



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, November 18, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, M. Kunst, B. Martens, M. Pratt, R. Rindt and M. vanPopta

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

**1. Regular Meeting for Public Hearing and Development Permits –
November 18, 2024**

<https://youtu.be/898IGxFOQyU?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=459>

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
November 18, 2024.

CARRIED

B. PUBLIC HEARING

**1. Official Community Plan Amendment and
Rezoning Application No. 100287
(1104815 BC Ltd. / Paramorph Architecture Inc. /
6705 and 6731 Willowbrook Connector and
6785 – 208 Street)**

Bylaw No. 6043

Bylaw No. 6044

Report 24-217

File CD 08-14-0166

<https://youtu.be/898IGxFOQyU?list=PLcsR1gaLwRUgTT6iGE6z6iMWwV9Y2WXU3&t=470>

B. PUBLIC HEARING

**“Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043”, and
“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044”**

Explanation – Bylaw No. 6043

S. Richardson explained that Bylaw No. 6043 amends the Willoughby Community Plan by redesignating the properties located at 6705 and 6731 Willowbrook Connector from Suburban Residential to Multi Family. Bylaw No. 6043 also amends the Northeast Gordon Estate Neighbourhood Plan by redesignating the west portion of 6785 – 208 Street from Medium Density Apartment (1.9 FSR) to Townhouse (22 UPA). 77 public notices were mailed out.

Explanation – Bylaw No. 6044

S. Richardson explained that Bylaw No. 6044 rezones approximately 1.8 ha (4.5 ac) of land located at 6705 and 6731 Willowbrook Connector and 6785 – 208 Street to Comprehensive Development Zone CD-205 to facilitate development of approximately 80 townhouses and 12 live-work townhouses.

Submissions from the public:

There were no submissions from the public.

MOTION

Moved by Councillor Rindt,
Seconded by Councillor Pratt,
That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044”.

CARRIED

MOTION

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (1104815 BC Ltd.) Bylaw No. 6043”, and

B. PUBLIC HEARING

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1104815 BC Ltd.) Bylaw No. 6044”.
CARRIED

C. TERMINATE

Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the meeting terminate at 7:06pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk