



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, September 30, 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, October 7, 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 -
September 30, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held September 30, 2019.

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 101120
(WD Retail Inc. / 20121 Willowbrook Drive)
Report 19-142
File CD 08-11-0075**

Recommendation: That Council authorize issuance of Development Permit No. 101120 to WD Retail Inc., for property located at 20121 Willowbrook Drive, 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 Schedules "E" through "G" 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 Schedule "C" 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. Section 601.4 Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 1987 No. 2500 being varied to reduce the minimum front lot line building setback from 7.5 metres to 2.79 metres and 3.13 metres as indicated on Schedule "A";
- f. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- g. 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. On-site landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- b. 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;
- c. Payment of applicable Development Cost Charges and Building Permit administration fees; and
- d. Payment of supplemental Development Permit application fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd DP WD Retail.pdf](#)

B.2

**Development Permit Application No. 101025
(Qualico Developments (Vancouver) Inc. /
7800 Block of 204 Street)
Report 19-146
File CD 08-23-0182**

Recommendation: That Council authorize issuance of Development Permit No. 101025 to Qualico Developments (Vancouver) Inc. for the properties located in the 7800 block of 204 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "FF";
- b. Landscaping plans being in substantial compliance with Schedules "HH" through "KK" and in compliance with the Township's Street Tree and Boulevard Planting 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. 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;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Registration of restrictive covenants acceptable to the Township:
 - ☐ prohibiting garages from being developed for purposes other than the parking of vehicles, and prohibiting the development of secondary

- suites within individual units;
- d. Tree management in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection (including Section 5.2 at 3:1 replacement ratio)) being secured by letter of credit, including payment of associated administration fees;
- e. Registration of a party wall and common element maintenance agreement on the title of all lots;
- f. Registration of an easement securing the required visitor parking spaces;
- g. Discharge of Restrictive Covenant CA6666991 prohibiting issuance of a Building Permit for the subject lands until such time as a Development Permit is issued; and
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.2 cd Qualico DP.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100533 and
Development Permit Application No. 101077
(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)
Bylaw No. 5499
Bylaw No. 5506
Report 19-138
File CD 08-26-0185**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499";

"Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506"

Explanation - Bylaw No. 5499

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-139 to permit a comprehensive development consisting of 44 townhouse units.

Explanation - Bylaw No. 5506

Bylaw 2019 No. 5506 authorizes the Township of Langley to enter into a phased development agreement with Castlehill Homes (Carvolth) Ltd.

Development Permit No. 101077

Running concurrently with this Bylaw is Development Permit No. 101077 (Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "N";
- b. Landscape plans being in substantial compliance with Schedule "P" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule "O" and the Township's Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
- e. All refuse areas to be located within the buildings 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. 101078;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth Neighborhood Plan to the acceptance of the Township;
- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and

g. 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.1 cd Castlehill Carvolth.pdf](#)

D. TERMINATE