



SPECIAL MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 20, 2020 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Clerk's Note: The meeting was conducted with Council members and staff attending electronically as per Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw 2020 No. 5592.

PRESENT: Mayor J. Froese

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

R. Seifi, K. Sinclair, and P. Tulumello

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Special Meeting for Public Hearing and Development Permits - April 20, 2020

Moved by Councillor Arnason,
Seconded by Councillor Long,
That Council adopt the agenda and receive the agenda items of the
Special Meeting for Public Hearing and Development Permits held April
20, 2020.
CARRIED

B. PUBLIC INPUT OPPORTUNITY

B.1 Winery Lounge Endorsement Application No. 000051 (City Side Winery / 2974 - 224 Street) Report 20-50 File CD 10-20-0025

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council has considered and ENDORSED the request by City Side
Winery to locate a 130 person winery lounge (65 person interior and 65
person patio) serving the City Side Winery located at 2974 - 224 Street,
Langley, characterized as having liquor service from 10:00AM to 12:00AM
seven days a week.

In ENDORSING this request, Council deems that it has considered and
found acceptable the location of the winery lounge; the proximity of the

winery lounge to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery 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 April 20, 2020 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:

The following written submission was received from the public:

1. D. Goldsack and S. McDonald, Langley residents, expressing opposition to the Winery Lounge due to the increased noise level, more vehicle traffic, and the existing legal grow-op on the property.

AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That the Cannabis and Liquor Regulation Branch be requested to modify the hours of operation to 10:00am to 9:00pm.

AMENDMENT TO THE AMENDMENT

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That the amendment be amended to modify the hours of operation to 10:00am to 10:00pm.

CARRIED

AMENDMENT, AS AMENDED

The question was called on the Amendment, as amended, and it was CARRIED

Councillor Arnason opposed

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was CARRIED

Councillors Arnason and Richter opposed

C. DEVELOPMENT PERMITS

**C.1 Temporary Use Permit Application No. 000002
(Janda Group Holdings Inc. / 27309 Fraser Highway)
Report 20-51
File CD 13-20-0118**

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council consider Temporary Use Permit No. 000002 for a property located at 27309 Fraser Highway, to facilitate use of an existing building as a presentation centre for the Aldergrove Town Centre redevelopment project, for a three year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000002 for property located at 27309 Fraser Highway for the following use:

- a. Presentation Centre, defined as a building used for the purpose of marketing and selling dwelling units on a residential development located at Lot 67 except part subdivided by Plan BCP12803, Section 20, Township 13, NWD Plan 51537 (3100 – 272 Street)

as indicated in Schedules “A” through “D”, subject to the following conditions:

The temporary use shall be carried out according to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

- a. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the temporary use permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended;

Submissions from the public:

There were no submissions received from the public.
CARRIED

D. PUBLIC HEARING

- D.1 Official Community Plan Amendment and
Rezoning Application No. 100185 and
Development Permit Application No. 101116
(SH1 Development Corporation / 20115 - 80 Avenue,
20106 - 82 Avenue and 8140 - 200 Street)
Bylaw No. 5586
Bylaw No. 5587
Bylaw No. 5588
Report 20-46
File CD 08-26-0197**

“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 (SH1 Development Corporation) Bylaw 2020 No. 5586”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SH1 Development Corporation) Bylaw 2020 No. 5587”; and

“Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588”

Explanation – Bylaw No. 5586

S. Richardson explained that Bylaw 2020 No. 5586 amends the Latimer Neighbourhood Plan to allow a semi-detached, townhouse and apartment development on lands located at 20115 – 80 Avenue, 20106 82 Avenue and 8140 – 200 Street. 91 public notices were mailed out.

Explanation – Bylaw No. 5587

S. Richardson explained that Bylaw 2020 No. 5587 rezones land at 20115 – 80 Avenue, 20106 – 82 Avenue and 8140 - 200 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R CL(SD) and Comprehensive Development Zone CD-144 to permit a comprehensive development consisting of semi-detached lots, an apartment building, townhouse live-work units and townhouse units.

Explanation – Bylaw No. 5588

S. Richardson explained that Bylaw 2020 No. 5588 authorizes the Township of Langley to enter into a phased development agreement with SH1 Development Corporation.

Development Permit No. 101116

Running concurrently with this Bylaw is Development Permit No. 101116 (SH1 Development Corporation / 20115 – 80 Avenue, 20106 – 82 Avenue and 8140 – 200 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “GG”;
- b. On-site landscaping plans being in substantial compliance with Schedules “HH” through “PP”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);

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. Completion of the subdivision to create apartment and townhouse lots and 10 semi-detached lots;
- d. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL (SD) zoned lots;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submission was received from the public:

1. Dr. Luigi Sulmona, Sulmona Holdings Ltd., expressing full support for the proposed development as the uses on the site reflect evolving market realities.

MOTION

Moved by Councillor Long,

Seconded by Councillor Kunst,

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 (SH1 Development Corporation) Bylaw 2020 No. 5586”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SH1 Development Corporation) Bylaw 2020 No. 5587”; and

“Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588”

CARRIED

Councillor Woodward opposed

MOTION

Moved by Councillor Long,

Seconded by Councillor Whitmarsh,

That Council grant 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 (SH1 Development Corporation) Bylaw 2020 No. 5586”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SH1 Development Corporation) Bylaw 2020 No. 5587”; and

“Township of Langley Phased Development Agreement (SH1 Development Corporation) Bylaw 2020 No. 5588”

CARRIED

Councillors Richter and Woodward opposed

- D.2 Rezoning Application No. 100615 and
Development Permit Application Nos. 101020, and 101032
(Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street)
Bylaw No. 5570
Bylaw No. 5571
Report 20-44
File CD 08-22-0086**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2020 No. 5570”; and

“Township of Langley Phased Development Agreement (Infinity Properties Ltd.) Bylaw 2020 No. 5571”

Explanation – Bylaw No. 5570

S. Richardson explained that Bylaw 2020 No. 5570 rezones 5.24 ha (13.0 ac) of land located at 7517, 7541, 7547 and 7575 – 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B) and R-CL(SD) to accommodate 58 single family lots, and 44 semi detached units. 59 public notices were mailed out.

Explanation – Bylaw No. 5571

S. Richardson explained that Bylaw 2020 No. 5571 authorizes the Township of Langley to enter into a phased development agreement with Infinity Properties Ltd., Benchmark Homes Investments Ltd. and Benchmark Management Ltd.

Development Permit No. 101020

Running concurrently with this Bylaw is Development Permit No. 101020 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 – 197 Street) (proposed single family lots) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;

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; and

d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101032

Running concurrently with this Bylaw is Development Permit No. 101032 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 – 197 Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Submissions from the public:

The following written submission was received from the public:

1. D. Luigi Sulmona, Sulmona Holdings Ltd., expressing full support for the proposed development as the enhanced watercourses will improve functionality of the habitat relative to the current circumstances.

MOTION

Moved by Councillor Long,

Seconded by Councillor Kunst,

That Council consider third reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2020 No. 5570"; and

"Township of Langley Phased Development Agreement (Infinity Properties Ltd.) Bylaw 2020 No. 5571".

CARRIED

MOTION

Moved by Councillor Woodward,

Seconded by Councillor Kunst,

That Council grant third reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2020 No. 5570"; and

"Township of Langley Phased Development Agreement (Infinity Properties Ltd.) Bylaw 2020 No. 5571".

CARRIED

Councillors Davis and Richter opposed

D.3

**Rezoning Application No. 100552 and
Development Permit Application No. 101046
(1116005 BC Ltd. / 7122 and 7140 - 204 Street)
Bylaw No. 5523
Bylaw No. 5524
Report 20-37
File CD 08-14-0214**

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1116005 BC Ltd.) Bylaw 2020 No. 5523"; and

"Township of Langley Phased Development Agreement (1116005 BC Ltd.) Bylaw 2020 No. 5524"

Explanation – Bylaw No. 5523

S. Richardson explained that Bylaw 2020 No. 5523 rezones a 0.8 ha (2.0 ac) property located at 7122 and 7140 - 204 Street to Residential Zone R-1A to facilitate the subdivision of 14 single family lots. 31 public notices were mailed out.

Explanation – Bylaw No. 5524

S. Richardson explained that Bylaw 2020 No. 5524 authorizes the Township of Langley to enter into a phased development agreement with 1116005 BC Ltd.

Development Permit No. 101046

Running concurrently with this Bylaw is Development Permit No. 101046 (1116005 BC Ltd. / 7122 and 7140 – 204 Street) (streamside protection) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all Residential R-1A zoned lands, ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, and conform to the single family development permit guidelines contained in the Willoughby Community Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Submissions from the public:

The following written submission was received from the public:

1. T. and K. Johnson, Langley residents, expressing concerns regarding added noise and ground shaking that will occur during construction, increased traffic and crime, rodent problems, and the removal of old growth trees.

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Ferguson,

That Council consider third reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1116005 BC Ltd.) Bylaw 2020 No. 5523"; and

"Township of Langley Phased Development Agreement (1116005 BC Ltd.) Bylaw 2020 No. 5524".

CARRIED

MOTION

Moved by Councillor Ferguson,

Seconded by Councillor Kunst,

That Council grant third reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1116005 BC Ltd.) Bylaw 2020 No. 5523"; and

"Township of Langley Phased Development Agreement (1116005 BC Ltd.) Bylaw 2020 No. 5524".

CARRIED

Councillors Arnason and Richter opposed

**D.4 Rezoning Application No. 100528 and
Development Variance Permit No. 100119
(Sikham / 20507 - 70 Avenue)
Bylaw No. 5477
Bylaw No. 5572
Report 20-39
File CD 08-14-0188**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SIKHAM) Bylaw 2020 No. 5477”; and

“Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572”

Explanation – Bylaw No. 5477

S. Richardson explained that Bylaw 2020 No. 5477 rezones a 0.4 ha (1.0 ac) property located at 20507 – 70 Avenue to Residential Zone R-1A to facilitate the subdivision of seven (7) single family lots. 61 public notices were mailed out.

Explanation – Bylaw No. 5572

S. Richardson explained that Bylaw 2020 No. 5572 authorizes the Township of Langley to enter into a phased development agreement with Pavitter Singh Sikham and Navjot Kaur Sikham.

Development Variance Permit No. 100119

Running concurrently with this Bylaw is Development Variance Permit No. 100119 (Sikham / 20507 – 70 Avenue) (frontage variance) in accordance with Attachment A subject to the following conditions:

a) Section 401.8 – Subdivision Requirements of the Township of Langley Zoning Bylaw 1987 No. 2500 are hereby varied to reduce the minimum frontage requirement for Front Loaded Lots from 12 m to 11.6 m for Lots 2 and 3 as shown on Schedule A.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Councillor Davis,
Seconded by Councillor Long,

That Council consider third reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SIKHAM) Bylaw 2020 No. 5477”; and

“Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572”.

CARRIED

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Davis,

That Council grant third reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SIKHAM) Bylaw 2020 No. 5477”; and

“Township of Langley Phased Development Agreement (Sikham) Bylaw 2020 No. 5572”.

CARRIED

Councillors Arnason and Davis opposed

D.5

Official Community Plan Amendment and

Rezoning Application No. 100195

Development Permit Application Nos. 101085 and 101086 and

Development Variance Permit Application No. 100121

(0808469 BC Ltd. / 1024426 BC Ltd. /

20497 and 20543 - 74B Avenue)

Bylaw No. 5559

Bylaw No. 5560

Bylaw No. 5561

Report 20-38

File CD 08-23-0181

“Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5559”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5560”; and

“Township of Langley Phased Development Agreement (0808469 BC Ltd. / 1024426 BC Ltd.) Bylaw 2020 No. 5561”

Explanation – Bylaw No. 5559

S. Richardson explained that Bylaw 2020 No. 5559 amends Table 4.1 Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan

concerning the Proportion provisions for lands designated Mixed Residential located at 20497 and 20543 - 74B Avenue. The amendment will allow the development of 89 units (49 single family lots, 22 rowhouses, 14 semi-detached lots and one (1) manorhome lot with four (4) units). 66 public notices were mailed out.

Explanation – Bylaw No. 5560

S. Richardson explained that Bylaw 2020 No. 5560 rezones properties located at 20497 and 20543 - 74B Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A, and Residential Compact Lot Zones R CL(A), R-CL(B), R-CL(RH), R-CL(SD), and R-CL(MH) to permit a comprehensive development consisting of of 89 units (49 single family lots, 22 rowhouses, 14 semi-detached lots and one (1) manorhome lot with four (4) units).

Explanation – Bylaw No. 5561

S. Richardson explained that Bylaw 2020 No. 5561 authorizes the Township of Langley to enter into a phased development agreement with 0808469 BC Ltd. and 1024426 BC Ltd.

Development Permit No. 101085

Running concurrently with this Bylaw is Development Permit No. 101085 (0808469 BC Ltd. / 1024426 BC Ltd. / 20497 and 20543 – 74B Avenue) (the proposed single family portions of the development) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Permit No. 101086

Running concurrently with this Bylaw is Development Permit No. 101086 (0808469 BC Ltd. / 1024426 BC Ltd. / 20497 and 20543 – 74B Avenue) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development; acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Development Variance Permit No. 100121

Running concurrently with this Bylaw is Development Variance Permit No. 100121 (0808469 BC Ltd. / 1024426 BC Ltd. / 20497 and 20543 – 74B Avenue) (siting variance) in accordance with Attachment F subject to the following conditions:

- a) Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 14, 33, 39, 40 and 46, indicated on Schedule “A”.

Submissions from the public:

The following written submissions were received from the public:

1. P. Kaur, a Langley resident, expressing concerns about the future of the pocket park.
2. D. and R. Bhullar, Langley residents, stating that the project should not proceed until the plans for the pocket park are finalized.
3. H. Rehal, a Langley resident, asking the Township to secure the land for the pocket park before giving final approval.
4. G. Hayer, a Langley resident, asking the Township to secure the land for the pocket park before giving final approval.

**D.6 Rezoning Application No. 100602
(Garuda Investments Ltd. / 140, 145 and
150 - 20826 - 72 Avenue)
Bylaw No. 5585
Report 20-45
File CD 08-13-0092**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garuda Investments Ltd.) Bylaw 2020 No. 5585”

Explanation – Bylaw No. 5585

S. Richardson explained that Bylaw 2020 No. 5585 amends the Comprehensive Development Zone CD-110 to permit a “Licensee Retail Store” on property located at units 140, 145 and 150 – 20826 – 72 Avenue. 360 public notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. A. Quezada, a Langley resident, expressing support for the retail liquor store.
2. T. Zuzolo, a Langley resident, expressing support for the retail liquor store.
3. M. Knull, a Langley resident, expressing support for the retail liquor store.
4. B. Kerr, a Langley resident, expressing support for the retail liquor store.
5. J. Nybo, a Langley resident, expressing support for the retail liquor store.
6. R. Tofani and M. Hartl, Langley residents, expressing support for the retail liquor store.
7. E. Song, a Langley resident, expressing opposition to the retail liquor store as it could cause increased noise and crime.

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Long,

That Council consider third and final reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garuda Investments Ltd.) Bylaw 2020 No. 5585”.

CARRIED

Councillor Woodward opposed

MOTION

Moved by Councillor Whitmarsh,
Seconded by Councillor Davis,
That Council grant third and final reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garuda Investments Ltd.) Bylaw 2020 No. 5585”.
CARRIED

Councillors Arnason, Richter opposed

COUNCILLOR DECLARES CONFLICT OF INTEREST

Councillor Woodward declared a Conflict of Interest under Section 100 of the Community Charter as he has a property interest, and left the meeting at 7:41pm.

D.7 Cannabis Retail Sales

Bylaw No. 5574

Bylaw No. 5575

Bylaw No. 5576

Bylaw No. 5579

Report 20-20

File CD BA000027

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Cannabis Retail Sales) Bylaw 2020 No. 5574”;

“Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5575”;

“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5576”; and

“Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5579”

Explanation – Bylaw No. 5574

S. Richardson explained that Bylaw 2020 No. 5574 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by adding definitions to implement and regulate retail, processing, production, research, and wholesale of cannabis products.

Explanation – Bylaw No. 5575

S. Richardson explained that Bylaw 2020 No. 5575 amends the Development Application Procedures Bylaw 2018 No. 5428 by adding a new application type and application fee for cannabis retail sales.

Explanation – Bylaw No. 5576

S. Richardson explained that Bylaw 2020 No. 5576 amends the Fees and Charges Bylaw 2007 No. 4616 by adding new fees and charges relating to cannabis retail sales.

Explanation – Bylaw No. 5579

S. Richardson explained Bylaw 2020 No. 5579 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail.

Submissions from the public:

The following written submissions were received from the public:

1. J. Sweetnam, a Langley resident and owner of a Cannabis Retail Store in Maple Ridge, expressing support for the work Council is doing to bring safe and responsible cannabis retail to the Township of Langley.
2. Z. Chow, a Langley resident, expressing support for the cannabis store in the Township as it will provide a safe environment for consumers to purchase cannabis.
3. D. Coburn, a Langley resident, expressing support for the cannabis store as it will provide a clean, professional and safe place to buy CBD products for health reasons.
4. D. Coburn, a Langley resident, expressing support for the Cannabis Retail Sales bylaws as proposed and believe this will be a benefit to the community.
5. J. and D. Paul, Langley residents, expressing support for the bylaw as it provides a balanced, careful approach to cannabis retailing in the community.
6. L. Turnball, Industrial Hemp Farmer, Lollileaf BC Growers Ltd., expressing concerns with the definitions as proposed due to the fact that these definitions will lump Cannabis and Industrial Hemp Growers under the same licensing fee structures and zoning bylaws, yet Industrial Hemp is different on many levels. She further stated that it is important for the Township to align with Health Canada's internal definitions for the future of a potentially large alternative agriculture opportunity.

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Kunst,

That Council consider third and final reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Cannabis Retail Sales) Bylaw 2020 No. 5574";

“Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5575”;

“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5576”; and

“Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5579”.
CARRIED

MOTION

Moved by Councillor Whitmarsh,
Seconded by Councillor Kunst,
That Council grant third and final reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Cannabis Retail Sales) Bylaw 2020 No. 5574”;

“Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5575”;

“Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5576”; and

“Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5579”.
CARRIED

E. BYLAWS FOR FIRST AND SECOND READING

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council give first and second reading to “Highway Closing and Dedication Removal (Township – Fort Block) Bylaw 2020 No. 5558”;

“Highway Closing and Dedication Removal (Township – Fort Block Royal) Bylaw 2020 No. 5597”; and

That Council authorize staff to schedule the required Pubic Hearing.
CARRIED

- E.1 Highway Closure and Dedication Removal
(Township - Fort Block)
Bylaw No. 5558
Bylaw No. 5597
Report C20-12
File ADM PM002696**

Moved by Councillor Richter,
Seconded by Councillor Davis,
That Council give first and second reading to “Highway Closing and
Dedication Removal (Township – Fort Block) Bylaw 2020 No. 5558”;

“Highway Closing and Dedication Removal (Township – Fort Block Royal)
Bylaw 2020 No. 5597”; and

That Council authorize staff to schedule the required Pubic Hearing.
CARRIED

Councillor Woodward re-entered the meeting at 7:58pm.

F. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Long,
That the meeting terminate at 8:07pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk