



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, December 2, 2019 at 8:06 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, K. Richter,
B. Whitmarsh, and E. Woodward

M. Bakken and K. Sinclair

S. Little, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

Moved by Councillor Davis,
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
December 2, 2019.
CARRIED

A.1 Regular Meeting for Public Hearing and Development Permits - December 2, 2019

That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
December 2, 2019.

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

C.1 Rezoning Application No. 100591 (Dethomas Family Holdings Ltd. / 5543 - 275 Street) Bylaw No. 5538 Report 19-184 File CD 14-05-0022

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Dethomas Family Holdings Ltd.) Bylaw 2019 No. 5538"

Explanation – Bylaw No. 5538

S. Richardson explained that Bylaw 2019 No. 5538 amends the zoning of an approximately 0.29 ha (0.71 ac) property located at 5543 – 275 Street to add cannabis production and processing uses on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone. 31 public notices were mailed out.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Mayor Froese,

Seconded by Councillor Whitmarsh,

That Council consider third and final adoption of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dethomas Family Holdings Ltd.) Bylaw 2019 No. 5538”.

CARRIED

Councillor Woodward opposed

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Kunst,

That Council give third and final adoption of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dethomas Family Holdings Ltd.) Bylaw 2019 No. 5538”.

CARRIED

**C.2 Official Community Plan Amendment RO100190 and
Heritage Revitalization Agreement Amendment
Henry Leaf Residence / 5458 - 272 Street
Bylaw No. 5536
Bylaw No. 5537
Report 19-182
File CD 14-05-0036 / 6800-25-HEN02**

“Langley Official Community Plan Bylaw 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Lightfoot) Bylaw 2019 No. 5536”; and

“Heritage Revitalization Agreement Bylaw (Leaf House) 2004 No. 4307 Amendment Bylaw 2019 No. 5537” (the “Amending Agreement”)

Explanation – Bylaw No. 5536

S. Richardson explained that Bylaw 2019 No. 5536 amends the Gloucester Industrial Park Community Plan by updating the legal description of the Leaf House property and the corresponding map (“Schedule A”) to reflect an additional 0.2 ha (0.5 ac) of land being added to the property. 53 public notices were mailed out.

Explanation – Bylaw No. 5537

S. Richardson explained that Bylaw 2019 No. 5537 amends Heritage Revitalization Agreement Bylaw (Leaf House) 2004 No. 4307 and Schedule A of that Agreement to increase the lot area of the Heritage Property for the purpose of providing sufficient parking to support the restaurant, retail and office uses outlined in the Heritage Revitalization Agreement, to reflect such changes in the legal description for the property, and to update the legislative references, standards and regulations applicable to the Heritage Property.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Councillor Kunst,

Seconded by Councillor Arnason,

That Council consider third and final adoption of “Langley Official Community Plan Bylaw 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Lightfoot) Bylaw 2019 No. 5536”; and

“Heritage Revitalization Agreement Bylaw (Leaf House) 2004 No. 4307 Amendment Bylaw 2019 No. 5537” (the “Amending Agreement”)
CARRIED

Councillor Woodward opposed

MOTION

Moved by Councillor Fergusson,

Seconded by Councillor Whitmarsh,

That Council give third and final adoption of “Langley Official Community Plan Bylaw 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Lightfoot) Bylaw 2019 No. 5536”; and

“Heritage Revitalization Agreement Bylaw (Leaf House) 2004 No. 4307
Amendment Bylaw 2019 No. 5537” (the “Amending Agreement”)
CARRIED

C.3 Official Community Plan Amendment
Application No. 100174 (Brown / 7566 - 197 Street)
Bylaw No. 5539
Report 19-177
File CD 08-22-0087

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer
Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Brown) Bylaw
2019 No. 5539”

Explanation – Bylaw No. 5539

S. Richardson explained that Bylaw 2019 No. 5539 amends the
Willoughby Community Plan and Latimer Neighbourhood Plan for a portion
of 7566 – 197 Street to allow for future development that is consistent with
the remainder of the block. 30 public notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. Brad Richert, Richert and Associates, expressing support for this application as designating this property to match the neighbor’s is logical and makes for better housing site and road design conditions.
2. Dr. Luigi Sulmona, Sulmona Holdings Ltd., expressing support for this application.

MOTION

Moved by Councillor Davis,

Seconded by Councillor Arnason,

That Council consider third and final adoption of “Langley Official
Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby
Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer
Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Brown) Bylaw
2019 No. 5539”.

CARRIED

Councillor Woodward opposed

MOTION

Moved by Councillor Arnason,

Seconded by Councillor Whitmarsh,

That Council give third and final adoption of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan)

Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw

2015 No. 5101 Amendment (Brown) Bylaw 2019 No. 5539"

CARRIED

D. TERMINATE

Moved by Councillor Davis,

Seconded by Councillor Whitmarsh,

That the meeting terminate at 8:18pm

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk