



REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, September 19, 2016 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - September 19, 2016

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Evening Council meeting held September 19, 2016.

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - September 12, 2016

Recommendation: That Council adopt the Minutes of the Regular Evening Council meeting held September 12, 2016.

Attachments: [B.1 09 12 Regular Evening Minutes.pdf](#)

B.2 Public Hearing Meeting - September 12, 2016

Recommendation: That Council adopt the Minutes of the Public Hearing meeting held September 12, 2016.

Attachments: [B.2 09 12 Public Hearing Minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

**E.1 Development Permit Application No. 100827
(Sarahbond Investments Ltd. / 4061 - 200 Street)
Report 16-90
File CD 07-34-0063**

Recommendation: That Council authorize issuance of Development Permit No. 100827 to Sarahbond Investments Ltd. for property located at 4061- 200 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "C";
- b. All signage being in compliance with Schedules "A" and "C", and in compliance with the Township's Sign Bylaw;
- c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- d. All refuse areas to be located in an enclosure and screened to the acceptance of the Township.

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. 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;
- b. Provision of a pedestrian connection from the building to 41 Avenue including necessary boulevard landscaping removal and replacement; and
- c. Payment of supplemental development permit application and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.1 cd DP Sarahbond Investments.pdf](#)

**E.2 Development Permit Application No. 100847
 (Sahota / 7434 - 202A Street)
 Report 16-92
 File CD 08-23-0138**

Recommendation: That Council authorize issuance of Development Permit No. 100847 to Jaspal, Rajwinder and Baldip Sahota for property located at 7434 - 202A Street, subject to the following condition:

- a. Building construction to be in substantial accordance with the recommendations contained in Schedule A (Energy Conservation and GHG Emission Reduction Plan) including installation of 12 deciduous trees on the site and participation in the Township's Green Building Permit Rebate Program;

Although not part of the Development Permit requirements, the applicant is advised that prior to issuance of a building permit the following item will need to be finalized:

- a. Payment of applicable Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.2_cd DP Sahota.pdf](#)

**E.3 Development Permit Application No. 100834
 (High Noon Investment Corp. / Klondike Cold Storage /
 5775 - 272 Street)
 Report 16-91
 File CD 14-07-0041**

Recommendation: That Council authorize issuance of Development Permit No. 100834 to High Noon Investment Corporation for the property located at 5775 - 272 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "D";
- 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 the Schedules "A" through "D", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Provision of 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 refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - g. All outdoor storage areas being covered by a dust free surface;
 - h. Registration of a restrictive covenant restricting the use of the subject site to a cold storage warehouse with accessory office space to ensure the provision of an adequate number of parking spaces;
 - i. Section 702A.6 of the Township Zoning Bylaw 1987 No. 2500 being varied from a maximum building height of 12 metres to a maximum building height of 19 metres as shown in Schedules "A" through "D";
 - j. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 99 parking spaces to a minimum of 43 parking spaces as shown in Schedule "B";

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. 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;
- b. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- c. 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;
- d. 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;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Payment of supplemental Development Permit application fees and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.3 cd DP High Noon Investments.pdf](#)

**E.4 Development Permit Application No. 100828
(Demers Investments Ltd. / 27200 Block of 48 Avenue)
Report 16-89
File CD 14-05-0093**

Recommendation: That Council authorize issuance of Development Permit No. 100828 to Demers Investments Ltd. for property located in the 27200 block of 48 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- 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 the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Section 702 A.5 Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 1987 No. 2500 being varied to reduce the minimum side lot line setback abutting a flanking street (to the west) from 5.0 metres to 0.6 metres and the minimum front lot line setback (to the north /northeast) from 10.0 metres to 5.0 metres as indicated on Schedule "B";
- f. Section 111.3 of the Township of Langley Zoning Bylaw No. 1987 No. 2500 (landscaping area along a side lot line abutting a flanking street) being varied from a minimum 5.0 metres to 0 metres along the western lot line as shown on Schedule "E"; and varying the landscaping area requirement adjacent to 48 Avenue from 5.0 metres to the area as shown on Schedule "E";
- g. All outdoor 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. All outdoor storage areas being covered by a dust free surface;

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. 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;
- b. 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;
- 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. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- e. Payment of applicable Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [E.4 cd Demers Investment DP.pdf](#)

F. BYLAWS FOR FIRST AND SECOND READING

**F.1 Rezoning Application No. 100462
(Western Casing Distributors Ltd. / 22958 Fraser Highway)
Bylaw No. 5241
Report 16-96
File CD 10-32-0081**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Western Casing Distributors Ltd.) Bylaw 2016 No. 5241 to rezone a 0.39 ha (0.96 ac) property located at 22958 Fraser Highway to Comprehensive Development Zone CD-113 to allow office uses in addition to the currently permitted Service Commercial Zone C-3 uses, subject to payment of applicable supplemental rezoning fees prior to final reading; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5241.

Explanation - Bylaw No. 5241

Bylaw 2016 No. 5241 rezones the property located at 22958 Fraser Highway to a new Comprehensive Development Zone CD-113 to accommodate a limited amount of office use in addition to the Service Commercial Zone C-3 uses currently permitted on the site.

Attachments: [F.1 cd Western Casing Distributors RZ.pdf](#)

**F.2 Rezoning Application No. 100461
 (Austeville Properties Ltd. / 20146 - 100A Avenue)
 Bylaw No. 5235
 Report 16-94
 File CD 09-02-0096**

Recommendation: That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Austeville Properties Ltd.) Bylaw 2016 No. 5235 to rezone a 3.7 ha (9.1 ac) property located at 20146 - 100A Avenue to Comprehensive Development Zone CD-112 to allow production studio uses, subject to payment of applicable supplemental Rezoning fees; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5235.

Explanation - Bylaw No. 5235

Bylaw 2016 No. 5235 rezones the property located at 20146 - 100A Avenue to a new Comprehensive Development Zone (CD-112) to accommodate production studio uses.

Attachments: [F.2_cd Austeville RZ.pdf](#)

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

**H.1 Rezoning Application No. 100457
 (Thunderbird Centre / 20159 - 88 Avenue)
 Bylaw No. 5211
 Report 16-77
 File CD 08-35-0260**

Recommendation: That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Thunderbird Centre) Bylaw 2016 No. 5211".

Explanation - Bylaw No. 5211

Bylaw 2016 No. 5211 amends Comprehensive Development Zone CD-29 to allow a licensee retail store as a permitted use, without the requirement for it to be accessory to a liquor primary use.

Attachments: [H.1_cd Thunderbird RZ.pdf](#)

H.2

**Official Community Plan Amendment and
Rezoning Application No. 100125
Development Permit Applications No. 100840 and 100835
(Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street)
Bylaw No. 5206
Bylaw No. 5207
Report 16-79
File CD 08-23-0126**

Recommendation: That Council give third reading to "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Garcha Properties) Bylaw 2016 No. 5206"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties) Bylaw 2016 No. 5207".

Explanation - Bylaw No. 5206

Bylaw No. 5206 amends the Yorkson Neighbourhood Plan by amending Table 4.1 - Residential Housing Mix and Densities concerning the type mix and minimum gross density provisions for lands designated Mixed Residential located at 7615 - 208 Street. The bylaw also amends Table 4.1 concerning the type provisions of the Townhouse designation to permit a single family residential lot to be created to accommodate retention of the Parry-Evans residence.

Explanation - Bylaw No. 5207

Bylaw No. 5207 rezones 4.3 ha (10.6 ac) of land located at 7615, 7633, 7649 and 7697 - 208 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-77 to facilitate development of 184 townhouse units, eight (8) single family lots and two (2) semi-detached lots.

Development Permit No. 100840

Running concurrently with this Bylaw is Development Permit No. 100840 (Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street) in accordance with Attachment A, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for lands zoned Residential Compact Lot Zone R-CL(A), ensuring that building design and site development standards are high quality,

consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Permit No. 100835

Running concurrently with this Bylaw is Development Permit No. 100835 (Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street) in accordance with Attachment B, to modify the Streamside Protection and Enhancement Area (SPEA) widths adjacent to Class B watercourses in accordance with Section 3.2.20 of the Streamside Protection and Enhancement Bylaw 2006 No. 4485 and to undertake works within SPEAs on the project site, subject to the following conditions:

- a. Dedication and protection (i.e. fencing, signage) of the Streamside Protection and Enhancement Area as shown in Schedule "A" to the acceptance of the Township;
- b. Completion of a streamside restoration and enhancement plan in substantial compliance with Schedule "A" and in compliance with Streamside Protection Bylaw No. 4485 to the acceptance of the Township;
- c. Completion of works in accordance with the accepted streamside restoration and enhancement plan, or provision of a security deposit for completion of works subsequent to issuance of Development Permit No. 100835;
- d. Designation of an Environmental Monitor (EM) having the authority to stop any work(s) that, in the EM's opinion, have the potential to impact on the SPEA;
- e. Attainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township; and,
- f. Completion of a four-year monitoring program including annual inspections in accordance with Schedule "A" and Streamside Protection and Enhancement Bylaw 2006 No. 4485 to the acceptance of the Township.

Attachments: [H.2 cd Garcha RO.pdf](#)

I. BYLAWS FOR FINAL ADOPTION

J. MAYOR AND COUNCIL REPORT

K. METRO VANCOUVER REPRESENTATIVES REPORT

**L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL
CLOSED MEETINGS**

M. OTHER BUSINESS

N. TERMINATE