



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 6, 2020

7:00 p.m.

Remote Video / Teleconference

Present:

- Mayor van den Broek
- Councillor Albrecht
- Councillor James
- Councillor Martin
- Councillor Pachal
- Councillor Storteboom
- Councillor Wallace

Staff Present:

- F. Cheung, Chief Administrative Officer
- C. Johannsen, Director of Development Services
- K. Kenney, Corporate Officer
- P. Kusack, Deputy Corporate Officer

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order and read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that notification of the Public Hearing had been publicized in the following manner:

Notice was placed outside of the entrance to City Hall on June 25, 2020. Notices were mailed to properties within 100 metres of the subject properties and newspaper advertisements were placed in the June 25, 2020 and July 2, 2020 editions of the Langley Advance Times.

The Corporate Officer further advised that one piece of correspondence was received regarding Bylaw 3123 and was included in the Public Hearing Agenda package.

2. BUSINESS

a. Bylaw 3123 - Discharge of Land Use Contract No. 11-78

A Bylaw to authorize the discharge of Land Use Contract No. 11-78 from the property located at 19671 – 50A Avenue to facilitate a future Building Permit application for a secondary suite.

The Mayor invited Carl Johannsen, Director of Development Services to present the proposed bylaw.

Mr. Johannsen advised that the purpose of Bylaw No. 3123 was to discharge an historical Land Use Contract that exists on the subject property which is zoned RS-1 Single Family Residential. Once discharged, this will allow a secondary suite on the property. He further advised that the City's Zoning Bylaw already permits secondary suites on properties zoned for single family homes, and this zoning has been in effect since 2006. All Land Use Contracts in the city are to be discharged with the adoption of a new Zoning Bylaw which is anticipated to occur in late 2020, early 2021. All Land Use Contracts in the province of BC are to be removed by July 1, 2024. The proposed early discharge of this Land Use Contract will enable the owner to have a secondary suite on their property in advance of the province-wide removal of Land Use Contracts.

The Mayor invited those in attendance at the electronic meeting who deem their interest in property affected by the proposed bylaw to present their comments.

Jivan Rajput, 50A Avenue, Langley, inquired as to the purpose of this Public Hearing and whether the term "secondary suite" refers to a suite contained in a house or is a separate dwelling from a house.

Mr. Johannsen advised that the term "secondary suite" refers to a basement suite in a house.

Mr. Rajput inquired if it was a requirement under the City's bylaws to require a Public Hearing for every application for a secondary suite.

Mr. Johannsen advised that the City's Zoning Bylaw does permit secondary suites on single family homes on single family zoned lots, but there is a historical land use contract system still in effect across the province that prohibits use of secondary suites. Although this system will be removed in 2024 by the province, in order for a municipality to remove a Land Use Contract prior to this time, a Public Hearing must be held.

Mr. Rajput requested clarification as to whether a Public Hearing would be required if he were to make application to the City to build a secondary suite on his property.

Mr. Johannsen advised that he would need to determine if a Land Use Contract was in effect for the property, if there wasn't, then the application could be processed through the City's building permit process.

The Mayor called a second and third time for further speakers on Bylaw No. 3123.

There were no further speakers.

b. Bylaw 3124 - Discharge of Land Use Contract No. 22-72

A Bylaw to authorize the discharge of Land Use Contract No. 22-72 from the property located at 19986 – 50A Avenue to legalize an existing secondary suite.

The Mayor invited Carl Johannsen, Director of Development Services to present the proposed bylaw.

Mr. Johannsen advised that the purpose of Bylaw No 3124 was to discharge an historical Land Use Contract from the subject property which is zoned RS-1 Single Family Residential. Once discharged, this would allow a secondary suite for this property. He further advised that the City's Zoning Bylaw already permits secondary suites on properties zoned for single family homes. All Land Use Contracts in the city are to be discharged with the adoption of a new Zoning Bylaw which is anticipated to occur in late 2020, early 2021. All Land Use Contracts in the province of BC are to be removed by July 1, 2024. The proposed early discharge of this Land Use Contract will enable the owner to have a secondary suite on their property in advance of the province-wide removal of Land Use Contracts.

The Mayor invited those in attendance at the electronic meeting who deem their interest in property affected by the proposed bylaw to present their comments.

The Mayor called a second and third time for further speakers on Bylaw No. 3124.

There were no further speakers.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Albrecht
SECONDED BY Councillor Pachal

THAT the Public Hearing close at 7:16 pm.

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER