



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 15, 2018 at 7:00 PM  
following the Regular Evening Council Meeting  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## AGENDA

A Public Hearing is a statutory requirement under Section 464 of the Local Government Act, and must be held before third reading of a community plan, rural land use bylaw, zoning bylaw, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw which would change the use, or density of use, of property.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighbourhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk and sign the speakers list prior to the commencement of the public hearing. The names on the speakers list will be read out during the hearing; however the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions; further, no decisions will be made concerning the bylaws at this hearing, as third reading will be considered by Council at its next Regular Meeting to be held

**Monday, January 29, 2018 at 7:00pm**  
**Fraser River Presentation Theatre**  
**4th Floor, 20338 - 65 Avenue, Langley, BC**

**A. ADOPTION AND RECEIPT OF AGENDA ITEMS****A.1                      Regular Meeting for Public Hearing and Development Permits -  
January 15, 2018**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 15, 2018.

**B. DEVELOPMENT PERMITS****B.1                      Heritage Alteration Permit Application No. 100908  
(Bouwman / 21393 Old Yale Road)  
Report 18-02  
File CD 08-01-0106**

**Recommendation:** That Council authorize issuance of Heritage Alteration Permit No. 100908 for property located at 21393 Old Yale Road, to facilitate subdivision into two (2) lots, and the construction of two (2) single family dwellings, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "D";
- b. On-site landscape plans and tree management 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. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed "Lot 1" and 18.26 m (59.90 ft) for proposed "Lot 2".

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to final subdivision approval, the following items will need to be finalized:

- a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, in accordance with the Township's Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
- c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
- d. Payment of applicable administration fees;
- e. Installation of an on-site infiltration system in accordance with the

Subdivision and Development Servicing Bylaw 2011 No. 4861;  
f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict the location of driveways to the rear lane.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.1 cd HAP Bouwman.pdf](#)

### **C. PUBLIC HEARING**

**C.1                    Official Community Plan Amendment and  
Rezoning Application No. 100135  
Development Permit Application Nos. 100836 and 100837  
(Wesmont Homes (Yorkson) Ltd. / Township of Langley /  
20511 - 82 Avenue and 20542 - 84 Avenue)  
Bylaw No. 5325  
Bylaw No. 5326  
Report 17-132  
File CD 08-26-0175**

**Recommendation:** "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Wesmont Homes (Yorkson) Ltd.) Bylaw 2017 No. 5325"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (Yorkson) LTD.) Bylaw 2017 No. 5326"

Explanation - Bylaw No. 5325

Bylaw 2017 No. 5325 amends the Table 4.1 - Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan to allow the development of 20511 - 82 Avenue and a portion of 20542 - 84 Avenue with one type of single family residential housing form at a proportion of 58% strata detached single family and 42% attached residential, and an overall density of 7.6 units per hectare (3.1 units per acre), and with one (1) unit type of single family and one (1) unit type of attached residential. The amendment will allow the development of five (5) townhouse units and seven (7) strata detached single family units.

Explanation - Bylaw No. 5326

Bylaw 2017 No. 5326 rezones 0.48 ha (1.18 ac) of land located at 20511 - 82 Avenue and 20542 - 84 Avenue from Suburban

Residential Zone SR-2 and Civic Institutional Zone P-1 to Comprehensive Development Zone CD-117 to accommodate 5 townhouses and 7 strata detached single family units.

Development Permit No. 100836

Running concurrently with this Bylaw is Development Permit 100836 (Streamside Protection), to modify the SPEA widths in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, in accordance with Attachment A subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside restoration and enhancement works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed Development - 20511 - 82 Avenue, Langley, BC Updated Streamside Protection Development Permit Application Revision 2" (June 29, 2017) including the following drawings (attached as Schedule A):
  - \* Envirowest Drawing No. 2179-01-01, "Habitat Balance", Rev 03, June 26, 2017;
  - \* Envirowest Drawing No. 2179-01-02 "Streamside Enhancement; and Restoration Plan", Rev 03, June 29, 2017;
- 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 provision of copies of approvals/submissions to the Township.

Development Permit No. 100837

Running concurrently with this Bylaw is Development Permit 100837 (Form and Character), in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "M", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.1 cd Wesmont Homes OCP RZ DP.pdf](#)

#### **D. TERMINATE**