



MINUTES OF A PUBLIC HEARING MEETING

Monday, October 5, 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
R. Bomhof, Director of Engineering, Parks and Environment
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
D. Leite, Director of Corporate Services
K. Kenney, Corporate Officer
P. Kusack, Deputy Corporate Officer

1. **CALL TO ORDER**

Mayor van den Broek called the Public Hearing to order.

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

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

A notice pertaining to the bylaw was mailed to properties within 100 metres of the subject property. Newspaper advertisements were placed in the September 24 and October 1st editions of the Langley Advance Times and a notice was placed outside of the entrance to City Hall and on the City's website.

The Corporate Officer further advised that one piece of correspondence was received in relation to Bylaw No. 3131 and was forwarded to Council via email.

2. BUSINESS

a. Bylaw 3131 - Discharge Land Use Contract No. 23-73

A Bylaw to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20093 44 Avenue to allow 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. 3131 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 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 deemed their interest in property to be affected by the proposed bylaw to present their comments.

The Mayor called a second and third time for speakers on Bylaw No. 3131.

There were no speakers.

Mayor van den Broek asked if Council had any questions regarding the Bylaw.

In response to questions from Council members Mr. Johannsen advised that:

- The applicant has been advised that if the Land Use Contract is removed the owner will be required to conform with the Zoning Bylaw which permits three parking spots for residences with a secondary suite;
- the notation that there was an existing secondary suite at the residence was incorrect;
- staff do not know the number of secondary suites in the area surrounding the subject property; however, in the block bounded by 44 Ave. and 44A Ave. about half the properties have Land Use Contracts on them which prohibit secondary suites, while the other half are under the Zoning Bylaw which permits secondary suites;

- staff can contact the correspondent who provided a written submission to clarify that the subject property is not going to be re-zoned;

The applicant indicated she wished to address Council.

Michelle, Stanworth, 20093 44 Ave., asked if her application to remove the Land Use Contract on her property was required given that staff indicated that a new Zoning Bylaw would be adopted early in 2021 and completion of the building of their house wouldn't happen until that time.

Staff advised that by removing the Land Use Contract on her property now, the applicant may proceed unimpeded in applying for a building permit for a new house with a secondary suite, rather than having to wait for adoption of the new Zoning Bylaw.

Ms. Stanworth confirmed that there isn't a secondary suite currently on the property.

Mayor van den Broek called a final time for comments or questions on the proposed Bylaw.

There were no further speakers.

3. **MOTION TO CLOSE PUBLIC HEARING**

MOVED BY Councillor Pachal
SECONDED BY Councillor James

THAT the Public Hearing close at 7:14pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER