



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 11, 2019 at 9:15 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Acting Mayor B. Whitmarsh

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

W. Bauer, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - February 11, 2019

Moved by Councillor Woodward,
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
February 11, 2019.
CARRIED

B. DEVELOPMENT PERMITS

B.1 Brewery Lounge Endorsement Application No. 000029 (Pacific Rim Brewing Inc. / #1, 6263 - 202 Street) Report 19-10 File CD 08-11-0086

Moved by Councillor Ferguson,
Seconded by Councillor Arnason,
That Council consider the endorsement request for a new brewery lounge
for Pacific Rim Brewing Inc. located at #1, 6263 – 202 Street; and further

That Council adopt the following resolution, should it decide to endorse
Pacific Rim Brewing Inc.'s request:

“That Council has considered and ENDORSED the request by Pacific Rim
Brewing Inc. to locate a 49 person brewery lounge located at #1, 6263 -
202 Street, Langley, characterized as having liquor service from 9:00AM to
1:00AM 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 February 11, 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:

1. N. Nedish, a business owner in the facility, was in attendance and expressed concerns about safety issues for patrons of the other businesses, lack of parking, brewing odours and particles in the air, and noise levels.

The following written submission was received from the public:

1. L. Burgess, President and Owner, KSM Stainless Steel Fabricators Ltd., expressing concerns about parking in the area.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That Brewery Lounge Endorsement Application No. 000029 be referred to staff to work with the proponent regarding the concerns raised at the public hearing.

DEFEATED

Councillors Ferguson, Kunst, Long, Whitmarsh and Woodward opposed

MAIN MOTION

The question was called on the Main Motion, and it was

CARRIED

Councillor Richter opposed

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100513 and
Development Permit Application No. 100974
(Zenterra Developments (West End) Ltd. / 7507 - 200 Street)
Bylaw No. 5427
Report 19-04
File CD 08-22-0081**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2019 No. 5427”

Explanation – Bylaw No. 5427

S. Richardson explained that Bylaw 2019 No. 5427 rezones 1.56 ha (3.85 ac) of land located at 7507 – 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 and CD-132 to accommodate 38 townhouses and 115 apartment units. 59 public notices were mailed out.

Development Permit No. 100974

Running concurrently with this Bylaw is Development Permit No. 100974 (Zenterra Developments (West End) Ltd. / 7507 – 200 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “R”;
- b. On-site landscaping plans being in substantial compliance with Schedules “S” through “V”, 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. M. Connerty, a Langley resident, was in attendance and expressed concerns about the School District proposed number of students not being high enough.

The following written submission was received from the public:

- 1. Dr. L. Sulmona, Managing Director, Sulmona Holdings Ltd., expressing support for the application.
- 2. B. Richert, a Langley resident, expressing concerns about the School Board estimate of proposed students not being high enough.

C.2

Tandem Parking Bylaw No. 5442 Report 19-08 File CD BA 000022

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442”

Explanation – Bylaw No. 5442

S. Richardson explained that Bylaw 2019 No. 5442 amends Township of Langley Zoning Bylaw 1987 No. 2500 to provide for a 50 percent (50%) maximum for tandem parking spaces in a townhouse development.

Submissions from the public:

The following written submission was received from the public:

- 1. B. Cameron, a Langley resident, expressing concerns about the proposed 50% maximum for tandem parking, and suggested 15-20% instead.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 9:41pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk