



## REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, November 6, 2017 at 9:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, B. Long, A. Quaale, K. Richter,  
M. Sparrow, and B. Whitmarsh

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

### A. ADOPTION AND RECEIPT OF AGENDA ITEMS

#### **A.1 Regular Meeting for Public Hearing and Development Permits - November 6, 2017**

Moved by Councillor Davis,  
Seconded by Councillor Sparrow,  
That Council adopt the agenda and receive the agenda items of the  
Regular Meeting for Public Hearing and Development Permits held  
November 6, 2017.

CARRIED

### B. DEVELOPMENT PERMITS

#### **B.1 Development Permit Application No. 100890 (161884 Canada Inc. / Beedie Development Group / 4825 - 275 Street) Report 17-114 File CD 14-05-0098**

Moved by Councillor Whitmarsh,  
Seconded by Councillor Fox,  
That Council authorize issuance of Development Permit No. 100890 to  
161884 Canada Inc. for property located at 4825 - 275 Street, subject to  
the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with Schedule "E"  
and in compliance with the Township's Street Tree and Boulevard Planting  
Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "C" and "D" and the  
Gloucester Development Permit Guidelines and the Township's Sign  
Bylaw;
- d. Provision of a final tree management plan incorporating tree retention,

- replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
  - f. All outdoor storage areas being covered by a dust free surface;
  - g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
  - h. All chain link fences being black vinyl with black posts and rails; and
  - i. Section 702A.5(a) – Siting of Buildings and Structures of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a front lot line in General Industrial Zone M-2A from 10 m (32.8 ft) to 5 m (16.4 ft).

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. Payment of supplemental Development Permit application fees and Building Permit administration fees.
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Modification of Statutory Right of Way BB184653 (Plan BCP 34343).

Submissions from the public:

The following submissions were received from the public:

1. J. Armstrong, Nicomekl Enhancement Society, was in attendance and stated that this development's footprint is mainly impervious and that storm water will be drained into West Creek. He asked Council to encourage the developer to make this project more environmentally sensitive.

Explanation by the proponent:

J. Tonin, Beedie Development Group, was in attendance and stated that the developer has worked very closely with Township staff and the Department of Fisheries and Oceans to address storm water management and sustainable development issues.

REFERRAL

Moved by Councillor Arnason,

MOTION RULED OUT OF ORDER

That Development Permit #100890 be referred to staff to work with the proponent to make an amended version to reflect more up-to-date storm water management practices and Department of Fisheries and Oceans standards.

REFERRAL

Moved by Councillor Richter,

MOTION RULED OUT OF ORDER

That Development Permit #100890 be referred to the Department of Fisheries and Oceans for comments relative to form, siting, and character.

CHALLENGE TO THE CHAIR

Councillor Richter challenged the Chair regarding ruling the referral motion out of order. Mayor Froese called the question on the Challenge to the Chair and the Chair was

SUSTAINED

Councillors Arnason, Davis, and Richter opposed

MAIN MOTION

The question was called on the Main Motion, Development Permit Application No. 100890, and it was  
CARRIED

Councillors Arnason, Davis, and Richter opposed

## **C. PUBLIC HEARING**

- C.1            Rezoning Application No. 100441  
(Hub Engineering / 525618 BC Ltd. /  
3514, 3520, 3560 and 3584 - 200 Street and  
20076 - 36 Avenue and 20121 - 35 Avenue)  
Bylaw No. 5308  
Bylaw No. 5309  
Report 17-95  
File 07-26-0150**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (525618 BC Ltd.) Bylaw 2017 No. 5308”

“Township of Langley Phased Development Agreement (525618 BC Ltd.) Bylaw 2017 No. 5309”

Explanation – Bylaw No. 5308

S. Richardson explained that Bylaw 2017 No. 5308 rezones 4.26 ha (10.5 ac) of land located at 3514, 3520, 3560 and 3584 – 200 Street and 20121 – 35 Avenue and 20076 – 36 Avenue to Residential Zone R-1D to permit the subdivision of 43 fee simple single family lots. The Bylaw also adjusts property zoning to reflect addition of land on the east side of the proposed development into Noel Booth Park as Civic Institutional Zone P-1. 98 Public Notices were mailed out.

Explanation – Bylaw No. 5309

Bylaw 2017 No. 5309 authorizes the Township of Langley to enter into a phased development agreement with 525618 BC Ltd.

Submissions from the public:

The following submissions were received from the public:

1. K. Marsden, a Langley resident, was in attendance and expressed concerns regarding this application preceding a Neighbourhood Plan being in place.
2. R. Seguin, a Langley resident, was in attendance and expressed concerns regarding access to the development, and increased traffic on 200 Street. He commented on soil conditions of the development.
3. M. Allen, a Langley resident, was in attendance and expressed concerns regarding increased traffic and safety concerns for Noel Booth School. He suggested having  $\frac{1}{4}$  acres lots.
4. JP. McKenney, a Langley resident, was in attendance and expressed concerns regarding increased traffic, crime, and environmental issues.
5. M. Connerty, a Langley resident, was in attendance and expressed concerns regarding access to Noel Booth School and increased traffic. She further commented on phasing of the Brookwood-Ferridge OCP.
6. K. Marsden spoke for a second time and commented on tree retention for this development.
7. M. Allen spoke for a second time and commented on lack of parking in the area.
8. W. Crossen, a Langley resident, was in attendance and commented on the lack of a Neighbourhood Plan for the area.

The following written submissions were received from the public:

1. A. Morose, a Langley resident, expressing concerns regarding for Neighbourhood Plans to be complete before development can proceed.
2. R. Seguin, a Langley resident, expressing concerns regarding increased traffic and road access, and soil conditions.
3. B. Smith, a Langley resident, stating support for the project.
4. J. Jaggernath, a Langley resident, expressing concerns about regarding access to 36 Avenue, lack of parking, the narrow buffer of trees between the development and Noel Booth Park, and not having a neighbourhood plan in place.
5. L. Warren, a Langley resident, expressing concerns about the only access to the development is via 35 Avenue and suggested 36 Avenue be used for access.
6. D. Dawson, a Langley resident, asking Council to not approve this project until a Neighbourhood Plan is in place.
7. M. Joslin, a Langley resident, asking Council to not approve this project until a Neighbourhood Plan in in place.
8. T. Borose, a Langley resident, expressing concerns regarding traffic congestion on 35 Avenue.
9. B. Doyle, a Langley resident, expressing concerns regarding traffic congestion on 35 Avenue.
10. S. Singleton and B. Shah, Langley residents, expressing concerns regarding lack of phasing and completing one development before another can begin. They asked Council to not approve any developments until the Neighbourhood planning is complete.
11. T. Boorse, a Langley resident, expressing concerns about traffic congestion around Noel Booth School.
12. S. Stout, a Langley resident, expressing concerns about traffic congestion around Noel Booth School.

Explanation by the proponent:

M. Kompter, Hub Engineering, was in attendance and noted that all of the services are right at the property and that the proposed plan is compliant with both the 1987 and 2017 OCP's. He further noted that there is an extensive greenbelt proposed surrounding the development to retain trees, and that laneways were not used to allow for maximum on-street parking. A public information meeting was held in March 2015 where one third of the attendees were supportive of proposal, one third were opposed, and one third were neutral.

**C.2            Rezoning Application No. 100468  
Development Permit Application No. 100909  
(Township of Langley / 3350, 3400 and 3438 - 205 Street)  
Bylaw No. 5303  
Bylaw No. 5304  
Report 17-85  
File CD 07-26-0153**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw 2017 No. 5303”

“Township of Langley Phased Development Agreement (Township of Langley) Bylaw 2017 No. 5304”

Explanation – Bylaw No. 5303

S. Richardson explained that Bylaw 2017 No. 5303 rezones 3.82 ha (9.45 ac) of land located at 3350, 3400 and 3438 - 205 Street to Residential Zone R-1D to permit the subdivision of 25 single family lots. 35 Public Notices were mailed out.

Explanation – Bylaw No. 5304

S. Richardson explained that Bylaw 2017 No. 5304 authorizes the Township of Langley to enter into a phased development agreement with the Township of Langley.

Development Permit No. 100909

Running concurrently with this Bylaw is Development Permit No. 1009069 in accordance with Attachment B subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Development Permit Areas as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842, including a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;
- 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 the Streamside Protection and Enhancement Development Permit Area; 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 submissions were received from the public:

1. R. Seguin, a Langley resident, was in attendance and commented on streamside protection and creating good quality lots. He further commented on the 34A Avenue access road being crammed at the 205 Street intersection and the turnaround on 206 Street.
2. K. Marsen, a Langley resident, was in attendance and expressed concerns regarding this application preceding a Neighbourhood Plan being in place and tree retention.
3. M. Connerty, a Langley resident, was in attendance and stated this application should not be going ahead until there is a neighbourhood plan in place.
4. K. Robertson, a Langley resident, was in attendance and commented on retaining land for parkland.

The following written submissions were received from the public:

1. A. Morose, a Langley resident, expressing concerns regarding for Neighbourhood Plans to be complete before development can proceed.
2. R. Seguin, a Langley resident, expressing concerns about creating good quality lots with good access provisions, pathways on the outer edge of the streamside protection swath encroaching onto private property lots, the 34A Avenue access road being crammed at the 205 Street intersection, and the turnaround on 206 Street.
3. B. Smith, a Langley resident, stating support for the project.
4. D. Dawson, a Langley resident, asking Council to not approve this project until a Neighbourhood Plan is in place.
5. M. Joslin, a Langley resident, asking Council to not approve this project until a Neighbourhood Plan in in place.
6. B. Doyle, a Langley resident, expressing concerns regarding traffic congestion on 35 Avenue.
7. S. Singleton and B. Shah, Langley residents, expressing concerns regarding lack of phasing and completing one development before another can begin. They asked Council to not approve any developments until the Neighbourhood planning is complete.
8. S. Stout, a Langley resident, expressing concerns about traffic congestion around Noel Booth School.

Explanation by the proponent:

A. Paskovic, Aplin and Martin, was in attendance and stated that there is a 30 metre setback from Anderson Creek.

**D. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Sparrow,  
That the meeting terminate at 10:41pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Township Clerk