



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, July 8, 2019 at 7:00 PM
following the Regular Evening Council Meeting
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

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, July 22, 2019 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 -
July 8, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held July 8, 2019.

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 101084
(TDL Group Corp. / 5100 Block of 272 Street)
Report 19-110
File CD 14-05-0099**

Recommendation: That Council authorize issuance of Development Permit No.101084 to TDL Group Corp. for property located in the 5100 block of 272 Street, subject to the following conditions:

- a. Section 702A.6 - Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to increase the maximum height from 12 m to 12.52 m in the M-2A Zone as indicated in Schedules "A" through "G";
- b. Building plans being in substantial compliance with Schedules "A" through "G";
- c. Landscape plans being in substantial compliance with Schedule "H" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- 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. All signage being in compliance with Schedules "A" and "C", the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- f. Comply with all conditions of Restrictive Covenant BB0880062;
- g. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "F";
- h. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- i. All chain link fences being black vinyl with black posts and rails;
and
- j. 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 storm water 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. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on site biofiltration and infiltration systems;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- f. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd TDL Group DP.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100564
Development Variance Permit Application No. 100100
(Amundson / 4685 - 224 Street)
Bylaw No. 5479
Report 19-103
File CD 10-31-0172**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Amundson) Bylaw 2019 No. 5479"

Explanation - Bylaw No. 5479

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.

Development Variance Permit No. 100100

Running concurrently with this Bylaw is Development Variance Permit No. 100100 (Amundson / 4685 - 224 Street) in accordance with Attachment A subject to the following conditions:

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.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Amundson RZ DV.pdf](#)

C.2

**Official Community Plan Amendment and
Rezoning Application No. 100187
(Oakbrook Foundation / 23400 - 44 Avenue)
Bylaw No. 5486
Bylaw No. 5487
Report 19-104
File CD 10-33-0091**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5486"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Oakbrook Foundation) Bylaw 2019 No. 5487"

Explanation - Bylaw No. 5486

Bylaw 2019 No. 5486 rezones property located at 23400 - 44 Avenue in the rural area to Civic Intentional Zone P-1 to accommodate development of a private school. The bylaw further amends the text of the Rural RU-1 Zone to reduce the minimum parcel size provision on a site specific basis to accommodate subdivision of the undeveloped portion of the property.

Explanation - Bylaw No. 5487

Bylaw 2019 No. 5487 amends the Rural Plan by adding provisions to the Small Farms/Country Estates designation to accommodate creation of a lot less than 1.7 ha (4.2 acres) for development of a private school at a site located at 23400 - 44 Avenue.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd OCP RZ Oakbrook Fdn.pdf](#)

**C.3 Heritage Revitalization Agreement
(Parry-Evans Residence)**

Bylaw No. 5227

Report 19-98

File CD 08-23-0126 / RZ 100427 / 6800-25-THO01

Recommendation: "Heritage Revitalization Agreement Authorization Bylaw (Parry-Evans Residence) 2019 No. 5227"

Explanation - Bylaw No. 5227

Bylaw 2019 No. 5227 authorizes the Township to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. for the Parry-Evans Residence located at 7649 -208 Street. The Heritage Revitalization Agreement provides for the relocation, restoration and continued protection of the heritage building for use as a single-family residence.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.3 cd HRA Parry-Evans Residence.pdf](#)

**C.4 Rezoning Application No. 100488 and
Development Permit Application No. 100904
(Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue)**

Bylaw No. 5485

Report 19-102

File CD 08-26-0195

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Carvolth Developments Ltd.) Bylaw 2019 No. 5485"

Explanation - Bylaw No. 5485

Bylaw 2019 No. 5485 rezones a 2.0 ha (4.8 ac) assembly located at 20161 and 20187 - 86 Avenue to Comprehensive Development Zone CD-138 to facilitate development of a four-storey office building with ground floor commercial space and a three-storey office building.

Development Permit No. 100904

Running concurrently with this Bylaw is Development Permit No. 100904 (Carvolth Developments Ltd. / 20161 and 20187 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "I";
- b. Landscape plans being in substantial compliance with Schedules "K" through "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. 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;
- d. All signage being in compliance with the Township's Sign Bylaw and Schedule "I";
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "J";
- f. 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. Issuance of Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101051;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- d. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;

- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- f. 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.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.4 cd RZ DP Carvolth Dev.pdf](#)

C.5

**Rezoning Application No. 100450 and
Development Permit Application Nos. 100825 and 101057
(Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and
7415 - 198B Street and 7400 Block of 197 Street)
Bylaw No. 5484
Report 19-99
File CD 08-22-0071**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 73 Inc.) Bylaw 2019 No. 5484"

Explanation - Bylaw No. 5484

Bylaw 2019 No. 5484 rezones 7.43 ha (18.35 ac) of land at 73A and 75 Avenues from 196 to 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(B) and R-CL(SD) to accommodate 70 single family lots and 62 semi-detached lots.

Development Permit No. 100825

Running concurrently with this Bylaw is Development Permit No. 100825 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 - 198B Street and 7400 Block of 197 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(B);
- b. Building plans being in substantial compliance with Schedules "A" through "N";
- c. On-site landscaping plans being in substantial compliance with Schedules "O" through "V", 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101057

Running concurrently with this Bylaw is Development Permit No. 101057 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and 7415 - 198B Street and 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) 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;
- 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 SPEAs; 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.

Explanation by the proponent.

Attachments: [C.5 cd RZ DP Mitchell Grp.pdf](#)

D. TERMINATE