



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, December 18, 2023 at 7:09pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, M. Kunst, B. Martens, M. Pratt, K. Richter, R. Rindt,
and M. vanPopta

C. Kooner and S. Richardson

S. Little and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/ic-cqpGFbmw?t=838>

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – December 18, 2023

<https://youtu.be/ic-cqpGFbmw?t=1053>

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
December 18, 2023.

CARRIED

B. PUBLIC HEARING

- 1. Official Community Plan Amendment and Rezoning Application No. 100271 (Township of Langley / 27214 Fraser Highway; 27200 Block of 30 Avenue; 2992 and 2978 – 272 Street)
Bylaw No. 5927
Bylaw No. 5928
Report 23-252
File CD 13-20-0158
<https://youtu.be/ic-cqpGFbmw?t=1071>**

“Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928”

Explanation – Bylaw No. 5927

S. Richardson explained that Bylaw No. 5927 amends the Aldergrove Community Plan to redesignate properties located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street to High Density Mixed Use (3.0 FSR). 214 public notices were mailed out.

Explanation – Bylaw No. 5928

S. Richardson explained that Bylaw No. 5918 rezones approximately 0.4 ha (0.98 ac) of land located at 27214 Fraser Highway, the 27200 Block of 30 Avenue, a portion of 2992 – 272 Street and 2978 – 272 Street from Community Commercial Zone C-2 to Comprehensive Development Zone CD-192.

Submissions from the public:

1. R. Masztalar, a Langley resident, was in attendance and expressed concerns about the strain on local schools with increased density. He further commented on lack of proper roads in the area.
2. D. Kask, a Langley resident, was in attendance and expressed support for developing the former Alder Inn Site to provide more rental housing and suggested an urgent primary care centre be permitted. She asked Council to approve the application.

The following written submission was received from the public:

1. J. Ransom, a Langley resident, expressing support for higher density along Fraser Highway.

B. PUBLIC HEARING

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928”.

CARRIED

Councillor Richter opposed

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council grant third reading of “Langley Official Community Plan Bylaw 1979 No.1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Township of Langley) Bylaw No. 5927”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 5928”.

CARRIED

2. **Rezoning Application No. 100734
(Flowerchild Research Inc. / 204, 26730 – 56 Avenue)
Bylaw No. 5944
Report 23-212
File CD 14-06-0136
<https://youtu.be/ic-cqpGFbmw?t=1717>**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(1241845 BC Ltd.) Bylaw No. 5944”**

Explanation – Bylaw No. 5944

S. Richardson explained that Bylaw No. 5944 amends the General Industrial Zone M-2A to permit “cannabis processing and cannabis testing” on property located at 204, 26730 – 56 Avenue. 102 public notices were mailed out.

Submissions from the public:

1. P. Pedersen, a Langley resident, was in attendance and expressed support for the application.
2. L. Ruhland, a Langley resident and strata owner, was in attendance and expressed concerns regarding obtaining insurance for other business owners in the strata, mortgage renewal concerns, and safety concerns. She asked Council to reject this application.

B. PUBLIC HEARING

3. C. Rasode, a Langley resident, was in attendance and expressed support for the application due to the health and medicinal benefits of cannabis.
4. J. Trobasian, a Langley resident, was in attendance and commented on the safety measures for butane extraction and stated that all odors and be fully mitigated.
5. P. Pedersen spoke for a second time and stated that his cannabis processing business in Coquitlam is in a multi-unit strata building where no tenants having issues getting insurance.
6. F. Hobeyn, President of Strata Plan LMS2561, was in attendance and expressed concerns regarding obtaining insurance.
7. R. Masztalar, a Langley resident, and commented that he has installed HVAC in many cannabis businesses and stated that odour mitigation is very possible.

The following written submissions were received from the public:

1. F. Hobeyn, President of Strata Plan LMS2561, expressing opposition due to health concerns, insurability challenges for surrounding businesses and mortgage qualification implications.
2. S. Dowsley, Burb Cannabis, expressing support as it would benefit the local economy and contribute to the overall well-being of residents.
3. L. Ruhland, Encore Fireplaces, expressing opposition and presenting several documents which support the unanimous opposition of the strata council.
4. R. Johnson, strata complex member, expressing opposition due to concerns raised and the continued jeopardy of the strata complex's commercial insurance policy.
5. C. Beehler, Liquor and Cannabis Licensing Specialist, presenting a letter from Flowerchild's insurance company to the strata council addressing any concerns they have regarding insurance coverage for the business and site.
6. A. Thurmer, 4T's Industries, expressing opposition due to having issues obtaining insurance.
7. V. Sachdeva, Seed and Stone, expressing support for the rezoning application.
8. J. Watson, The Supply Post, expressing opposition due to legal and other costs taken on by the strata, issues obtaining insurance and mortgage renewals.
9. C. Phillips, a Langley resident, expressing support.
10. C. Beehler, Liquor and Cannabis Licensing Specialists, presenting letters of support: 95 from residents, 9 from cannabis industry businesses, and 3 from other businesses in the strata complex.

Explanation by the proponent:

S. Panrok, Flowerchild Research, was in attendance and stated that they have been in the building since 2021 and have been security cleared and licensed for micro processing. The application is compliant with the

B. PUBLIC HEARING

Gloucester Community Plan and will not be doing any extraction, only packaging. He stated that they have obtained insurance for their business.

D. Smith, Rising Tide Consultants, was in attendance and commented that the regulatory process that is in place for processors is robust. He stated that without legal cannabis businesses, people will resort to the illegal market. He further commented that Flowerchild Research has been WorkSafe certified.

3. **Official Community Plan Amendment and Rezoning Application No. 100274 (Essence Properties Inc. / 7883 – 199 Street) Bylaw No. 5941 Bylaw No. 5942 Report 23-261 File CD 08-22-0116 <https://youtu.be/ic-cqpGFbmw?t=5043>**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825 Amendment (Essence Properties Inc.) Bylaw No. 5941”,

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw No. 5942”

Explanation – Bylaw No. 5941

S. Richardson explained that Bylaw No. 5941 amends the Jericho Sub-Neighbourhood Plan to increase the permitted floor space in the Low Density Apartment designation up to 1.56 FSR for property located at 7883 – 199 Street to facilitate a multi-family development. 89 public notices were mailed out.

Explanation – Bylaw No. 5942

S. Richardson explained that Bylaw No. 5942 rezones 0.96 ha (2.37 ac) of land located at 7883 – 199 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-196 to accommodate an apartment development with ground floor commercial and/or institutional uses.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No.

B. PUBLIC HEARING

3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825
Amendment (Essence Properties Inc.) Bylaw No. 5941”,

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence
Properties Inc.) Bylaw No. 5942”.

CARRIED

MOTION

Moved by Mayor Woodward,
Seconded by Councillor Baillie,

That Council grant third reading of “Langley Official Community Plan Bylaw
1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No.
3800 Amendment (Jericho Sub-Neighbourhood Plan) Bylaw 2010 No. 4825
Amendment (Essence Properties Inc.) Bylaw No. 5941”,

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence
Properties Inc.) Bylaw No. 5942”.

CARRIED

Councillor Richter opposed

C. TERMINATE

Moved by Councillor vanPopta,
Seconded by Councillor Rindt,
That the meeting terminate at 8:21pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk