



MINUTES OF A PUBLIC HEARING MEETING

Monday, July 20, 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
D. Leite, Director of Corporate Services
K. Hilton, Director of Recreation, Culture and Community Services
P. Kusack, Deputy Corporate Officer
C. Johannsen, Director of Development Services
D. Joyal, Executive Assistant

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order.

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

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

Notice was placed on the City of Langley website and outside of the entrance to City Hall on July 9, 2020. Newspaper advertisements were placed in the July 9, 2020 and July 16, 2020 editions of the Langley Advance Times. Although not legislatively required, courtesy letters were sent directly to tattoo and vapour product store business owners.

The Deputy Corporate Officer further advised that two pieces of correspondence were received regarding Bylaw 3130 and were forwarded to council via email.

2. **BUSINESS**

a. Bylaw 3130 - Zoning Amendment

A bylaw to amend the Zoning Bylaw to update and add new commercial use definitions and separation distances between certain commercial uses.

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

Mr. Johannsen explained that the Zoning Bylaw Update proposes to add new commercial use definitions and 400 metre separation distances between tattoo and vapour product or 'vape store' businesses on C-1 zoned properties in the City. He noted that this is intended to be an interim update to the Zoning Bylaw, as further updates to this Bylaw will be brought forward to Council in early 2021 as a part of the broader, comprehensive Zoning Bylaw update, following completion of the City's new Official Community Plan.

He went on to say that this interim Zoning Bylaw Update responds to a request from the Downtown Langley Business Association (DLBA) to consider further regulation of tattoo and spa establishments, not because the DLBA is opposed to these uses, but in the interest of achieving a balanced retail, restaurant and service business environment.

He noted that this is also intended to foster business variety in the Downtown core and maintain a good balance between specialty retail, restaurants and personal service uses, by way of creating a more dispersed pattern of personal services and other uses, including tattoo and vape businesses, over time. This supports the vision of the Downtown Master Plan to focus retail and restaurants in the Downtown core, and supports the continued presence of pedestrian-friendly storefronts in the Downtown.

He then explained that these updates will also help staff to better respond to an evolving personal service and 'spa' industry, provide staff a more effective tool when evaluating new business licence applications to ensure they comply with zoning, and create clearer definitions to guide a future update to the City's Business Licence Bylaw.

He reiterated that this is also a key first step towards considering new personal service definitions (i.e. salons) and location regulations, as a part of the broader, comprehensive Zoning Bylaw Update.

He noted that if this proposed amendment is adopted by Council, it will require new tattoo and vape businesses to be located 400m from other tattoo and vape stores, but it will not impact existing operating tattoo and vape store businesses - they will still be able to operate without impacts.

This Bylaw also would not preclude new tattoo and vape businesses from opening in the City - it would only direct these uses to more widely dispersed locations.

Mr. Johannsen summarized that Bylaw 3130 aims to support business variety and the Downtown vision, it will not impact existing businesses, and it may also provide an additional measure of stability for existing businesses.

Mr. Johannsen closed by noting that if this Bylaw is adopted by Council, future Zoning Bylaw amendment applications can be considered by Council on a case by case basis to relax the separation distances for existing businesses that are

seeking to move to another location within the City that may be within 400m of another tattoo or vape business.

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

It was noted by the Deputy Corporate Officer that one guest was in attendance who had not indicated he would like to speak.

The Mayor, through the Deputy Corporate Officer, called a second time for speakers on Bylaw 3130.

Mr. Michael Prior who resides on Glover Road, expressed concern that an existing business could apply at a later date to have the 400m restriction lifted in order to relocate their business and that it would be reviewed on a case by case basis, meaning that under this bylaw, he would have to apply to move and his application could potentially be rejected. As a business that has been in the City for over 20 years he felt that having this restriction would impede the growth of his business and he felt it was unfair to impose that on a long-term City business owner.

The Mayor called a third time, through the Deputy Corporate Officer, for speakers on Bylaw 3130.

There were no further speakers.

The Mayor thanked Mr. Prior and invited Council to pose questions. No questions were asked.

3. MOTION TO CLOSE PUBLIC HEARING

MOVED BY Councillor Nathan Pachal

SECONDED BY Councillor Paul Albrecht

THAT the Public Hearing close at 7:15pm.

CARRIED

Signed:

MAYOR

Certified Correct:

EXECUTIVE ASSISTANT