Explanation – Bylaw No. 5432

S. Richardson explained that Bylaw 2018 No. 5432 amends the “Regional

Commercial” designation of the Willowbrook Community Plan to allow brewing and distilling uses on a property located at 19664 – 64 Avenue and include the property in Development Permit Area “B”.

Explanation – Bylaw No. 5433

S. Richardson explained that Bylaw 2018 No. 5433 amends Regional Commercial Zone C-1 to permit brewing and distilling uses on property located at 19664 – 64 Avenue.

Brewery Lounge Endorsement Application No. 000040

That Council, upon final reading of the associated Bylaws, should they proceed, adopt the following resolution, should Council decide to endorse 1165774 BC Ltd.’s request:

“That Council has considered and ENDORSED the request by 1165774 BC Ltd. to locate a 110 person brewery lounge (55 person interior and 55 person patio) serving the Camp Beer Company located at 19664 – 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 12:00AM seven days a week.

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 special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on December 3, 2018 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 from the public:

1. A. Peterson, a Langley resident, was in attendance and stated opposition due to two pubs being side by side and excessive noise.
2. R. Darnell, Darnell & Company, Willowbrook Professional Centre, was in attendance and stated opposition due to safety and security concerns

and asked that if the proposal is approved that the Brewery not open until 5:00pm, that there be a decibel limit on outdoor music, and that parking and increased traffic be addressed.

3. M. Pratt, a Langley resident, was in attendance and expressed support for the Brewery.

The following written submissions were received from the public:

1. J. Banks, a Langley resident, expressing support for the Brewery.
2. R. Faas, a Langley resident, expressing support for the Brewery.
3. J. Sangha, a Langley resident, expressing support for the Brewery.
4. E. Malahoff, a Langley resident, expressing support for the Brewery.
5. C. Barth, a Langley resident, expressing support for the Brewery.
6. T. Lemley, a Langley resident, expressing support for the Brewery.
7. N. Thompson, a Langley resident, expressing support for the Brewery.
8. R. Meshen, a Langley resident, expressing support for the Brewery.
9. W. Walmsley, a Langley resident, expressing support for the Brewery.
10. K. Clay, a Langley resident, expressing support for the Brewery.
11. T. Sturm, a Langley resident, expressing support for the Brewery.
12. A. Evans-Gray, a Langley resident, expressing support for the Brewery.
13. H. Hawkins, a Langley resident, expressing support for the Brewery.
14. A. Lunggren, a Langley resident, expressing support for the Brewery.
15. L. Perizzolo, a Langley resident, expressing support for the Brewery.
16. C. Grouix, a Langley resident, expressing support for the Brewery.
17. T. Sherriff, a Langley resident, expressing support for the Brewery.
18. R. Racicot, a Langley resident, expressing support for the Brewery.
19. M. Perreux, a Langley resident, expressing support for the Brewery.
20. D. Durant, a Langley resident, expressing support for the Brewery.
21. K. Huziak, a Langley resident, expressing support for the Brewery.
22. F. Walmsley, a Langley resident, expressing support for the Brewery.
23. D. Miko, a Langley resident, expressing support for the Brewery.
24. B. Larsen, a Langley resident, expressing support for the Brewery.
25. L. MacLean, a Langley resident, expressing support for the Brewery.
26. K. Miller, a Langley resident, expressing support for the Brewery.
27. M. Larsen, a Langley resident, expressing support for the Brewery.
28. P. Allinger, a Langley resident, expressing support for the Brewery.
29. R. Perason, a Langley resident, expressing support for the Brewery.
30. Colleen, a Langley resident, expressing support for the Brewery.
31. B. Bauer, a Langley resident, expressing support for the Brewery.
32. S. Richter, a Langley resident, expressing support for the Brewery.
33. Becky L., a Langley resident, expressing support for the Brewery.
34. P. Larson, a Langley resident, expressing support for the Brewery.
35. A. McInroy, a Langley resident, expressing support for the Brewery.
36. C. Graham, a Langley resident, expressing support for the Brewery.
37. J. Kuva, a Langley resident, expressing support for the Brewery.

38. S. Henry, a Langley resident, expressing support for the Brewery.
39. J. Reelie, a Langley resident, expressing support for the Brewery.
40. L. Fowler, a Langley resident, expressing support for the Brewery.
41. R. Clark, a Langley resident, expressing support for the Brewery.
42. G. Bourdon, a Langley resident, expressing support for the Brewery.
43. C. Liberatore, a Langley resident, expressing support for the Brewery.
44. C. Johnson, a Langley resident, expressing support for the Brewery.
45. A. Brock, a Langley resident, expressing support for the Brewery.
46. J. Cain, a Langley resident, expressing support for the Brewery.
47. W. Schreder, a Langley resident, expressing support for the Brewery.
48. D. Dickson, a Langley resident, expressing support for the Brewery.
49. L. Weston, a Langley resident, expressing support for the Brewery.
50. T. Epp, a Langley resident, expressing support for the Brewery.
51. E. Shields, a Langley resident, expressing support for the Brewery.
52. K. Husty, a Langley resident, expressing support for the Brewery.
53. J. Unger, a Langley resident, expressing support for the Brewery.
54. K. Gilchrist, a Langley resident, expressing support for the Brewery.
55. B. Bourdon, a Langley resident, expressing support for the Brewery.
56. J. Baillargeon, a Langley resident, expressing support for the Brewery.
57. B. Richert, a Langley resident, expressing support for the Brewery.
58. J. Woodley, a Langley resident, expressing support for the Brewery.
59. T. McClean, a Langley resident, expressing support for the Brewery.
60. B. Larsen, a Langley resident, expressing support for the Brewery.
61. H. McClean, a Langley resident, expressing support for the Brewery.
62. A. Marchioni, a Langley resident, expressing support for the Brewery.
63. J. Ingram, a Langley resident, expressing support for the Brewery.
64. K. Twitchen, a Langley resident, expressing support for the Brewery.
65. C. Wood, a Langley resident, expressing support for the Brewery.
66. L. Murphy, a Langley resident, expressing support for the Brewery.
67. K. Weber, a Langley resident, expressing support for the Brewery.
68. N. Wrinskelle, a Langley resident, expressing support for the Brewery.
69. K. Reimer, a Langley resident, expressing support for the Brewery.
70. P. Frost, a Langley resident, expressing support for the Brewery.
71. L. Oleschuk, a Langley resident, expressing support for the Brewery.
72. T. Hart, a Langley resident, expressing support for the Brewery.
73. N. Myhr, a Langley resident, expressing support for the Brewery.
74. G. Main, a Langley resident, expressing support for the Brewery.
75. K. Gofers, a Langley resident, expressing support for the Brewery.
76. M. Klemak, a Langley resident, expressing support for the Brewery.
77. E. Buan, a Langley resident, expressing support for the Brewery.
78. K. Huziak, a Langley resident, expressing support for the Brewery.
79. M. MacCallum, a Langley resident, expressing support for the Brewery.
80. J. Hopps, a Langley resident, expressing support for the Brewery.
81. G. Huziak, a Langley resident, expressing support for the Brewery.
82. J. Thorneycroft, a Langley resident, expressing support for the Brewery.

83. S. Schreder, a Langley resident, expressing support for the Brewery.
84. C. Schreder, a Langley resident, expressing support for the Brewery.
85. S. Clancey, a Langley resident, expressing support for the Brewery.
86. L. Can Dam, a Langley resident, expressing support for the Brewery.
87. M. Shilton, a Langley resident, expressing support for the Brewery.
88. U. Grewal, a Langley resident, expressing support for the Brewery.
89. T. Gitersos, a Langley resident, expressing support for the Brewery.
90. J. Randall, a Langley resident, expressing support for the Brewery.
91. A. Cliff, a Langley resident, expressing support for the Brewery.
92. D. Borton, a Langley resident, expressing support for the Brewery.
93. B. Rasmussen, a Langley resident, expressing support for the Brewery.
94. R. and M. West, Langley residents, expressing support for the Brewery.
95. J. Munroe, a Langley resident, expressing support for the Brewery.
96. P. Jhutti, a Langley resident, expressing support for the Brewery.
97. E. Ducharme-Carter, a Langley resident, expressing support for the Brewery.
98. M. Mann, BMGroup International, expressing support for the Brewery.
99. C. Eagles, a Langley resident, expressing concerns about excessive noise.
100. G. Lee, Lee Family Holdings, expressing opposition.
101. Dr. S. Masoud Saidi, a Langley resident, expressing opposition due to extra traffic and lack of parking.
102. E. and S. Raedcher, Langley residents, expressing opposition due to excessive noise.
103. Dr. A. Manji, Periodontist, Willowbrook Professional Building, expressing opposition due to lack of parking.
104. E. Cruz-Verde, expressing opposition due to increased noise, traffic and potential crime.
105. Dr. J. Conn, Langley Endodontics, expressing opposition due to lack of parking.
106. R. Darnell, Darnell & Company Law Office, expressing opposition due to safety and security concerns and asked that if the proposal is approved, that the Brewery not open until 5:00pm, that there be a decibel limit on outdoor music, and that security, parking, and increased traffic be addressed.

Explanation by the proponent:

Anya Paskovic, Alpin & Martin Consultants was in attendance and stated that the hours of operation will be driven by demand, that parking requirements have been exceeded, and that noise concerns will abide by the noise bylaw.

**C.4 Official Community Plan Amendment and
Rezoning Application No. 100172 and
Development Permit Application No. 100946
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)
Bylaw No. 5429
Bylaw No. 5430
Report 18-157
File CD 08-13-0086**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment
(Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475
Amendment (Dhillon) Bylaw 2018 No. 5429”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon)
Bylaw 2018 No. 5430”

Explanation – Bylaw No. 5429

S. Richardson explained that Bylaw 2018 No. 5429 amends the
Willoughby Community Plan and the Northeast Gordon Estate
Neighbourhood Plan to accommodate the proposed density of 11.5 units
per hectare (4.5 units per acre) for the site and allow the development of
eleven (11) single family lots. 268 public notices were mailed out.

Explanation – Bylaw No. 5430

S. Richardson explained that Bylaw 2018 No. 5430 rezones property
located at 21020 – 72 Avenue in the Northeast Gordon Estate
Neighbourhood Plan area to Comprehensive Development Zone CD-133
to accommodate an eleven (11) lot single family subdivision.

Development Permit No. 100946

Running concurrently with this Bylaw is Development Permit No. 100946
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue) in accordance with
Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands
zoned Comprehensive Development Zone CD-133 ensuring that building
design and site development standards are high quality, consistent and
compatible with other lots and development in accordance with Sections
4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist
that the tree protection fencing identified in the tree management plan is in

place.

Submissions from the public:

There were no submissions received from the public.

Explanation by the proponent:

Harmanpreet Dhillon was in attendance and commented on the additional setback and environmental bonuses they are providing with this development.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 10:08pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk