

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 24, 2019 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100564
DEVELOPMENT VARIANCE PERMIT
APPLICATION NO. 100100
(AMUNDSON / 4685 – 224 STREET)

REPORT: 19-103
FILE: 10-31-0172

PROPOSAL:

Application to rezone 0.14 ha (0.34 ac) of land at 4685 - 224 Street in the Murrayville Community Plan area to Residential Zone R-1D, and vary the minimum frontage to accommodate a two (2) lot residential subdivision.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Rezoning Bylaw No. 5479, subject to the completion of six (6) development prerequisites; issuance of Development Variance Permit No. 100100; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it complies with the overall goals and objectives; and specific land use and density provisions of the Murrayville Community Plan.



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RECOMMENDATION:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Amundson) Bylaw 2019 No. 5479, rezoning 0.14 ha (0.34 ac) of land at 4685 - 224 Street, in the Murrayville Community Plan area to Residential Zone R-1D, to accommodate subdivision into two (2) lots, subject to the following development prerequisites being satisfied prior to final reading:

1. Execution of a Servicing Agreement to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw, and compliance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
2. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
4. Registration of a restrictive covenant requiring registration of an exterior design control agreement at the time of subdivision (informed by a neighbourhood character study) ensuring that high quality building design and site development standards are implemented;
5. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development; and
6. Payment of applicable site servicing fees, supplemental rezoning fees, Murrayville Pedestrian Overpass fee, and compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement as needed);

That Council at time of final reading of (Township of Langley Zoning Bylaw 1987 No. 2500 Amendment) Rezoning Bylaw No. 5479 authorize the issuance of Development Variance Permit No. 100100 for the proposed development as follows:

1. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
2. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing for rezoning bylaw in conjunction with the hearing for proposed Development Variance Permit No. 100100.

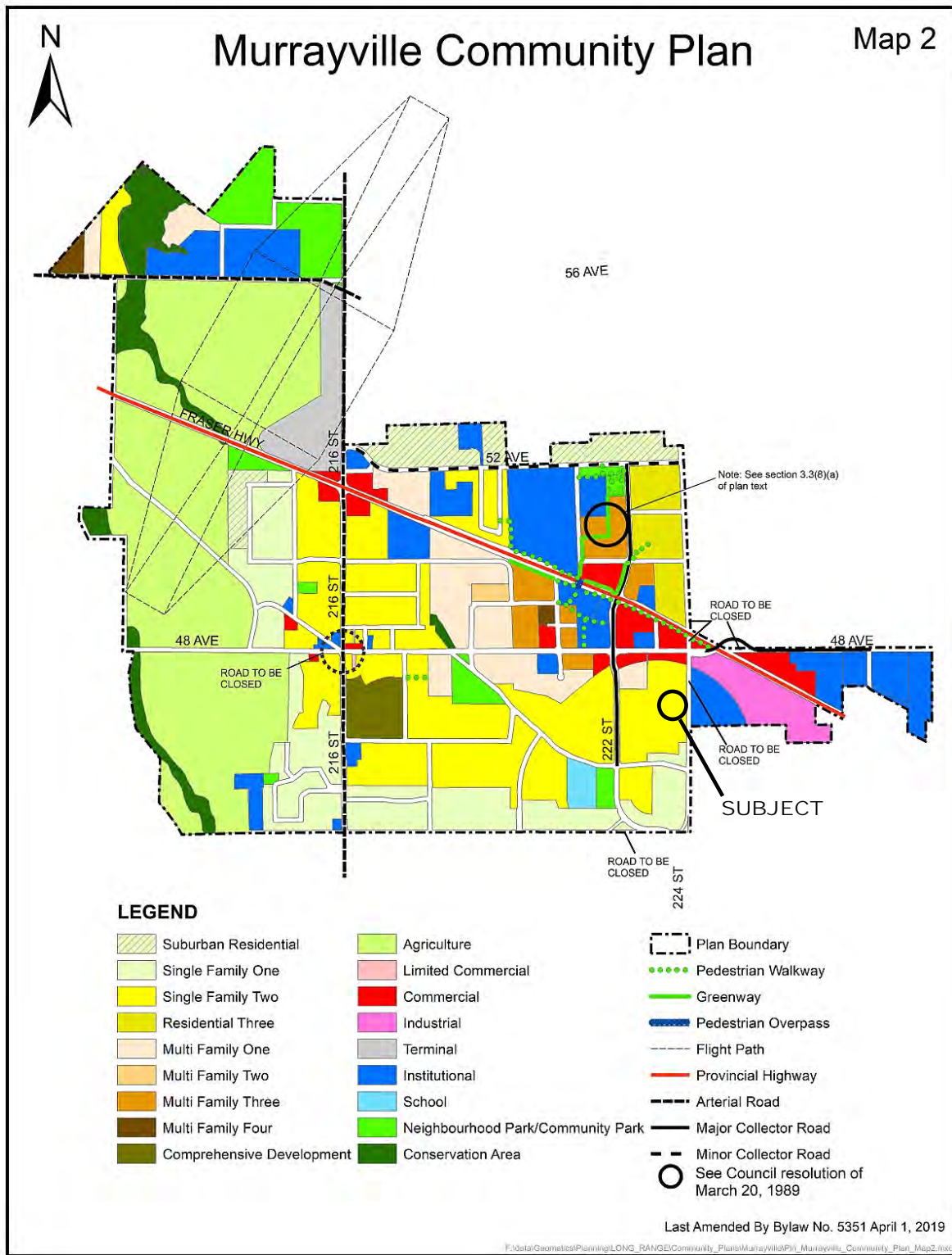
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EXECUTIVE SUMMARY:

Kurt Alberts has submitted an application to rezone 0.14 ha (0.34 ac) of land at 4685 – 224 Street in the Murrayville Community Plan area to Residential Zone R-1D to accommodate subdivision into two (2) lots. A Development Variance Permit is being processed in conjunction with the rezoning application to vary the minimum frontage required for both of the proposed lots. The application complies with the Murrayville Community Plan. Final reading of the rezoning bylaw is contingent upon completion of the six (6) development prerequisites outlined in this report.

PURPOSE:

The purpose of this report is to advise and make recommendations with respect to Rezoning Bylaw No. 5479 and Development Variance Permit No. 100100.

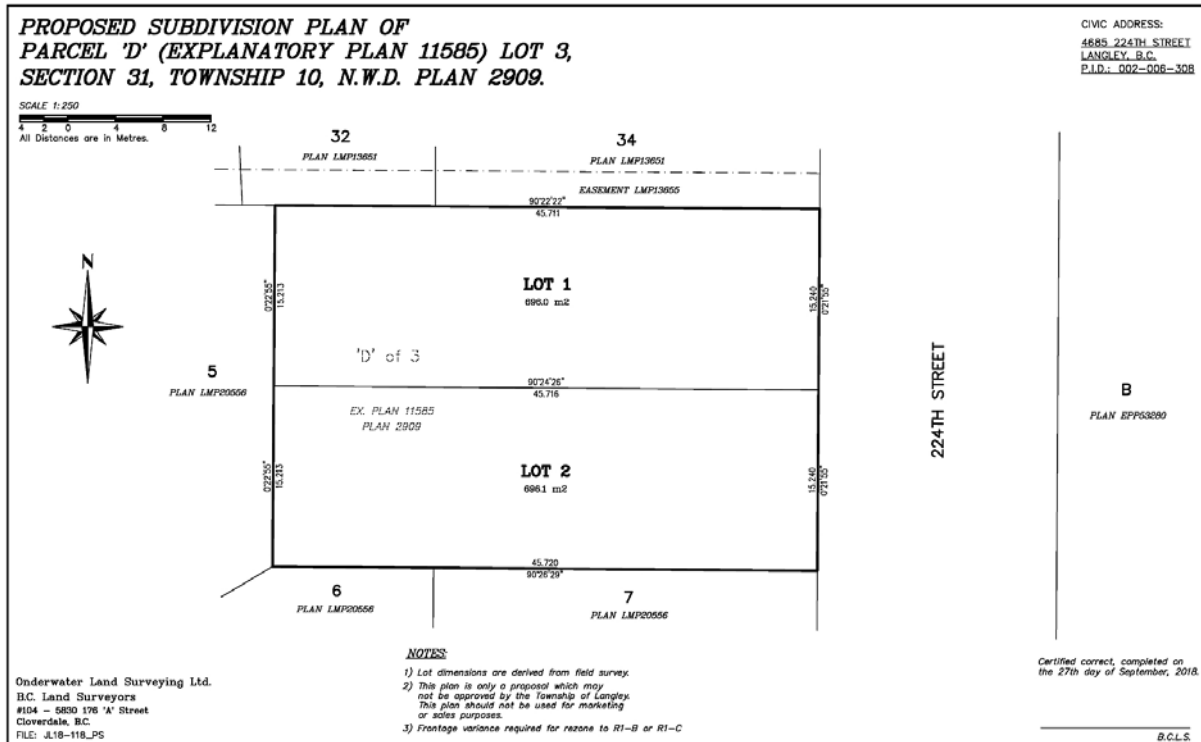


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ZONING BYLAW NO. 2500

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SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100564
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REFERENCE:

Applicant / Owner:	Natasha Amundson 4685 – 224 Street Langley, BC V2Z 1M9
Agent:	Kurt Alberts Box 760 Fort Langley, BC V1M 2S2
Legal Description:	Parcel "D" (Explanatory Plan 11585) Lot 3 Section 31 Township 10 NWD Plan 2909
Civic Address:	4685 – 224 Street
Area:	0.14 ha (0.34 ac)
Murrayville Community Plan:	Single Family Two (minimum lot size 650 m ² / 6,996.8 ft ²)
Existing Zoning:	Suburban Residential Zone SR-1 (minimum lot size 3,716 m ² / 0.92 ac)
Proposed Zoning:	Residential Zone R-1D (minimum lot size 650 m ² / 6,996.8 ft ²)

BACKGROUND/HISTORY:

The subject property is currently zoned Suburban Residential SR-1 and designated 'Single Family Two' in the Murrayville Community Plan (maximum permitted density is 15 units per hectare / 6 units per acre). The minimum permitted lot size for this designation is 650 m² (6,997 ft²). The creation of the subject lot predates the Murrayville Community Plan (adopted 1989).

The applicant is proposing to rezone the property and vary the frontage requirements of the R-1D zone from 18.25 m (59.9 ft) to 15.24 m (50 ft) to facilitate the subdivision of the subject property into two (2) lots.

DISCUSSION / ANALYSIS:

The subject property is currently zoned Suburban Residential SR-1 and is located in the Murrayville Community Plan. An existing single family dwelling currently occupies the subject property. The proponent has applied to rezone the subject property to Residential Zone R-1D to accommodate subdivision of the property into two (2) lots. In support of the rezoning application, the applicant has submitted a preliminary subdivision plan.

The property is designated Single Family Two under the Murrayville Community Plan, allowing a maximum density of 15 units per hectare (six (6) units per acre) and a minimum lot size of 650 m² (6,997 ft²). The subdivision plan submitted in support of the rezoning proposes two (2) lots, each 696 m² (7,492 ft²) in size, each in excess of the minimum lot size requirements of the R-1D Zone. Subdivision into two (2) lots would result in a density of 14.4 units per hectare (5.8 units per acre). The proposed rezoning and subsequent subdivision complies with the density and lot area requirements of the Murrayville Community Plan.

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Adjacent Uses:

North: Two (2) single family residential properties zoned Residential Zone R-1D and designated 'Single Family Two' in the Murrayville Community Plan;

South: Two (2) single family residential properties zoned Residential Zone R-1D and designated 'Single Family Two' in the Murrayville Community Plan;

East: 224 Street, beyond which is the Township of Langley Operations Centre, (zoned Civic Institutional Zone P-1A and designated 'Institutional' in the Murrayville Community Plan); and

West: A single family residential property zoned Residential Zone R-1D and designated 'Single Family Two' in the Murrayville Community Plan.

Murrayville Community Plan:

The subject lot's Community Plan designation ('Single Family Two') provides for single family residential uses, with a maximum permitted density of 15 units per hectare (6 units per acre) with a minimum lot size of 650 m² (6,997 ft²).

The proposed rezoning of the subject lot and subsequent subdivision into two (2) fee simple lots complies with the provisions of the Murrayville Community Plan.

Rezoning:

The applicant proposes to amend the Zoning Bylaw by rezoning the subject property from Suburban Residential SR-1 to Residential Zone R-1D. The proposed development complies with the provisions of the Residential R-1D zone with the exception of the minimum frontage requirements.

Recognizing the well-established nature of the neighbourhood, a development prerequisite has been included requiring registration of an exterior design control agreement on title at the time of subdivision. This will ensure that the new homes to be constructed are complementary to the form and character of the existing homes in the neighbourhood. A preliminary subdivision plan has been submitted in support of the rezoning application, proposing the creation of two (2) single family lots (Lot 1 with an area of 696 m² / 7,492 ft² and Lot 2 with an area of 696 m² / 7,492 ft²). Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw, subject to Council's approval of the rezoning.

Development Variance Permit:

In conjunction with the rezoning and subdivision applications, the applicant has requested the minimum lot frontage be varied from 18.25 m (59.9 ft) to 15.24 m (50 ft) for proposed Lots 1 and 2. Development Variance Permit No. 100100 is provided as Attachment A.

The applicant has provided a letter (Attachment B) including a rationale in support of the proposed variance. The rationale details that the applicant is requesting a variance of 3 m (10 ft) which equates to a 16% reduction (based on the 18.25 m (59.9 ft) R-1D Zoning requirement) for each of the proposed lots. According to the applicant's rationale, the proposal is consistent with policy 2.4.6 of the Official Community Plan (Bylaw 5000) and the Regional Growth Strategy with respect to appropriate infill development and diversity of housing stock, and is consistent with the intent of the Murrayville Community Plan density of 15 units per hectare (6 units per acre) with 650 m² (6,997 ft²) lot sizes.

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School Sites:

School District 35 has provided comments (Attachment C) and anticipates that the proposed development will generate approximately one (1) new student for James Hill Elementary (located approximately 500 metres southwest of the site).

Parks:

Multiple parks are located within close proximity of the site. Old Yale Park is located approximately 100 metres south, James Hill Park is located approximately 500 metres southwest, Murrayville Outdoor Activity Park is approximately 500 metres northwest, and Denny Ross Memorial Park is approximately 800 metres west of the site.

Trees:

The tree management plans submitted by the applicant indicate that 11 significant trees exist on the subject site with all 11 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), no replacement trees will be required. In addition, 2 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 13 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Community Amenity Contribution:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and subsequently revised on April 15, 2019) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The current target contribution amount specific to this development is \$5,673 per additional single family lot for a total of \$5,673.00. As noted in the policy, payment of the CAC may be made to the Township prior to consideration of final reading of the rezoning bylaw as specified under Section 5.5 of the CAC Policy. Compliance with the CAC Policy is included in the list of rezoning prerequisites for this application.

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Servicing:

Prior to final reading, the applicant will be required to enter into a Servicing Agreement to secure servicing requirements, streetlight and provide a stormwater management plan to the acceptance of the Township. The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Public Information Meeting:

The applicant held a Public Information Meeting (PIM) on April 11, 2019 at the WC Blair Recreation Centre. A summary of the meeting provided by the applicant is presented in Attachment D.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated 'Single Family Two' in the Murrayville Community Plan. The proposed development complies with the land use and density provisions of this plan. The proposal also complies with the proposed R-1D zoning (with the exception of the lot frontages, which are proposed to be accommodated through a development variance permit).

Accordingly, staff recommend that Council give first and second reading to Bylaw No. 5479 (subject to six (6) development prerequisites), authorize issuance of Development Variance Permit No. 100100 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Rob Nordrum
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Variance Permit No. 100100
ATTACHMENT B	Applicant Rationale
ATTACHMENT C	School District Comments
ATTACHMENT D	Record of Public Information Meeting

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100100

This Permit is issued this _____ day of _____, 2019 to:

1. Name: Natasha Amundson

Address: 4685 – 224 Street
Langley, BC V2Z 1M9

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Parcel "D" (Explanatory Plan 11585) Lot 3 Section 31
Township 10 NWD Plan 2909

CIVIC ADDRESS: 4685 – 224 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

- a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (60 ft) to 15.24 m (50 ft) as indicated on Schedule A; and
- b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Variance Permit shall be substantially commenced within two years after the date the Development Variance Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2019.

Attachments:

SCHEDULE A Subdivision Plan

CIVIC ADDRESS:
4685 224TH STREET
LANGLEY, B.C.
P.I.D.: 002-006-308

Age Group	Number of People
4	1
2	1
0	1
4	1
8	1
12	1

4 2 0 4
All Distances are in Metres.



PLAN LMP13651

PIAN I MP13651

EASEMENT LMP13655

90°22'22"

45.711
77.7706

LOT 1

698.0 m²

224TH STREET



PLAN EPP53280

5
PLAN LMP20556

15
4-
0
,D,

EX. PLAN 11585
PLAN 2909

LOT 2

6961 m2

6

PLAN LMP20556

7

PLAN IMP20556

NOTES:

- 1) Lot dimensions are derived from field survey.
- 2) This plan is only a proposal which may not be approved by the Township of Langley. This plan should not be used for marketing or sales purposes.
- 3) Frontage variance required for rezone to R1-

Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JL18-118.PS

Certified correct, completed on the 27th day of September, 2018.

3) Frontage variance required for rezoning to R1-B or R1-C

B.C.I.S.

Est. 1873

SCHEDULE A SUBDIVISION PLAN



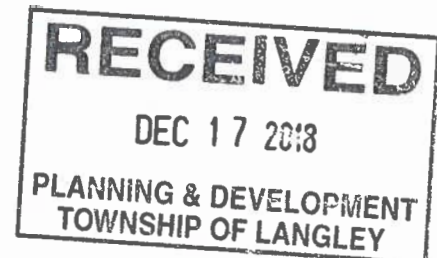
ATTACHMENT B

KURT ALBERTS BES MCIP RPP
 URBAN and REGIONAL PLANNER
 BOX 760 9054 GLOVER ROAD
 FORT LANGLEY B.C. V1M 2S2
 604 888-4395 kurt@kurtalberts.com

December 17, 2018

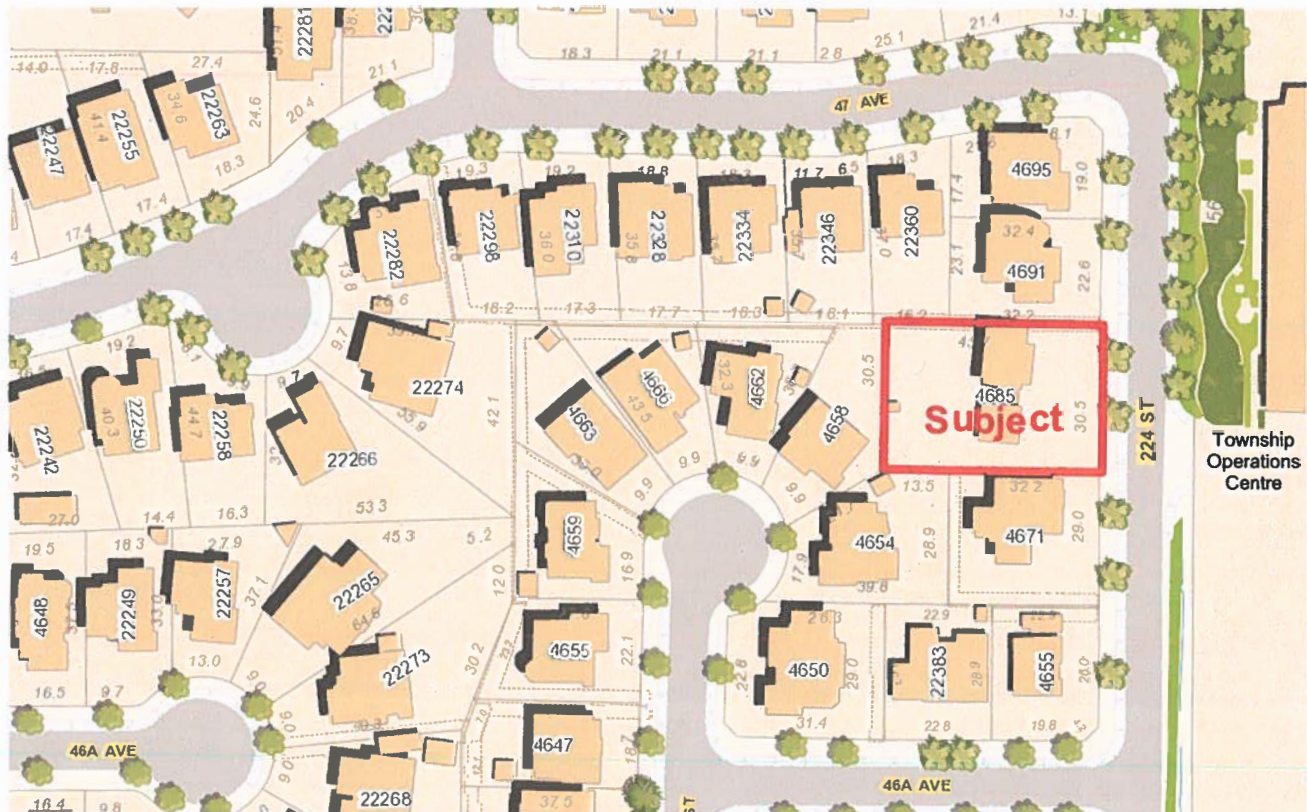
LETTER OF INTENT

Rezoning and Development Variance Permit Application
 by Natasha Amundson
 To Rezone from SR-1 to R-1D and
 To Vary the Frontages for 2 Proposed Lots
 4685 - 224 Street, Murrayville, Township of Langley

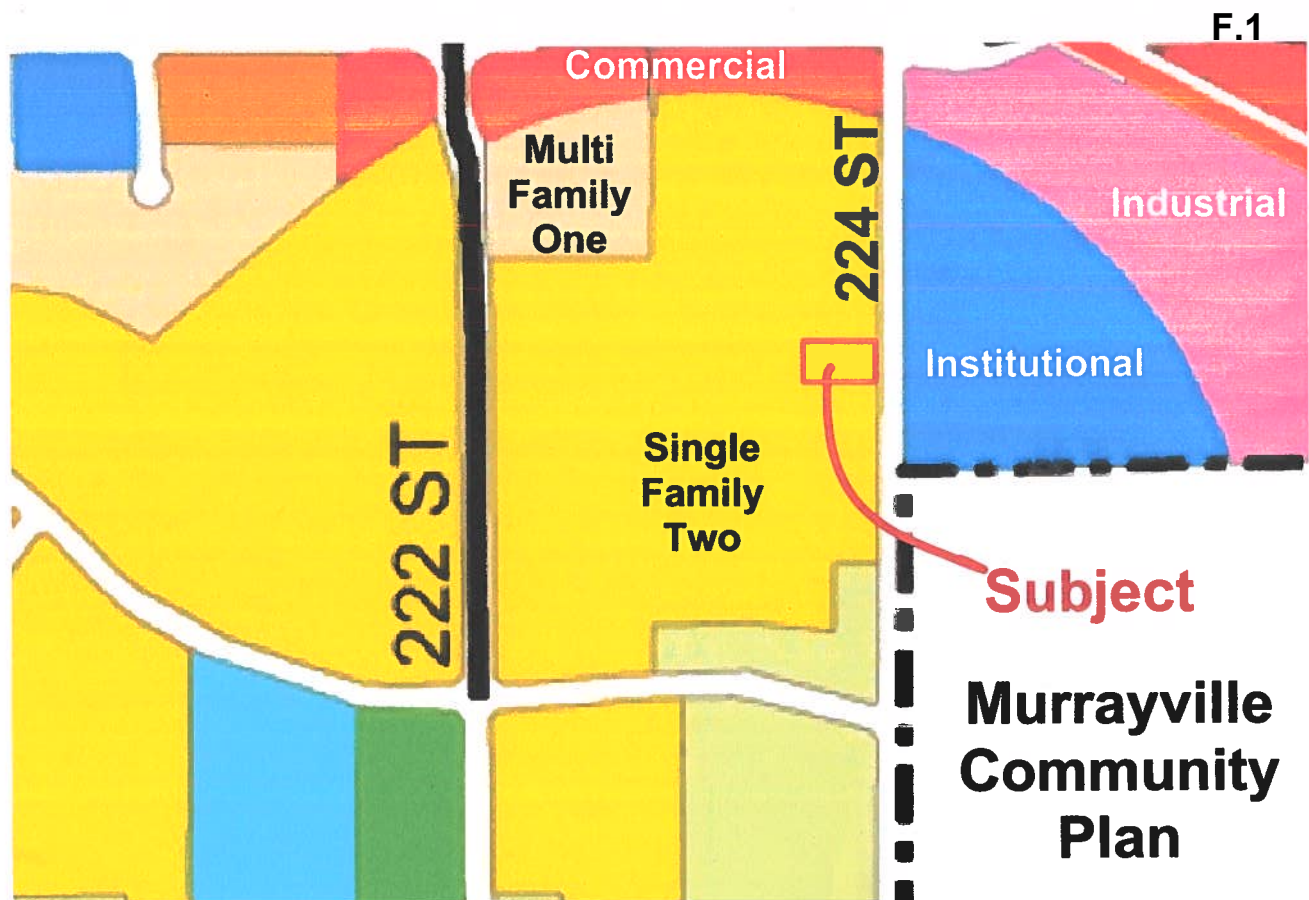
**Introduction**

The subject property is 14,984 sq ft (1,392 sq m) in area and the only parcel still zoned SR-1 in a neighbourhood which has been developed predominantly as R-1D (6,997 sq ft or 650 sq m) lots. The Township Works Yard is located across the road from the property on 224 Street.

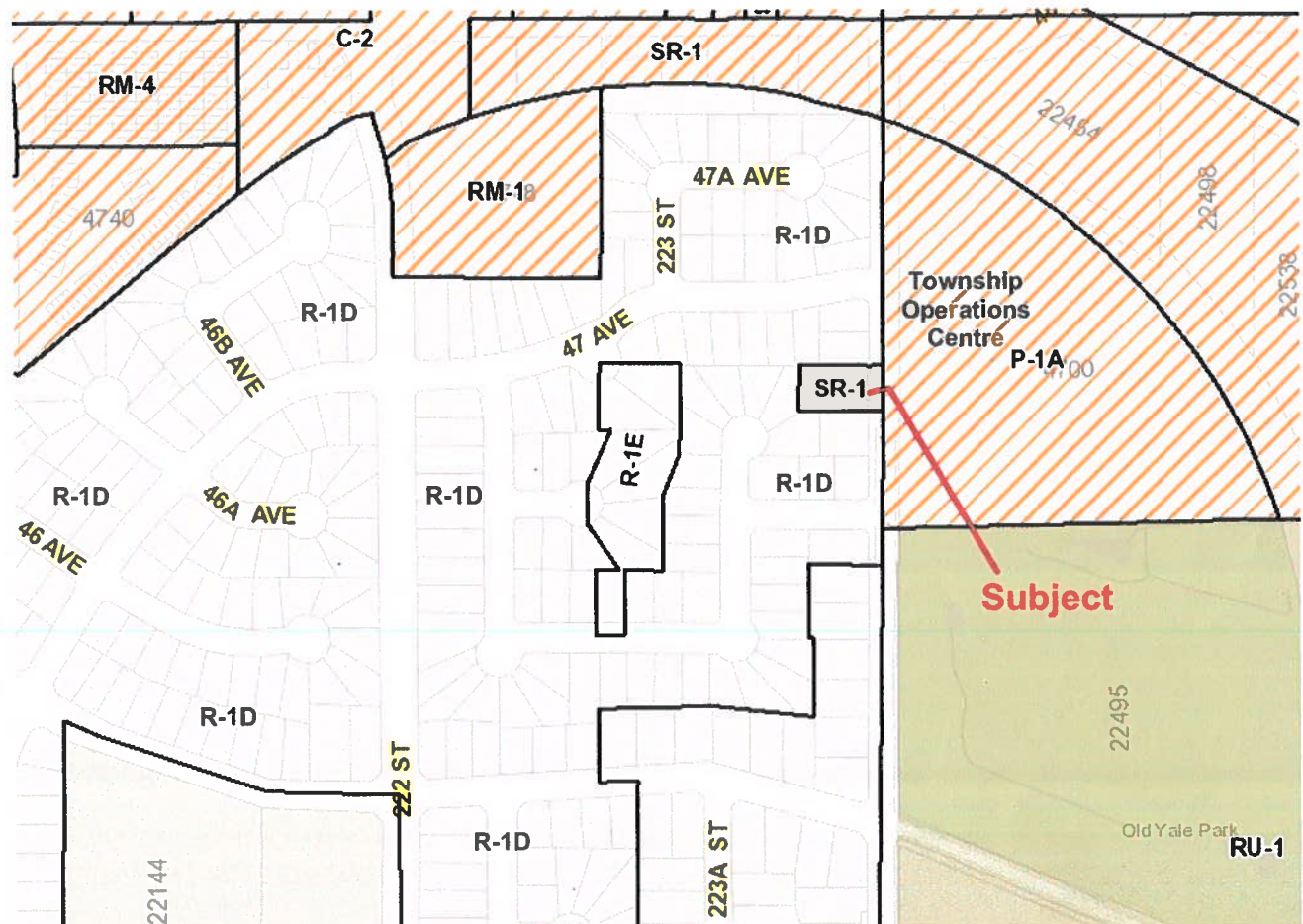
An older style (40 + yrs) house occupies the subject property while other homes in the area were built as part of subdivision development in the 1990's. The intent is to replace the existing house with two homes designed to be compatible with the newer homes in the neighbourhood.



Two lots are proposed, each 7,492 sq ft (696 sq m) in size, in excess of the minimum lot size for the R-1D Zone. Rezoning the property to R1-D conforms with the Single Family Two designation in the Murrayville Community Plan allowing a maximum density of 6 units per acre (15 units per ha) and a minimum lot size of 6,997 sq ft (650 sq m).



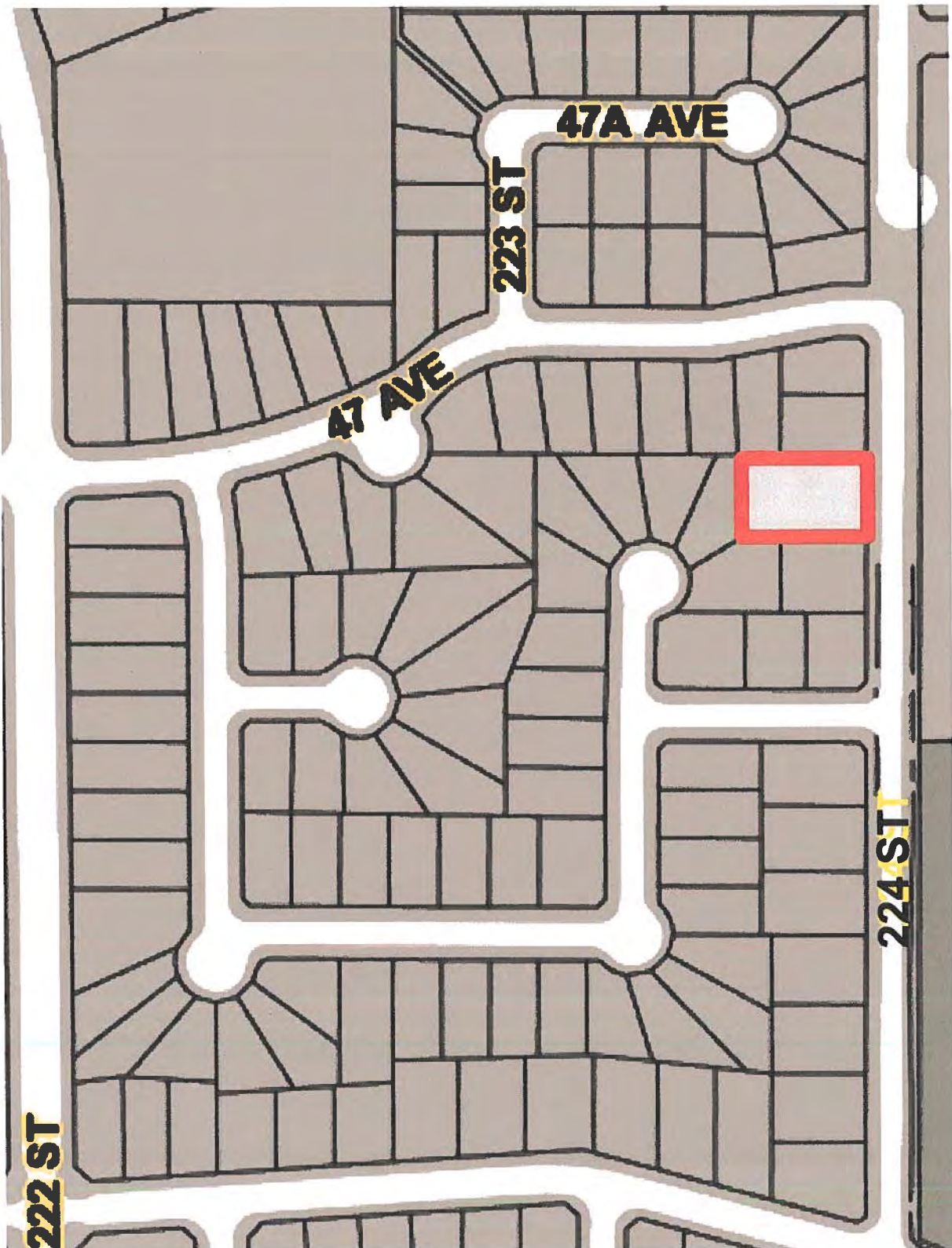
The creation of the subject 1/3 acre lot predates the Murrayville Community Plan, adopted 1989 (excerpt of map shown above). Subsequently all adjacent properties were rezoned from SR-1 to R-1D as per the Plan's Single Family Two designation, 650 m2 lots (excerpt of zoning map below).



Planning Rationale for Rezoning to R-1D

The subject property contains more than twice the area of the R-1D minimum parcel size and is the largest parcel in the immediate neighbourhood. Adjacent properties were rezoned to R-1D in the 1990's subsequent to the adoption of the Murrayville Community Plan in 1989.

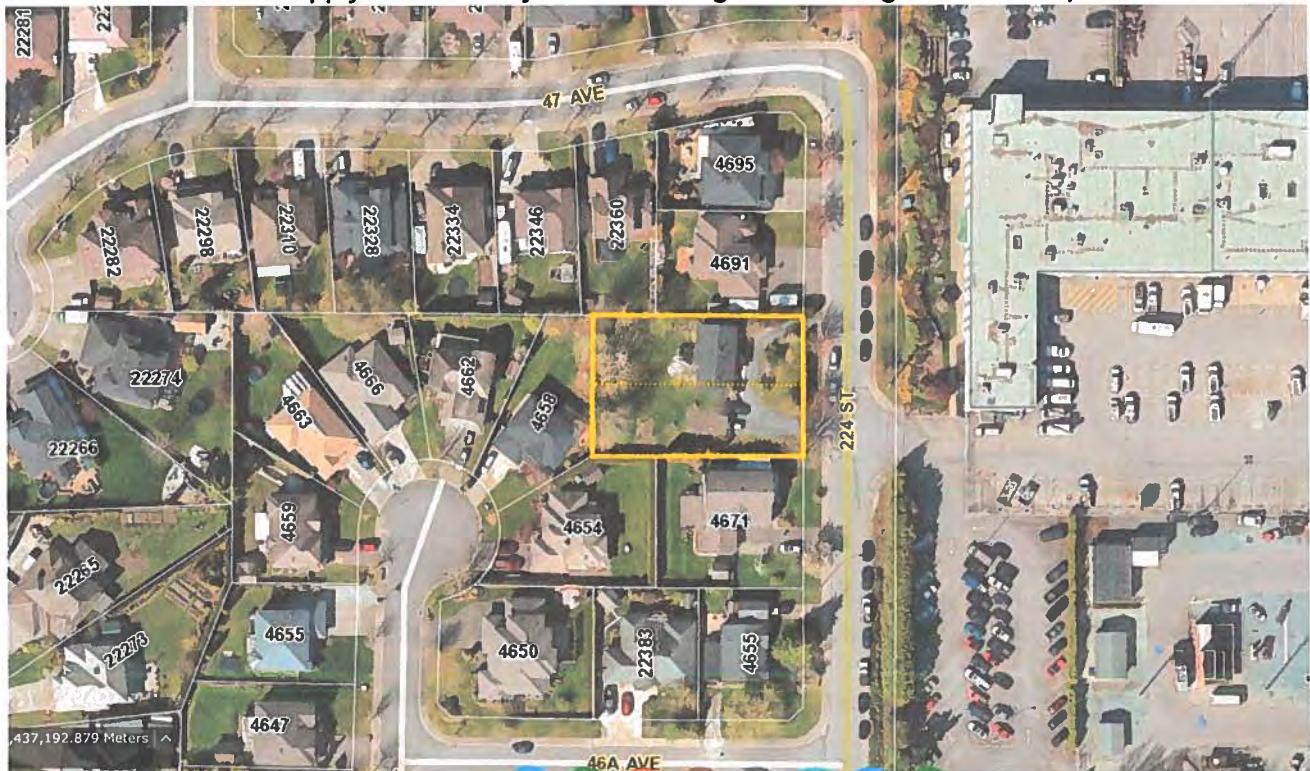
Rezoning of the subject property to R-1D is consistent with the intent of the Community Plan to permit a density of 6 units per acre (15 uph) with 6,997 sq ft (650 sq m) lot sizes.



Planning Rationale for Frontage Variance

While the subject property has more than the required lot area and has greater depth than adjacent lots, the frontage for the two proposed lots would be 50 ft (15.24 m) instead of 59.9 ft (18.25 m) as per the R-1D zone. Accordingly, a Development Variance Permit to allow 50 ft frontages is requested. The following considerations support a variance to the lot frontages:

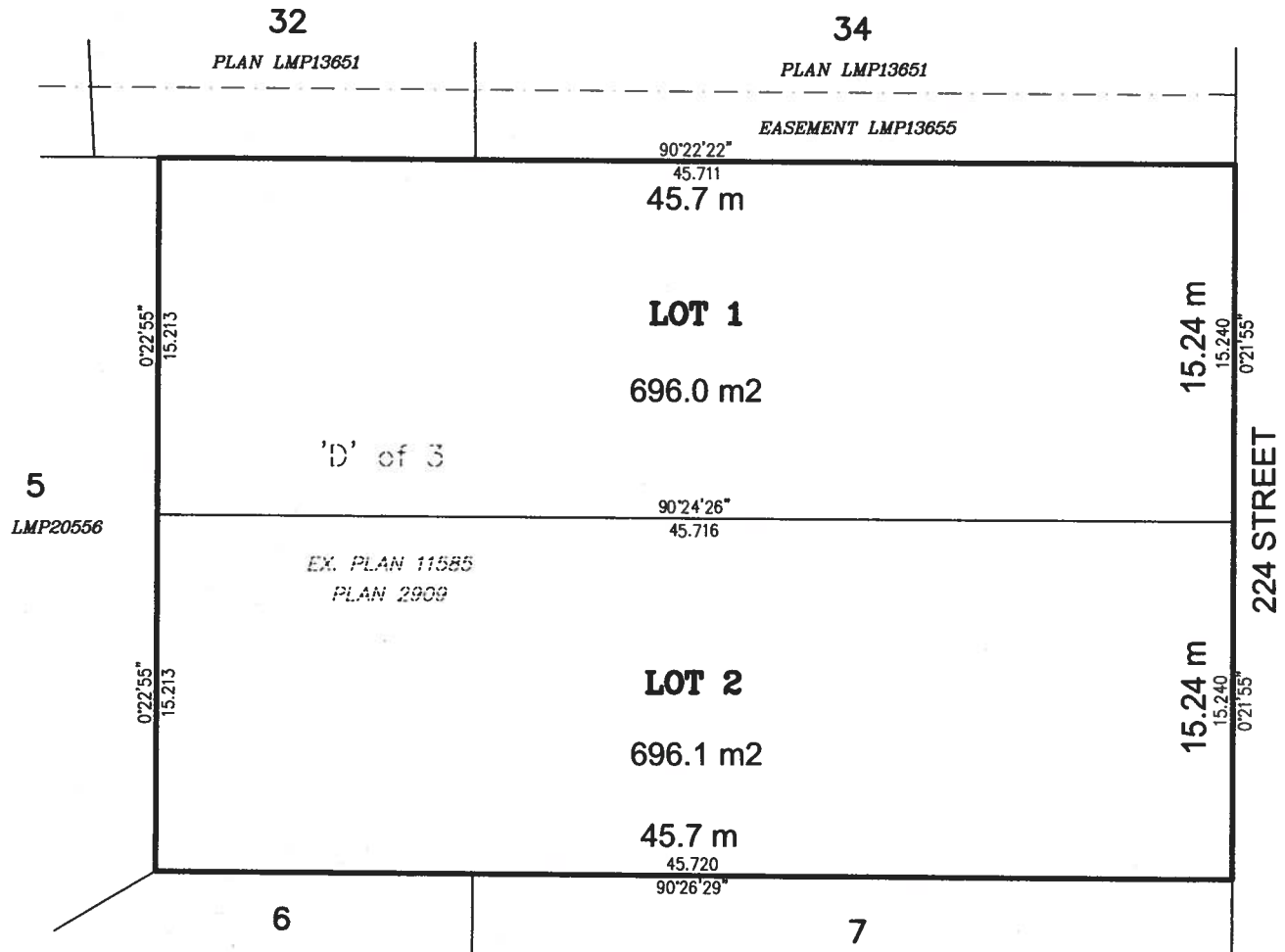
1. The legislative intent of Development Variance Permits recognizes that circumstances change over time and that there needs to be some flexibility relative to the Zoning Bylaw. The dimensions of the subject property predate the Community Plan and the R-1D rezoning of neighbouring properties.
2. The Local Government Act states that a DVP may vary the provisions of a zoning bylaw providing there is no variance to land use and density. The requested variance to lot frontages does not vary land use (single family residential) nor density (6 upa).
3. The proposed lots, each 7,492 sq ft (696 sq m), will exceed the minimum lot size of 6,997 sq ft (650 sq m).
4. The proposed lots, each with a depth of 150 ft (49.7 m), will be almost double the minimum lot depth of 82 ft (25 m).
5. The depth of the proposed lots will exceed the lot depths of the neighbouring lots by 42%: to the north, 106 ft (32.4 m) and to the south, 106 ft (32.2 m).
6. With the exception of lot frontage, all other siting provisions of the R-1D zone (coverage, front, rear and side setbacks, depth, height) will apply ensuring the new homes will fit within the neighbourhood context with minimal impact.
7. The existing parcel, with a circular driveway, already has two access points onto 224 Street.
8. The subject property faces the Municipal Operation Centre (Works Yard) and, therefore, does not have any residential neighbours across 224 Street.
9. All 11 significant trees can be retained without affecting building envelopes for the proposed lots.
10. The creation of two lots in an established neighbourhood is consistent with policy 2.4.6. of the new OCP (Bylaw 5000), "Consider appropriate infill development, subject to applicable community plans and neighbourhood plans."
11. The creation of the proposed lots is also consistent with the policies of the Regional Growth Strategy: "Encourage infill development by directing growth to established areas where possible" and "increase the supply and diversity of the housing stock through infill developments".



Summary

Application has been made to rezone property at 4685 - 224 Street from SR-1 to R-1D in accordance with the land use and density provisions of the Murrayville Community Plan. A concurrent application to vary the frontage from 18.25 m to 15.24 m will allow a sensitive infill subdivision to create one additional lot in an established neighbourhood without impacting any of the existing trees.

The proposed subdivision will result in two new building lots in excess of 7,000 sq ft, increasing the supply and diversity of the housing stock in a built-up area within 800 m (10 min walk) to community amenities (James Hill Park & School, WC Blair Centre, Town Centre commercial and transit route).



Proposed creation of 2 lots with 50 ft frontages on 224 St across from the Township Operation centre

Respectfully Submitted


Kurt Alberts MCIP RPP



7 May 2019

Rob Nordrum
Planning Technician
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 10-31-0172 / AMUNDSON

CIVIC: 4685 - 224 Street

LEGAL: Parcel D (Explanatory Plan 1 1585) Lot 3 Section 31 Township 10 NWD Plan 2909

We have reviewed the above proposal.

We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	2	1	0	0

Given the current school catchments this development would impact James Hill Elementary School, H.D. Stafford Middle School and Langley Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

Record of Public Information Meeting
held on
April 11, 2019 (5 to 8 pm) at WC Blair Recreation Centre
for
Township of Langley
Project No. 10-31-0172 (4685 - 224 St, Amundson)

Applications to Rezone from SR-1 to R-1D
and Development Variance Permit
to reduce proposed frontages from 18.25m to 15m

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Sign In Sheets	Appendix E
Submissions	Appendix F

Record of Public Information Meeting prepared by Kurt Alberts MCIP RPP

Developer Led Public Information Meeting April 11, 2019

Notification

March 28, 2019: Invitations mailed to 53 addresses provided by Township (Appendix A)

April 3, 2017: Notice of Meeting in the Langley Advance Times on page A26 (Appendix B)

April 5, 2017: Notice of Meeting in the Langley Advance Times on page A31 (Appendix C)

Open House Setup



Location: WC Blair Recreation Centre, 22200 Fraser Highway

Date: Thursday April, 2019 Time: 5 pm to 8 pm

Displays:

5 - 24"x 36" display boards:

- Murrayville Community Plan Land Use Map 2;
- Enlargement of OCP and Zoning Maps for subject area
- Neighbourhood Lot Sizes
- Topographic and Tree Survey of subject property
- Proposed Subdivision Plan for subject property

2 - 11"x17" displays

- Comparison of building envelopes of SR-1 and R1-D zones
- Example streetscape view of SR-1 and R1-D homes

Reception Table:

- Sign-In Guest Book (Appendix E)
- Comment Forms (Appendix D)
- Comment Form Return Box

Open House Resource Persons:

FOIPPA s.22(1) Property Owner, & Kurt Alberts MCIP RPP, Urban & Regional Planner

Township of Langley Observer:

Rob Nordrum, Planning Technician, Community Development Division

Attendance

Total Attendance: 15 (13 signed guest book)

Comment Forms Returned: 7 (plus 5 letters/emails) = 12 Submissions (Appendix F)

Summary of Input

Summary of Submissions				
	General	Other	Location	Input
1	In favour	prefer 2 homes vs one large home	FOIPPA s.22(1)	Comment Form
2	Suitable for neighbourhood	have no issues with this		Comment Form
3	In support			Email
4	OK with this			Comment Form
5	No objection			Letter
6	My fears alleviated	subject property size unique; will not set precedent		Comment Form
7	Support the change			Comment Form
8	Great idea	prefer 2 homes vs monster home		Comment Form
9	Opposed to smaller lots (696 m2)	OCP requires 930 m2; concerns: parking, noise from Twp works yard		Email
10	Strongly objects to 50 ft lots	no lots with this frontage in area; will change appearance & devalue properties		Email
11	In favour rezoning to R1-D	support frontages for 2 lot subdivision (value & affordability)		Comment Form
12	Fine with splitting lot in two	Do not want a monster home, new homes should be in keeping with neighbourhood		Email

Analysis

A total of 12 submissions were received with 10 (**83%**) indicating **support** or **no objection**.

Two submissions expressed opposition. One stated that the proposed lot sizes (696 sq m) would be an erosion of the OCP which requires a minimum lot size of 930 sq m. This is incorrect as the OCP designation for the subject property is Single Family Two (650 sq m). The Single Family One (930 sq m) designation is located further to the south. One other submission objecting to the proposed 50 foot frontages indicated that there are no known lots with these frontages in the area. It is noted that, immediately to the west of the subject property, there are 4 lots with frontages of 9.9 m (32.4 ft).

All submissions received from the nearest neighbours, as indicated on the map to the right, were of a positive nature. Reasons given for support included: preference for two normal sized homes versus one larger ("monster") home; the proposal being compatible with the neighbourhood; and not precedent setting.

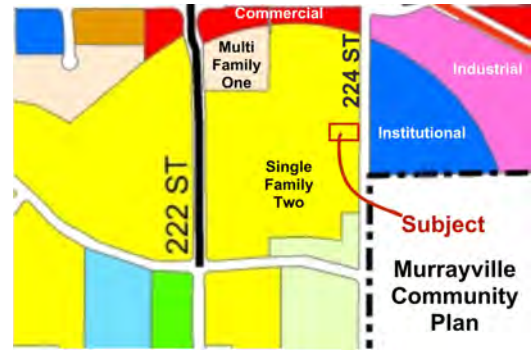
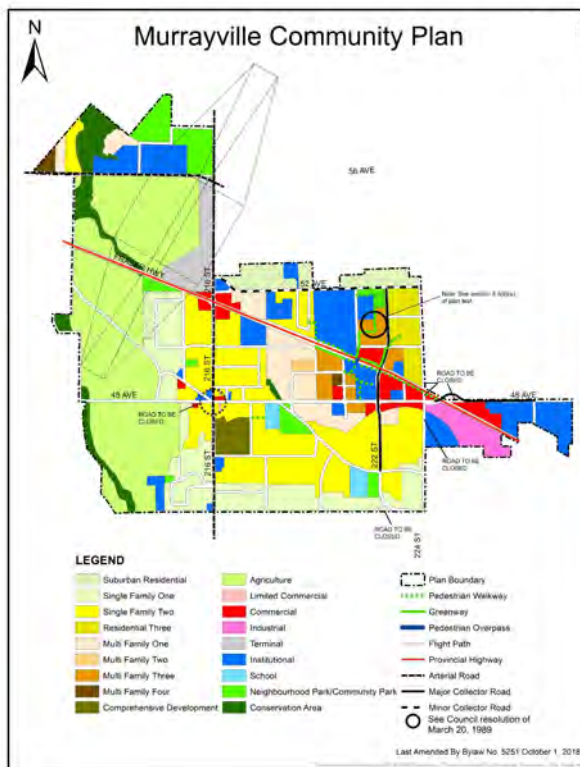
The existing SR-1 zone is less restrictive on lot coverage/size of homes than the R1-D zone which incorporates exterior design control elements limiting coverage and height.



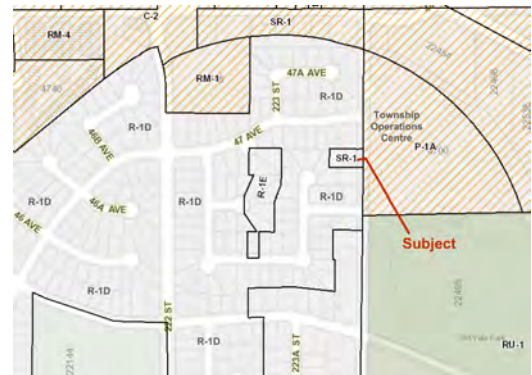
Public Information Meeting Displays

Bylaw 2661
Page 56

MAP 2



The creation of the subject 1/3 acre lot predates the Murrayville Community Plan, adopted 1989 (excerpt of map shown above). Subsequently all adjacent properties were rezoned from SR-1 to R-1D as per the Plan's Single Family Two designation, 650 m² lots (excerpt of zoning map below).



2

Neighbourhood Lot Sizes

47 Ave, 224 St, 224 St, 46 A Ave and 223 A St

Lot Sizes shown in Square Metres

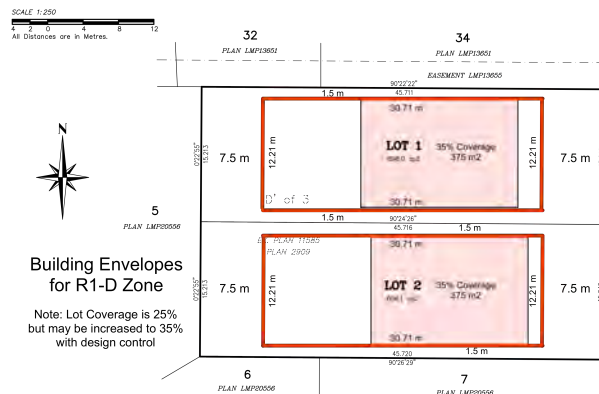
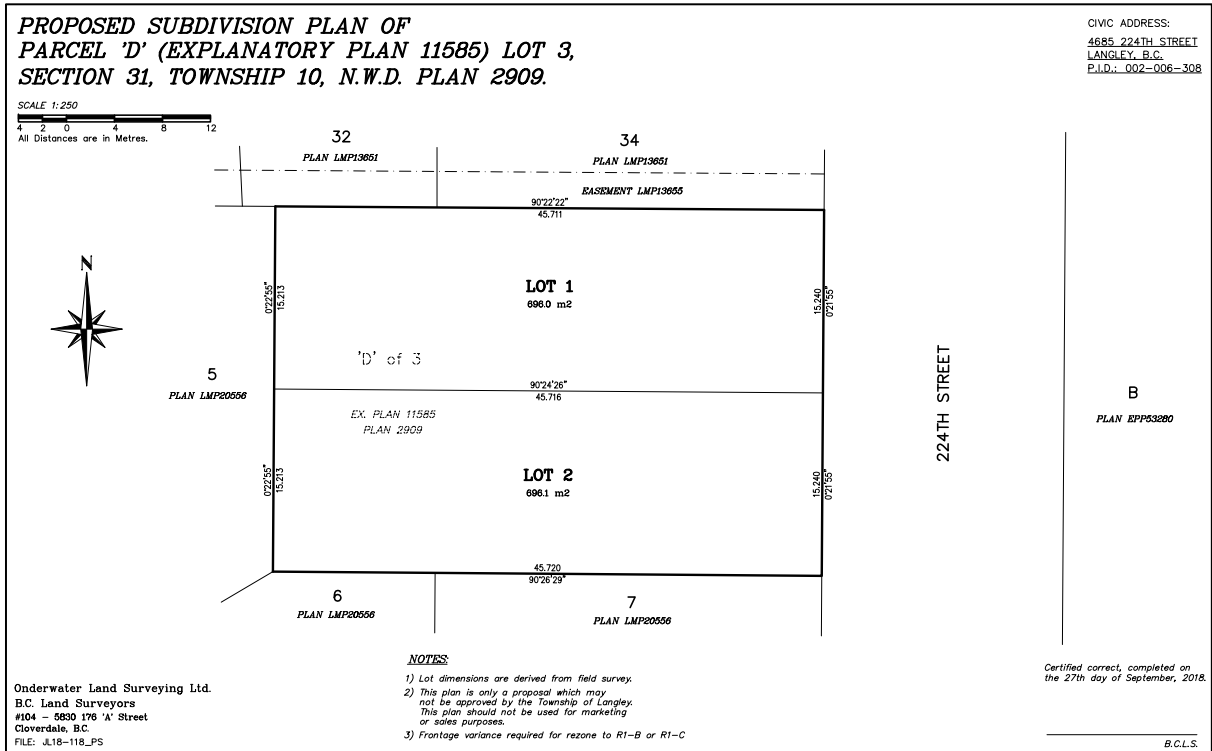


Subject Lot (4685 - 224 St) = 1,392 sq m (14,984 sq ft)

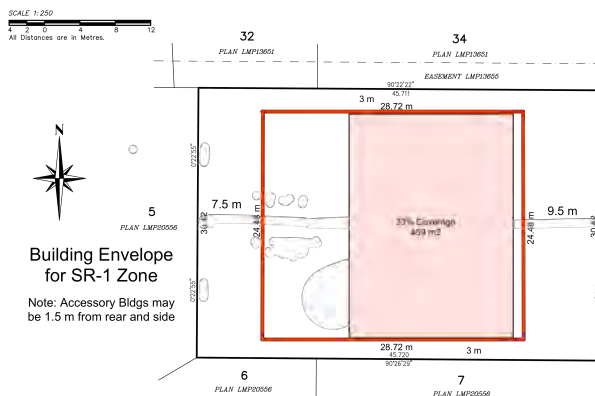
Two Lots Proposed each = 696 sq m (7,492 sq ft)



Public Information Meeting Displays (cont'd)



Typical Homes on 50 ft Lots

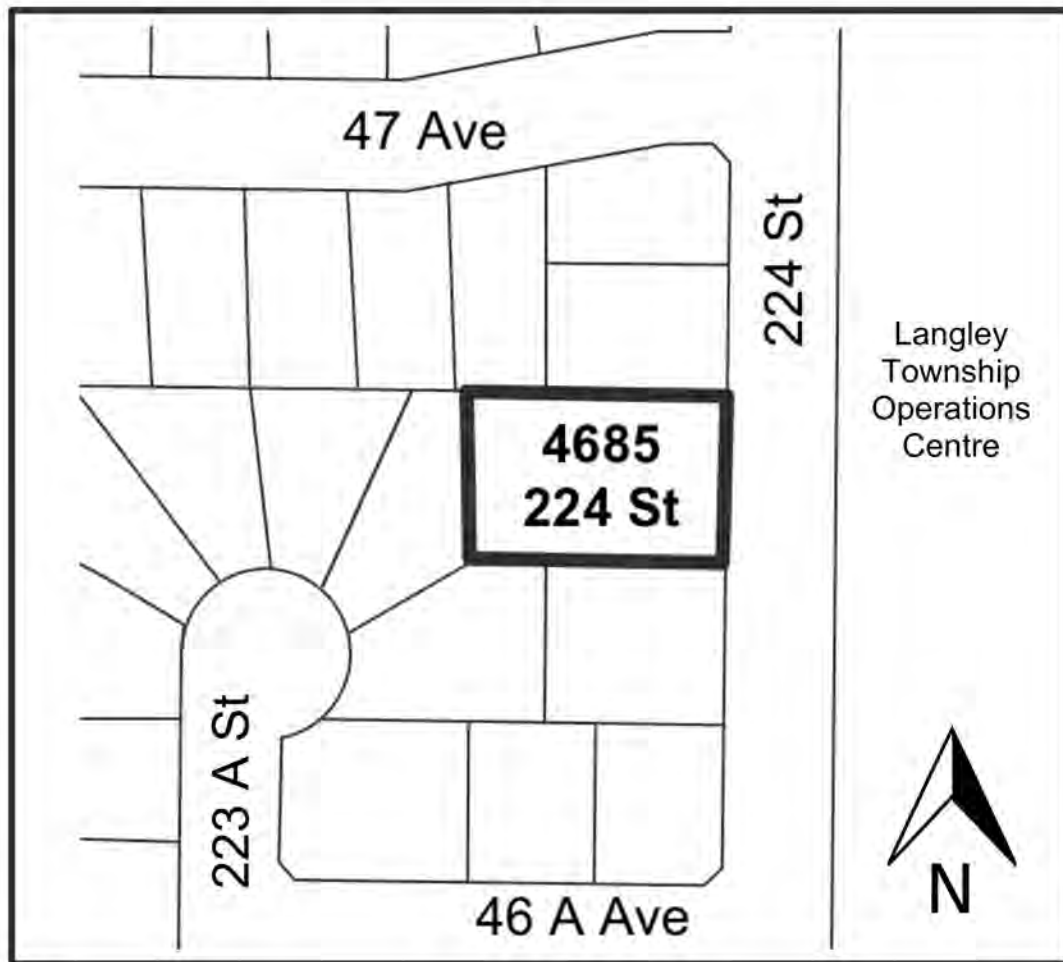


Sample Home on a 100 ft lot

Developer Led Public Information Meeting
Township of Langley Project No: 10-31-0172 Amundson

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Thursday April 11, 2019
5:00 to 8:00 pm
W.C. Blair Recreation Centre
22200 Fraser Hwy

The agent and the owner will be available at the meeting to answer any questions about the proposal and to receive your comments.

For more information, contact:
 Kurt Alberts MCIP RPP
 Urban and Regional Planner
 (604) 888-4395 or kurt@kurtalberts.com

Appendix B

A26 Wednesday, April 3, 2019

Langley Advance Times

www.langleyadvancetimes.com

Rainwater saves

Rainwater can lower water bills or conserve well water.

"Rain barrels save most homeowners about 1,300 gallons of water each summer, reducing the demand for treated drinking water," said Nichole Marples of the Langley Environmental Partners Society.

LEPS will have a few rain barrels for those who missed

their recent online sale, at the April 13 barrel distribution event at the Township Operations Centre, 4700-224 St, 10 a.m. to 2 p.m. The extra barrels will be first come, first served.

LEPS will offer a Water Wise Gardening workshop, about drought-tolerant garden plants and water conservation. Visit www.leps.bc.ca.

WHO'S WHO IN LANGLEY



Meet the Herpergers. Lisa and Kerry are truly dedicated volunteers.

When Lisa and Kerry Herperger started volunteering in downtown Langley, it was because they thought it would be a good way to meet people, boost their confidence, and have some fun.

That was 14 years ago.

Every year, from April to September, the husband and wife team go out every Wednesday from at least 10 a.m. to noon – and often longer.

They distribute posters and information to merchants, take pictures of problem spots (graffiti, unsightly premises, road and sidewalk issues, and other forms of vandalism) to report to the Downtown Langley Business Association (DLBA). And in the process, they stop and chat with merchants and visitors alike as they make their rounds.

"I just love doing it," Lisa says. "I love walking and meeting the people."

The Herpergers cover the whole DLBA territory, from Save-On-Foods to the Langley Bypass, and from Douglas Crescent north to Duncan Way.

In addition to their work for the DLBA, they also volunteer with the annual Terry Fox Run.

One day, when it was raining hard, DLBA executive director Teri James phoned the couple to suggest they take a day off.

Kerry quickly declined.

"We're not made of sugar," Kerry said. "We don't melt."

Kerry insists the only way they'd ever give up their volunteer duties downtown is if they couldn't walk anymore.

"They're doing this for the sole purpose of being volunteers, for the love of volunteerism. There's no hidden or ulterior motive, they're out here because they love doing it – and it shows," said DLBA executive director Teri James. "They're so dedicated... they're remarkable."

This year, the Herpergers will resume their walkabouts on April 10.

Rich Coleman
MLA, Langley East

#130 7888 200 Street, Langley, BC

Tel: (604) 882-3151

Fax: (604) 882-3154

Email: rich.coleman.mla@leg.bc.ca

WHO'S WHO IN LANGLEY SPONSORED BY RICH COLEMAN MLA

If you have a recommendation of an outstanding person in Langley you would like to see featured in Who's Who, please email newsroom@langleytimes.com

Litter no match for team

Langley Rivermen return for another round of Langley clean-up

When the mitts come off, the gloves go on – the litter-picking gloves, that is.

The Langley Rivermen are ready to give back to the community by taking part in Clean Up Langley Day.

For the second year in a row, players, coaches, and staff of the Langley Rivermen junior A hockey team will be participating in the litter pick-up event hosted by the Township of Langley.

The eighth annual

Clean Up Langley Day takes place – rain or shine – at various locations throughout the Township on Saturday, April 27, from 9 a.m. to 2 p.m.

Families, individuals, businesses, and community groups are invited to join the team to help keep the Township beautiful, said Rivermen defenceman Jake Livingstone.

"It's a great way to get involved in our community and make sure everyone can enjoy the area as



Scoring for the environment, Langley Rivermen defenceman Jake Livingstone (left) and captain Alec Capstick, along with other members of the junior A hockey team, will pitch in to pick up litter during Clean Up Langley Day on Saturday, April 27.

much as possible," he said.

The team benefited so much from the

camaraderie they experienced during their first Clean Up Langley Day, they also signed up for the Township's Adopt-a-Program.

As part of that program, the team now hosts regular garbage pick-ups along 208 Street, from 40th to 44th Avenues, adjacent to their home ice at George Preston Recreation Centre.

While the Adopt-a-Program runs throughout the year and encourages single or ongoing efforts, Clean Up Langley Day is a one-day event in which all levels of participant ability and commitment can be put toward tidying up the Township.

Last year, volunteers collected 1,960 kg (4,321 lb.) of trash from Township public spaces – an increase of more than 1,000 pounds over the previous year.

While attendance was up last year, this year organizers are hoping to see even more residents pitching in to collect trash from the Township's streets, streams, parks, and trails.

Alec Capstick, the Rivermen's team captain, noted it doesn't take long for a little elbow grease to make an impact.

He noticed a difference within the first 20 minutes of his team's first cleanup.

It's a great way to get involved in our community and make sure everyone can enjoy the area as much as possible.

JAKE LIVINGSTONE

With it being so simple and effective, he encourages every resident to get involved, if they can.

"This is our home and this is where we live, we want to keep it clean," Capstick said.

"And for us, getting out and showing that we care about the community we play in is good for our team. We'll keep doing it, year after year."

All necessary supplies, such as garbage bags, gloves, safety vests, and garbage pickers will be supplied by the Township to those who register for Clean Up Langley Day in advance.

To take part, people can register at tol.ca/cleanup by Friday, April 19. Or, for more information, email adopt@tol.ca or call 604-532-7300.

Developer Led Public Information Meeting
Township of Langley Project No: 10-31-0172 Amundson

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W.C. Blair Recreation Centre
22200 Fraser Hwy

The agent and the owner will be available at the meeting to answer any questions about the proposal and to receive your comments.

For more information, contact:

Kurt Alberts MCIP RPP

Urban and Regional Planner

(604) 888-4395 or kurt@kurtalberts.com

Appendix C

www.langleyadvancetimes.com

Langley Advance Times

Friday, April 5, 2019 A31

Transportation

Cars - Sports & Imports



2008 Toyota Yaris sedan
RARE rollup windows
manual locks 4dr
162,000K 4 new all
season tires & battery,
Great condition \$4500,
604-741-7067

Recreational/Sale

2002 28ft COMFORT
TRAILER with slideout. In
very good cond. \$12,500.
604-538-4635

IS THERE SOMEONE
who would like to sell their
16'-20' Holiday Trailer?
Call 604-852-8362

Scrap Car Removal



• Autos • Trucks
• Equipment Removal
FREE TOWING
7 days/wk. We pay Up To
\$500 CASH
Rick Goodchild
604.551.9022

THE SCRAPPER
SCRAP CAR & TRUCK REMOVAL
Cash for All
Vehicles
Available
Service 24/7
604-790-3900

Trucks & Vans

2003 Kia Sedona, leather,
sunroof. New battery. Good tires.
\$1700/obo. 604-828-9496

Legal

Legal Notices

Whereas the following is
indebted to: Precision
Auto Services Ltd, for re-
pairs and services of:
2004 Ford F-350 Super
Duty XL, registered
owner Nathan Allyn, vin
1FTSW31P94EC30259
Amount due, \$6,178.47,
the amount is currently
due & owing, plus any
additional costs of
storage, recovery,
seizure & sale. Notice is
hereby given on Saturday
April 20th 2019 between
9:30 AM & 10:30 AM the
said vehicle will be sold
by private sale. For more
information call Precision
Auto Service Ltd 604-
530-9394

Where
CAREERS
come
true!

LocalWork.ca
YOUR BEST SOURCE FOR LOCAL JOBS

Then & now...

Did you know that during this week in Langley history:
In 1959, B.C. Lieutenant Governor Frank Ross told the Langley Board of Trade that Langley must be prepared to become the hub of an industrial Fraser Valley in 25 to 50 years.



Langley Centennial Museum collection

DIFFERENT VIEWS OF THE ONE-WAY:

Langley City was formerly known as Langley Prairie before it became its own municipality in 1955. The black and white photo (left) shows Fraser Highway in 1943 and again 1983, before that section of road became a one-way strip running from 204 to 206th Streets. Langley Then & Now is a weekly feature brought to you by the Langley Advance Times, in partnership with Langley Centennial Museum. If you have a Then & Now submission you'd like to share, please email in to: editor@langleyadvancetimes.com.

Chef: Butter is just better

When it comes to cooking, baking, and mealtime, butter has a definite role in the kitchen and at the dinner table. I know even mentioning the comparison of butter to margarine is going to stir up a lot of opinion. But, I am going to express my view anyway.

We use butter in our home on a daily basis for cooking, baking, and serving and I cannot even remember the last time margarine made its way into my refrigerator.

In my opinion nothing is better for flavour, richness, melt ability, texture, and in moderation, health benefits. Butter is one of the oldest and most natural products

there is, yet it has taken quite a beating by margarines.

Many people buy margarine due to budgetary restrictions, but I would assume that there are just as many, if not more, who purchase it because of

perceived health benefits.

Not all margarines are created equal and it is important to read the labels of any manufactured and/or processed products, including butter.

If one is purchasing margarine, one of the main things to look out for in an ingredient list is "hydrogenated" or "modified" oil.

Hydrogenation is the process used to transform liquid oil into a solid fat at room temperature. Vegetable shortening, many peanut butters, and

various margarines are made in this manner and this process creates artificially produced trans fats that are now considered the worst type of fat for the heart.

Butter is not processed using hydrogenation. As a matter of fact, butter is hardly processed at all.

What butter does have is a very small amount of naturally occurring trans fat, also present in the meat of animals such as beef and lamb.

No matter how you look at it, nothing can replace the flavour and mouth feel of butter, and also the texture created by using it in baked goods.

Chef Dez is a food columnist and culinary instructor in the Fraser Valley. Visit him at www.chefdez.com. Send questions to dez@chefdez.com or to P.O. Box 2674, Abbotsford, B.C. V2T 6R4



On
COOKING

Developer Led Public Information Meeting Township of Langley Project No: 10-31-0172 Amundson

As agent for the property owner, Kurt Alberts has applied to the Township of Langley to rezone property at 4685 – 224 Street from SR-1 to R-1D to permit subdivision into two 696 sq m (7,492 sq ft) lots. Application has also been made for a Development Variance Permit to reduce proposed lot frontages from 18.25 m (60 ft) to 15 m (50 ft).

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5:00 to 8:00 pm
W.C. Blair Recreation Centre
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For more information, contact:
Kurt Alberts MCIP RPP
Urban and Regional Planner
(604) 888-4395 or kurt@kurtalberts.com

LRC 50 YEARS
1969 2019

Langley Rugby Club Alumni Day
Saturday April 13, 2019
21280 Crush Crescent
Stop by and Celebrate 50 Years of LRC

EVENTS FOR THE DAY

10:00 LRC Alumni Buggers	1:00 LRC U16 Jr Boys 7's	2:10 Moment of Silence
11:15 Div 3 Men vs Richmond	1:20 LRC U16 Jr Girls 7's	2:15 Div 2 Men vs Kamloops
12:45 Chicken BBQ	1:40 LRC Mini Rugby	3:45 LRC Group Photo
	2:00 Original 15 Recognition	

Let's make this the reason to gather, reminisce, and remember the **GOOD TIMES!**
Parking Shuttle provided from Milner Grain Terminal

Public Information Meeting

Township of Langley Project 10-31-0172

Appendix E

Name

Address

KURT ALBERTS

-FOIPPA s.22(1)

FORT LAUGLEY

FOIPPA
s.22(1)

Kim Richter

Aldergrove, BC

FOIPPA s.22(1)

LONGLE 4

FOIPPA s.22(1)

ALDERGROVE, BC

FOIPPA s.22(1)

ANGLE

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

Langley

FOIPPA s.22(1)

FOIPPA s.22(1)

Survey
~~Language~~ BC

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

Lancey.

Appendix F

Submissions

Township of Langley Project No: 10-31-0172 (RZ100564, DV100100)
4685 - 224 Street, Admunson

Public Information Meeting

Township of Langley Project No: 10-31-0172 (RZ100564, DV100100)

WC Blair Recreation Centre

April 11, 2019, 5 to 8 pm

Thank you for attending today and taking the time to review plans for 4685 - 224 Street to rezone the property from SR-1 to R1-D to permit subdivision into two 696 sq m (7,492 sq ft) lots. Application has also been made for a Development Variance Permit to reduce proposed lot frontages from 18.25 m (60 ft) to 15 m (50 feet).

This meeting is intended as an opportunity to provide comments and feedback prior to Township Council's consideration of this proposal.

Comment Form

I am in favor of the proposal to subdivide to two 50 foot frontages.	
I have a perspective from the side of this property and currently enjoy the open space in the back of this property.	
One large home on this property could tower over my property.	
Name:	FOIPPA s.22(1)
Address:	FOIPPA s.22(1) <u>LANGLEY</u>
Email (optional):	FOIPPA s.22(1)

Information Meeting Contact:

Kurt Alberts MCIP RPP
Box 760, Fort Langley, BC, V1M 2S2
604 888-4395

Public Information Meeting

Township of Langley Project No: 10-31-0172 (RZ100564, DV100100)

WC Blair Recreation Centre

April 11, 2019, 5 to 8 pm

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Comment Form

We feel that subdividing this lot would be	
suitable for this neighborhood. As we are	
FOIPPA s.22(1)	, we have no issues
with this.	
Name:	FOIPPA s.22(1)
Address:	FOIPPA s.22(1)
Email (optional):	FOIPPA s.22(1)

Information Meeting Contact:

Kurt Alberts MCIP RPP
Box 760, Fort Langley, BC, V1M 2S2
604 888-4395

FOIPPA s.22(1)

2019-04-10

FOIPPA
s.22(1)

4685-224 St SR-1 to R-1D

To: Kurt Alberts

Dear Kurt,

My name is FOIPPA s.22(1) **and I live at** FOIPPA s.22(1) **in Murreyville. I am the**
FOIPPA s.22(1) **and would like you to know that I am in support of**
this rezone application.

Sincerely,

FOIPPA s.22(1)

s-3

WC Blair Recreation Centre

April 11, 2019, 5 to 8 pm

This meeting is intended as an opportunity to provide comments and feedback prior to Township Council's consideration of this proposal.

Comment Form

WE ARE OK WITH THIS

Name: [REDACTED] FOIPPA s.22(1)

Address: [REDACTED] FOIPPA s.22(1)

Email (optional):

Information Meeting Contact:

S-4

TO THE TOWNSHIP OF LANGLEY
PROJECT NO 10-31-0172 AMUNDSON

I FOIPPA s.22(1) HAVE NO OBJECTION TO
THIS APPLICATION

MY ADDRESS IS FOIPPA s.22(1)
LANGLEY BC FOIPPA s.22(1)
PHONE FOIPPA s.22(1)

FOIPPA s.22(1)

FOIPPA s.22(1)

APRIL 8 ~~18~~¹ 2019

Public Information Meeting

Township of Langley Project No: 10-31-0172 (RZ100564, DV100100)

WC Blair Recreation Centre

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Comment Form

My fears were alleviated by the discussion here today. As long as other properties are not allowed to copy this application, and I am assured that this cannot happen. Thank you.

Name: FOIPPA s.22(1)

Address: FOIPPA s.22(1)

Langley, BC

Email (optional): FOIPPA s.22(1)

Information Meeting Contact:

Kurt Alberts MCIP RPP
Box 760, Fort Langley, BC, V1M 2S2
604 888-4395

Public Information Meeting

Township of Langley Project No: 10-31-0172 (RZ100564, DV100100)

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Comment Form

Comment Form

I support the change of lot size

Name: [REDACTED] FOIPPA s.22(1)

Address: [REDACTED] FOIPPA s.22(1)

Email (optional):

Information Meeting Contact:

Kurt Alberts MCIP RPP
Box 760, Fort Langley, BC, V1M 2S2
604 888-4395

Public Information Meeting

Township of Langley Project No: 10-31-0172 (RZ100564, DV100100)

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Comment Form

I would much rather have 2 normal sized homes built then 1 master home that would be an eye sore,	
This is a great idea as more housing is needed!	
Name:	FOIPPA s.22(1)
Address:	FOIPPA s.22(1) Langley
Email (optional):	FOIPPA s.22(1)

Information Meeting Contact:

Kurt Alberts MCIP RPP
Box 760, Fort Langley, BC, V1M 2S2
604 888-4395

From: FOIPPA s.22(1)
Subject: Project No 10-31-0172; 4685 224 Street
Date: April 5, 2019 at 12:01 PM
To: kurt@kurtalberts.com

We offer our comments in respect to the Public Information Meeting on this property on April 11, 2019. We are out of the country on that day and cannot attend.

We have a general concern that the subdivision of this large property into two smaller lots (proposed at 696 sq m) is an erosion to the Murrayville OCP which has a minimum lot size of 930 sq m. We are therefore opposed to the subdivision.

Two smaller lots will also exacerbate an already occurring parking problem in this area. Should the proposed property subdivision be approved and in the current climate of building to the maximum building envelope onsite parking will be a minimum and overflow onto the street inevitable. This too is unacceptable.

Lastly, there have been numerous noise complaints and air quality complaints associated with the Fire Training Facility which is immediately facing this site; new owners will likely not be familiar and object to the ongoing nature of the activities at the site and the workings of the Operations Yard which can occur at any time of the day or night.

We are generally opposed to the subdivision of large lots in the Murrayville area as not in keeping with the character of the neighbourhood, which was a contributing factor for us to move here and make this our home.

FOIPPA s.22(1)

From: FOIPPA s.22(1)
Subject: Project 10-31-0172 Amundson
Date: April 6, 2019 at 8:20 AM
To: kurt@kurtalberts.com

FOIPP
A
s.22(1)

I live in the area of this project and I have a serious concern with the proposal. As far as I know, there are no lots with a 50 foot frontage in this area. This proposal would significantly change the appearance and devalue properties in the surrounding neighborhood. I strongly object to the Development Variance Permit application. Unfortunately I will be out of town at the time of the public information meeting but I wanted to let you know my views on this proposal.

Public Information Meeting

Township of Langley Project No: 10-31-0172 (RZ100564, DV100100)

WC Blair Recreation Centre

April 11, 2019, 5 to 8 pm

Thank you for attending today and taking the time to review plans for 4685 - 224 Street to rezone the property from SR-1 to R1-D to permit subdivision into two 696 sq m (7,492 sq ft) lots. Application has also been made for a Development Variance Permit to reduce proposed lot frontages from 18.25 m (60 ft) to 15 m (50 feet).

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Comment Form

2 LOT.

WE ARE IN FAVOUR OF THIS SUBDIVISION.
 WE ARE GLAD THE OWNERS TOOK STEP
 FORWARD AND INITIATED THIS PROPERTY.
 SHOULD BE REZONED TO R1-D AND LOOKING
 AT THE VALUE OF LANDS (DIRT) & AFFORDABILITY.
 THIS VARIANCE SHOULD BE PERMITTED.

FOIPPA s.22(1)

Name: [REDACTED]

Address: [REDACTED] ALDRIDGE RD.

Email (optional):

Information Meeting Contact:

Kurt Alberts MCIP RPP
 Box 760, Fort Langley, BC, V1M 2S2
 604 888-4395

s-11

From: FOIPPA s.22(1)
 Subject: 4685 224 street
 Date: April 14, 2019 at 5:42 PM
 To: kurt@kurtalberts.com
 Cc: FOIPPA s.22(1)

FOIPP
 A
 s.22(1)

Hello

We have spoken to FOIPPA s.22(1) and are fine with splitting FOIPPA s.22(1) lot in two. We have expected it.

What we do not want is another monster house being built on the lot. If a single house is built on the lot it should only be two stories without a full basement.

The size of the house should be in keeping with existing houses in the neighbourhood. Set backs from the property line should be in keeping with the existing neighbourhood except some allowances would have to be made if two houses were to replace the existing one.

Sorry we missed your public meeting.

FOIPPA
 s.22(1)

For
 FOIPPA s.22(1)

Langley BC FOIPPA
 s.22(1)

FOIPPA s.22(1)

s-12

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (AMUNDSON) BYLAW 2019 NO. 5479

EXPLANATORY NOTE

Bylaw 2019 No. 5479 rezones 0.14 hectares (0.34 acres) of land at 4685 – 224 Street from Suburban Residential Zone SR-1 to Residential Zone R-1D, to accommodate a two (2) lot residential subdivision.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (AMUNDSON) BYLAW 2019 NO. 5479**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Amundson) Bylaw 2019 No. 5479".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Parcel "D" (Explanatory Plan 11585) Lot 3, Section 31, Township 10, New Westminster District Plan 2909

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1D.

READ A FIRST TIME the	day of	, 2019.
READ A SECOND TIME the	day of	, 2019.
PUBLIC HEARING HELD the	day of	, 2019.
READ A THIRD TIME the	day of	, 2019.
ADOPTED the	day of	, 2019.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A' BYLAW NO. 5479

