



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 14, 2019 at 7:28 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

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

S. Gamble 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 - January 14, 2019

Moved by Councillor Long,
Seconded by Councillor Kunst,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
January 14, 2019.

CARRIED

B. PUBLIC INPUT OPPORTUNITY

B.1 Cidery Lounge and Special Event Area Endorsement Application No. 000041 (Fraser Valley Cider Company / 22128 - 16 Avenue) Report 19-01 File CD 10-07-0024

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council consider the endorsement request for a new Cidery Lounge
(indoor and outdoor) and Special Event Area for Fraser Valley Cider
Company located at 22128 - 16 Avenue; and further

That Council adopt the following resolution, should it decide to endorse
Fraser Valley Cider Company's request:

“That Council has considered and ENDORSED the request by Fraser Valley Cider Company to locate a 72 person cidery lounge (22 person interior and 50 person patio) and 150 person special event area serving the Fraser Valley Cider Company located at 22128 - 16 Avenue, Langley, characterized as having liquor service from 11:00AM to 10:00PM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cidery lounge and special event area; the proximity of the cidery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the cidery lounge; the hours of liquor service of the cidery lounge and special event area; 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 January 14, 2019 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:

There were no submissions received from the public.
CARRIED

C. DEVELOPMENT PERMITS

D. PUBLIC HEARING

**D.1 Rezoning Application No. 100506 and
Development Permit Application No. 100949
(Hayer Builders Group (Frame Townhomes) Ltd. /
20088 - 82 Avenue)
Bylaw No. 5422
Report 18-166
File CD 08-26-0187**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Frame Townhomes) Ltd.) Bylaw 2018 No. 5422”

Explanation – Bylaw No. 5422

S. Richardson explained that Bylaw 2018 No. 5422 rezones 0.97 ha (2.40 ac) of land located at 20088 – 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 46 townhouses. 31 public notices were mailed out.

Development Permit No. 100949

Running concurrently with this Bylaw is Development Permit No. 100949 (Hayer Builders Group (Frame Townhomes) Ltd. / 20088 - 82 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “N”;
- b. On-site landscaping plans being in substantial compliance with Schedules “O” through “R”, 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;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

1. C. Hamilton, Willoughby Residents Association, was in attendance and asked that the developer be asked to continue the sidewalk to 200 Street.

E. TERMINATE

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That the meeting terminate at 7:35pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk