



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, May 27, 2024 at 7:00pm
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, and R. Rindt

S. Richardson

S. Little and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

**1. Regular Meeting for Public Hearing and Development Permits –
May 27, 2024**

https://youtu.be/XVy_PmftNxo?t=489

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held May 27, 2024.
CARRIED

B. PUBLIC HEARING

**1. Official Community Plan Amendment and
Rezoning Application No. 100262**

(Orstad / O'Grady / 9828 – 203 Street)

Bylaw No. 5955

Bylaw No. 5956

Report 24-102

File CD 09-02-0180

https://youtu.be/XVy_PmftNxo?t=503

**“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Northwest Langley Community Plan) Bylaw 1985 No. 2323 Amendment
(Orstad / O'Grady) Bylaw No. 5955”,**

B. PUBLIC HEARING

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O’Grady) Bylaw No. 5956”

Explanation – Bylaw No. 5955

S. Richardson explained that Bylaw No. 5955 amends the Northwest Langley Community Plan to permit up to 21.4 uph (8.4 upa) on the property located at 9828 – 203 Street. 86 public notices were mailed out.

Explanation – Bylaw No. 5956

S. Richardson explained that Bylaw No. 5956 rezones a 0.14 ha (0.36 ac) property located at 9828 – 203 Street to Residential Zone R-1A to facilitate three single family lots.

Submissions from the public:

The following written submission was received from the public:

1. J. Dhatt, a Langley resident, expressing concerns regarding updating services and widening 98 Avenue.

MOTION

Moved by Councillor Baillie,

Seconded by Councillor Rindt,

That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw 1985 No. 2323 Amendment (Orstad / O’Grady) Bylaw No. 5955”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O’Grady) Bylaw No. 5956”.

CARRIED

MOTION

Moved by Councillor Pratt,

Seconded by Councillor Baillie,

That Council give third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Northwest Langley Community Plan) Bylaw 1985 No. 2323 Amendment (Orstad / O’Grady) Bylaw No. 5955”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Orstad / O’Grady) Bylaw No. 5956”.

CARRIED

B. PUBLIC HEARING

2. **Official Community Plan Amendment and Rezoning Application No. 100285 (0938430 BC Ltd. / Cre 8 Architecture Ltd. / 20306 – 82 Avenue) Bylaw No. 6013
Bylaw No. 6014
Report 24-100
File CD 08-26-0224
https://youtu.be/XVy_PmftNxo?t=631**

“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 (0938430 BC Ltd. / Cre8 Architecture Ltd.) Bylaw No. 6013”,

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014”

Explanation – Bylaw No. 6013

S. Richardson explained that Bylaw No. 6013 amends the Willoughby Community Plan for land located at 20306 – 82 Avenue to change the land use designation from Residential to Multi Family. Bylaw No. 6013 also amends the Latimer Neighbourhood Plan to designate the subject lands to Rowhouse/Townhouse (22 UPA) land use designation. 837 public notices were mailed out.

Explanation – Bylaw No. 6014

S. Richardson explained that Bylaw No. 6014 rezones 1.92 ha (4.76 ac) of land located at 20306 – 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to facilitate development of approximately 103 townhouse units.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,

That Council consider third reading 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 (0938430 BC Ltd. / Cre8 Architecture Ltd.) Bylaw No. 6013”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014”.

CARRIED

B. PUBLIC HEARING

MOTION

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
That Council give third reading 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 (0938430 BC Ltd. / Cre8 Architecture Ltd.) Bylaw No. 6013”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0938430 BC Ltd. / Cre 8 Architecture Ltd.) Bylaw No. 6014”.

CARRIED

Councillor Richter opposed

C. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:07pm

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk