

Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	MARCH 19, 2018 - REGULAR EVENING MEETING	<b>REPORT:</b>	18-35
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	10-27-0057
<b>SUBJECT:</b>	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100142 DEVELOPMENT PERMIT APPLICATION NO. 100841 (LEAVITT HOLDINGS INC. / 24389 FRASER HIGHWAY AND 3939 – 244 STREET)		

### RECOMMENDATIONS:

**That** Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5288, rezoning 2.12 hectares (5.25 acres) of land located at 24389 Fraser Highway and 3939 – 244 Street, to Comprehensive Development Zone CD-116, to facilitate the development of an industrial office, training and maintenance facility for Leavitt Holdings Inc., subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for Fraser Highway and 244 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting vehicular access to Fraser Highway;
  - b. Acknowledging the southern driveway on 244 Street may be limited to right-in and right-out only if a median is installed on 244 Street in the future;
  - c. Identifying the location of primary and reserve septic fields;
  - d. Securing implementation of the recommendations contained in the BAP Acoustics Noise Bylaw Assessment letter dated February 22, 2018;
6. Provision of detailed design and security for completion of a noise barrier along the north and west property lines designed by a qualified professional consistent with the BAP acoustic report of February 22, 2018;
7. Consolidation of the two (2) lots into one (1) parcel;
8. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287, is

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consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

**That** Council authorize the issuance of Development Permit No. 100841 at the time of final reading of Rezoning Bylaw No. 5288 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- b. On-site landscaping plans being in substantial compliance with Schedules "G" through "K", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), including provision of sound wall designed by a qualified professional to Township's acceptance;
- 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 to be located in an enclosure and screened in a location to the acceptance of the Township; and further
- e. All signage being in compliance with Schedule "F" and the Township's Sign Bylaw.

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;
- d. Submission 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

#### **EXECUTIVE SUMMARY:**

On September 11, 2017, Council considered third reading of Official Community Plan Amendment and Rezoning Application No. 100142 and Development Permit No. 100841 submitted by Leavitt Holdings Inc. to facilitate the development of an industrial office, training and maintenance facility. Council did not grant third reading to Bylaws No. 5287 and 5288, and resolved as follows: *"That OCP Amendment and Rezoning Application No. 100142 and Development Permit Application No. 100841 be referred to staff to discuss with the proponent restricting the uses to office and indoor training."*

Following Council's resolution, the proponent has undertaken a noise study and made revisions to the site plan to incorporate a sound wall. The applicant indicates that outdoor operations on the site are integral to their business, presenting a revised Development Permit for Council's consideration.

#### **PURPOSE:**

To provide Council with information with respect to Council's resolution of September 11, 2017.

OFFICIAL COMMUNITY PLAN AMENDMENT AND  
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### **BACKGROUND/HISTORY:**

On September 11, 2017, Council considered third reading of Official Community Plan Amendment and Rezoning Application No. 100142 and Development Permit No. 100841 submitted by Leavitt Holdings Inc. to facilitate the development of an industrial office, training and maintenance facility. Council did not grant third reading to Bylaws No. 5287 and 5288, and instead resolved as follows:

*“That OCP Amendment and Rezoning Application No. 100142 and Development Permit Application No. 100841 be referred to staff to discuss with the proponent restricting the uses to office and indoor training.”*

### **DISCUSSION/ANALYSIS:**

The applicant has subsequently proposed revisions to the development to address Council's resolution. The applicant has advised as follows:

*“Leavitt needs to continue their existing outdoor operations on the site as it is integral to their business. With that said, Leavitt is committed towards being a good neighbor and wants to reduce the transmission of sound from the site to adjacent neighbors by enhancing the buffer between the two uses.”*

To address concerns related to the continued operation of outdoor equipment, a noise study was conducted by the applicant's consultant, BAP Acoustics. The covering letter and noise study is provided as Attachment C to this report. BAP measured the noise levels and reversing alarms from three rental units in Leavitt's inventory (a 160D forklift, 110D forklift and Manitou MTA telehandler, all diesel powered).

Included in the noise study is a recommendation to install a solid 2.0 metre high noise barrier wall along the north and west property lines. The noise barrier panels are recommended to weigh at least 2lbs / square foot (e.g. 18-gauge corrugated steel). Accordingly, a development prerequisite has been added to require a detailed design and security prior to final reading. This item is also included as part of the subject development permit. A revised version of Development Permit No. 100841 (incorporating the noise barrier on the site plan and landscape plan) is provided as Attachment A to this report for Council's consideration. The noise barrier along the north and west property lines replaces the previously proposed chain link fence.

The acoustics consultant's report also recommends other measures to ensure compliance with the Township's Noise Bylaw, including restricting the hours of operation, operating procedures and adjustments to equipment. A condition requiring registration of a restrictive covenant to secure implementation of the acoustics consultant's recommendations has been added to the rezoning and development prerequisites.

The use, form and character, of the revised proposal is consistent with the original proposal, and complies with the Comprehensive Development (CD-116) zoning proposed for the site.

### **Policy Considerations:**

The applicant has made revisions to the development proposal (replacing the previously proposed chain link fence with a solid noise barrier along the north and west property lines) to address Council's September 11, 2017 resolution.

The revised proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, Official Community Plan and Rural Plan. In staff's opinion, accompanying

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Development Permit No. 100841 complies with the Development Permit Area “B” Guidelines of the Rural Plan.

Staff recommend that Council receive this report for information and that Bylaws No. 5287 and 5288 and be considered for third reading. It is also recommended that Council authorize issuance of Development Permit No. 100841 (incorporating the revised plans) at the time of final reading of Rezoning Bylaw No. 5288.

Respectfully submitted,

Colin Moore  
DEVELOPMENT PLANNER  
for  
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No. 100841 (Revised)
ATTACHMENT B	July 10, 2017 Council Report
ATTACHMENT C	March 5, 2018 covering letter and February 22, 2018 noise assessment

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100841

This permit is issued this \_\_\_\_\_ day of \_\_\_\_\_ 2018 to:

1. Name: Leavitt Holdings Inc.

Address: 24389 Fraser Highway  
Langley, BC V2Z 2L3

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 1 Section 27 Township 10 New Westminster District Plan BCP46446; and  
Lot 8 Section 27 Township 10 New Westminster District Plan 22282

CIVIC ADDRESS: 24389 Fraser Highway and 3939 – 244 Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
- a. Building plans being in substantial compliance with Schedules “A” through “E”; and
  - b. On-site landscaping plans being in substantial compliance with Schedules “G” through “K”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), including provision of a sound wall designed by a qualified professional to the acceptance of the Township;
  - 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 to be located in an enclosure and screened in a location to the acceptance of the Township; and further
  - e. All signage being in compliance with Schedule “F” and the Township’s Sign Bylaw.

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;
- d. Submission 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this permit and any plans and specifications attached as a Schedule to this permit which shall form a part hereof.

This permit is not a building permit.

All developments forming part of this development permit shall be substantially commenced within two years after the date the development permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

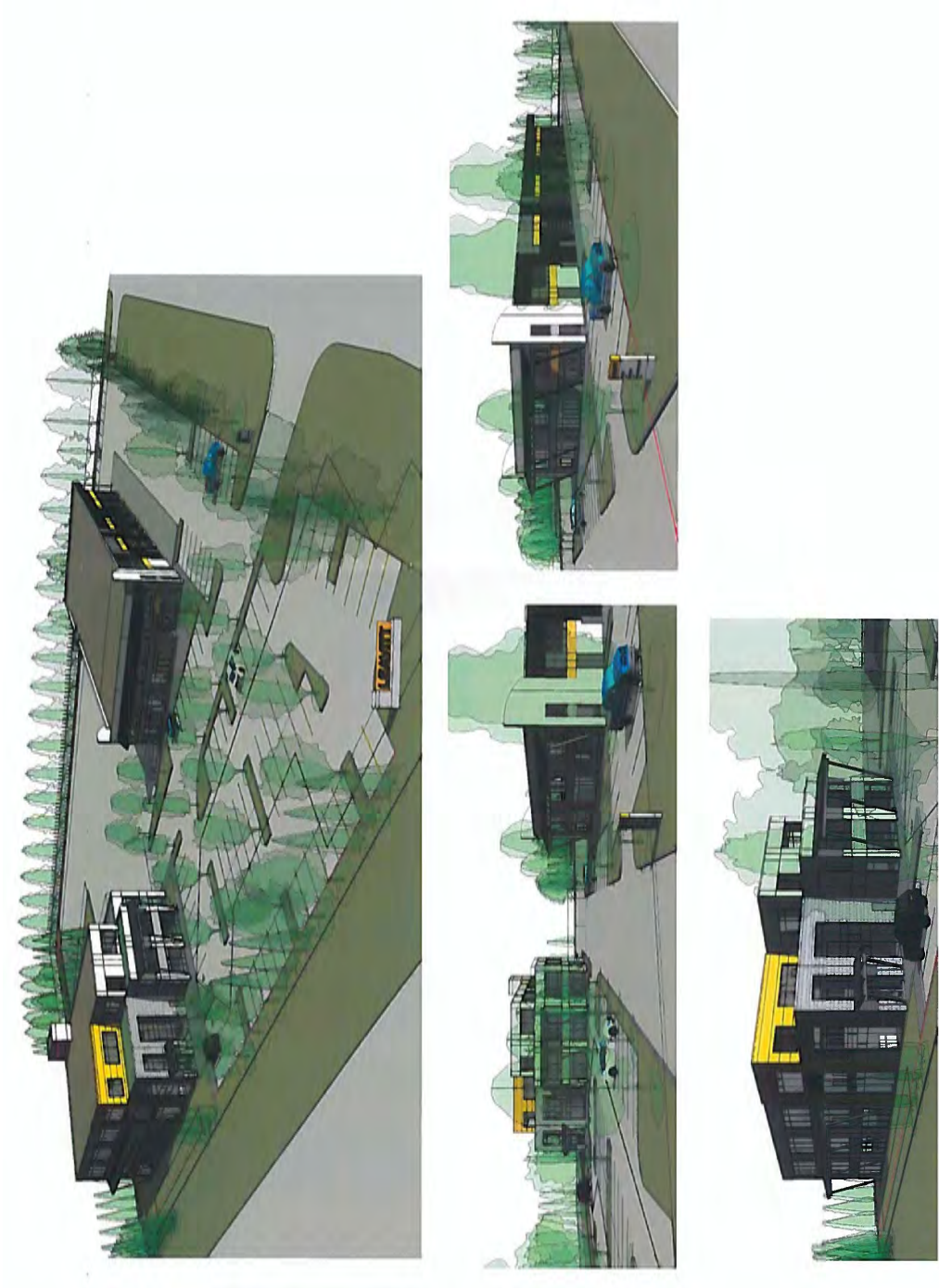
It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Office Building Elevations
SCHEDULE D	Office Building Elevations
SCHEDULE E	Training and Maintenance Building Elevations
SCHEDULE F	Signage
SCHEDULE G	Landscape Plan
SCHEDULE H	Landscape Plan
SCHEDULE I	Landscape Plan
SCHEDULE J	Landscape Plan
SCHEDULE K	Landscape Plan



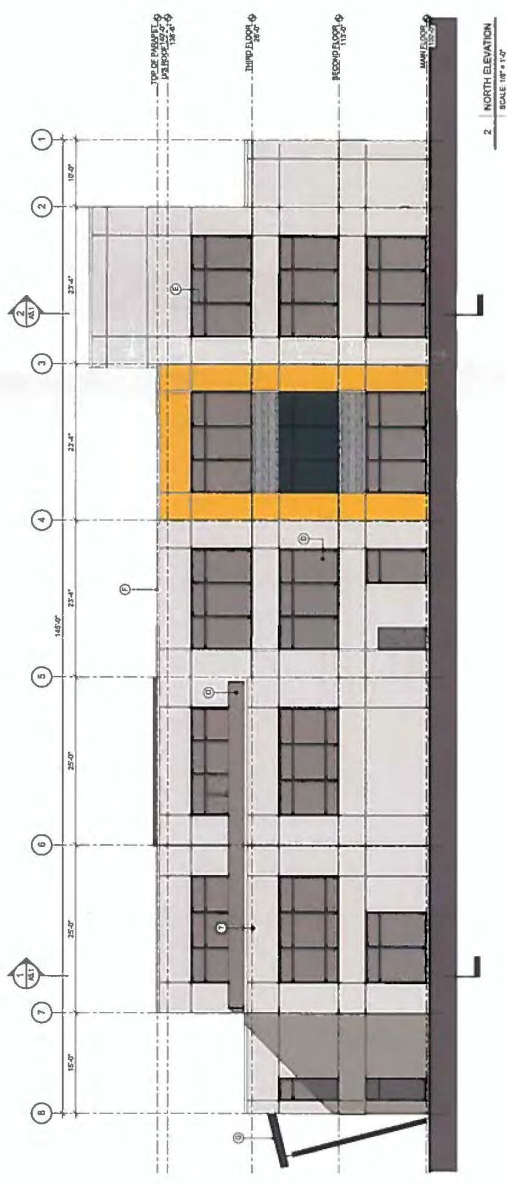
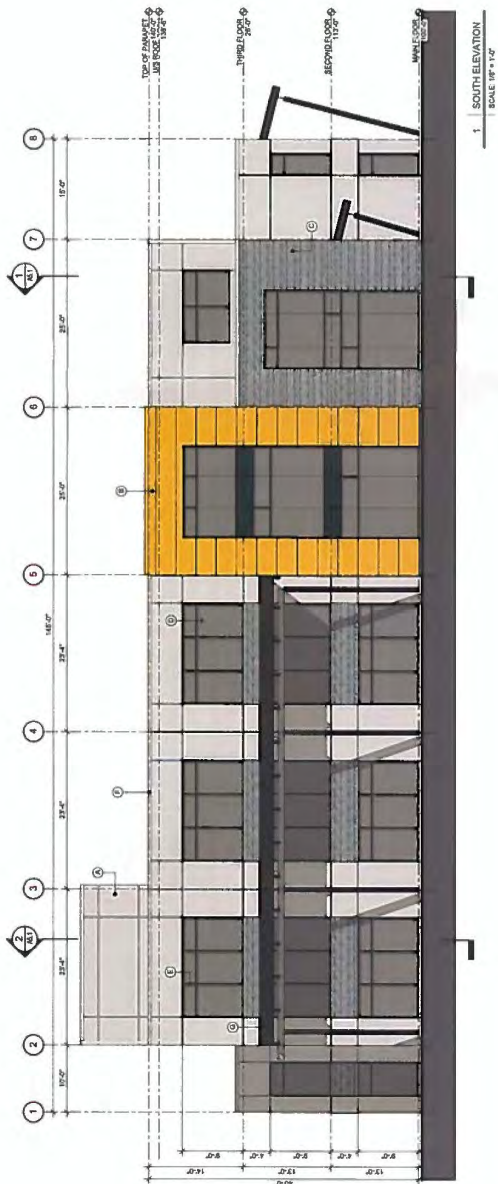
SCHEDULE A  
RENDERING





EXTERIOR FINISH LEGEND	
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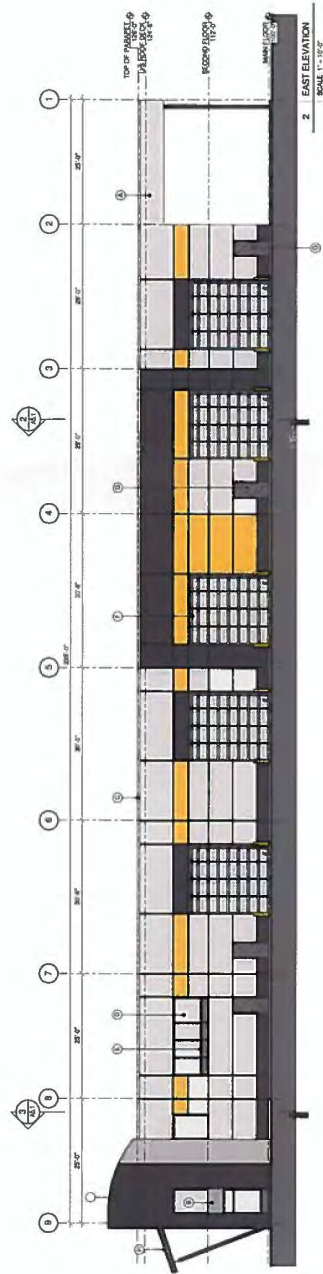
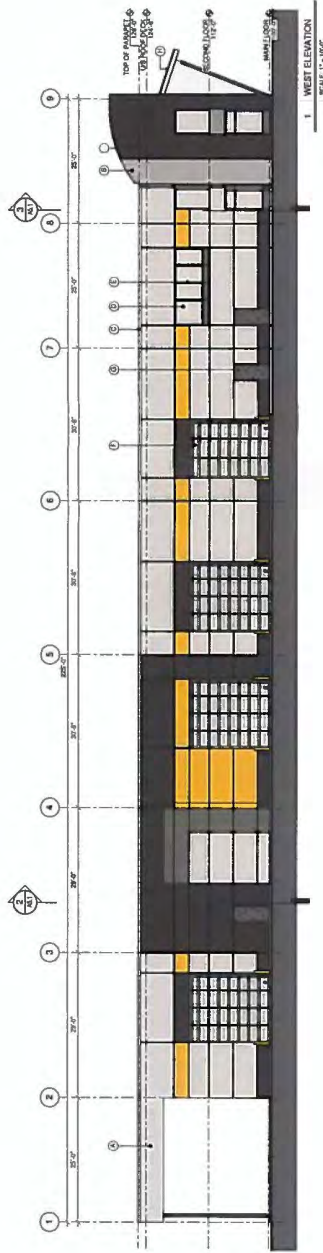
PROJECT COLOURS	
C1	BENJAMIN MOORE LEVITT BLACK
C2	BENJAMIN MOORE LEVITT GREY
C3	BENJAMIN MOORE B.M. 2022 35 BRIGHT YELLOW
C4	BENJAMIN MOORE LEVITT WHITE



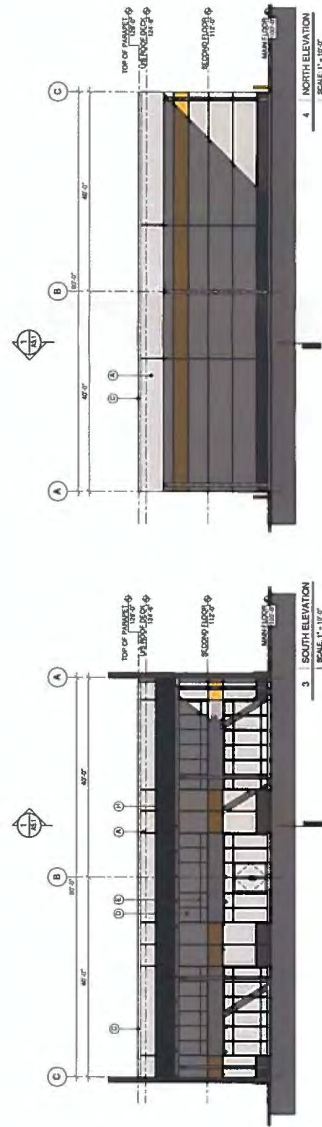
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# SCHEDULE C OFFICE BUILDING ELEVATIONS

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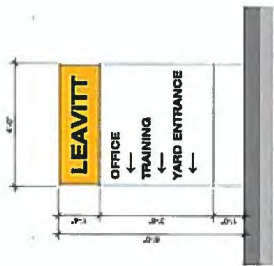


EXTERIOR FINISH LEGEND	
A. 1/2" UP CONCRETE, TYPICAL	SEE PROJECT DRAWING ELEVATIONS
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# SCHEDULE E TRAINING AND MAINTENANCE BUILDING ELEVATIONS





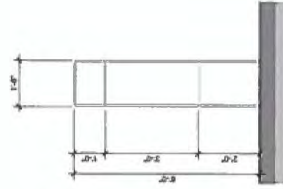
1 | PYLON SIGN SOUTH ELEVATION  
SCALE: 1/2" = 1'-0"



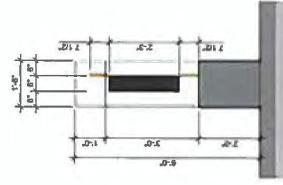
2 | PYLON SIGN DETAIL  
SCALE: 1/2" = 1'-0"



3 | CORPORATE SIGN ELEVATION  
SCALE: 1/2" = 1'-0"



4 | CORPORATE SIGN SOUTH WEST DETAIL  
SCALE: 1/2" = 1'-0"



5 | CORPORATE SIGN NORTH EAST DETAIL  
SCALE: 1/2" = 1'-0"



7 | PERSPECTIVE OF PYLON SIGN  
SCALE:



6 | PERSPECTIVE OF CORPORATE SIGN  
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## SCHEDULE F SIGNAGE

# SCHEDULE G LANDSCAPE PLAN



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Langley

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## LANDSCAPE PLAN

DRAWING TITLE

TOL FILE NO: 10-27-0057

24389 FRASER HWY. / 3539 244TH ST.

LANGLEY BC

LEAVITT I - LANGLEY FACILITY

CLIENT

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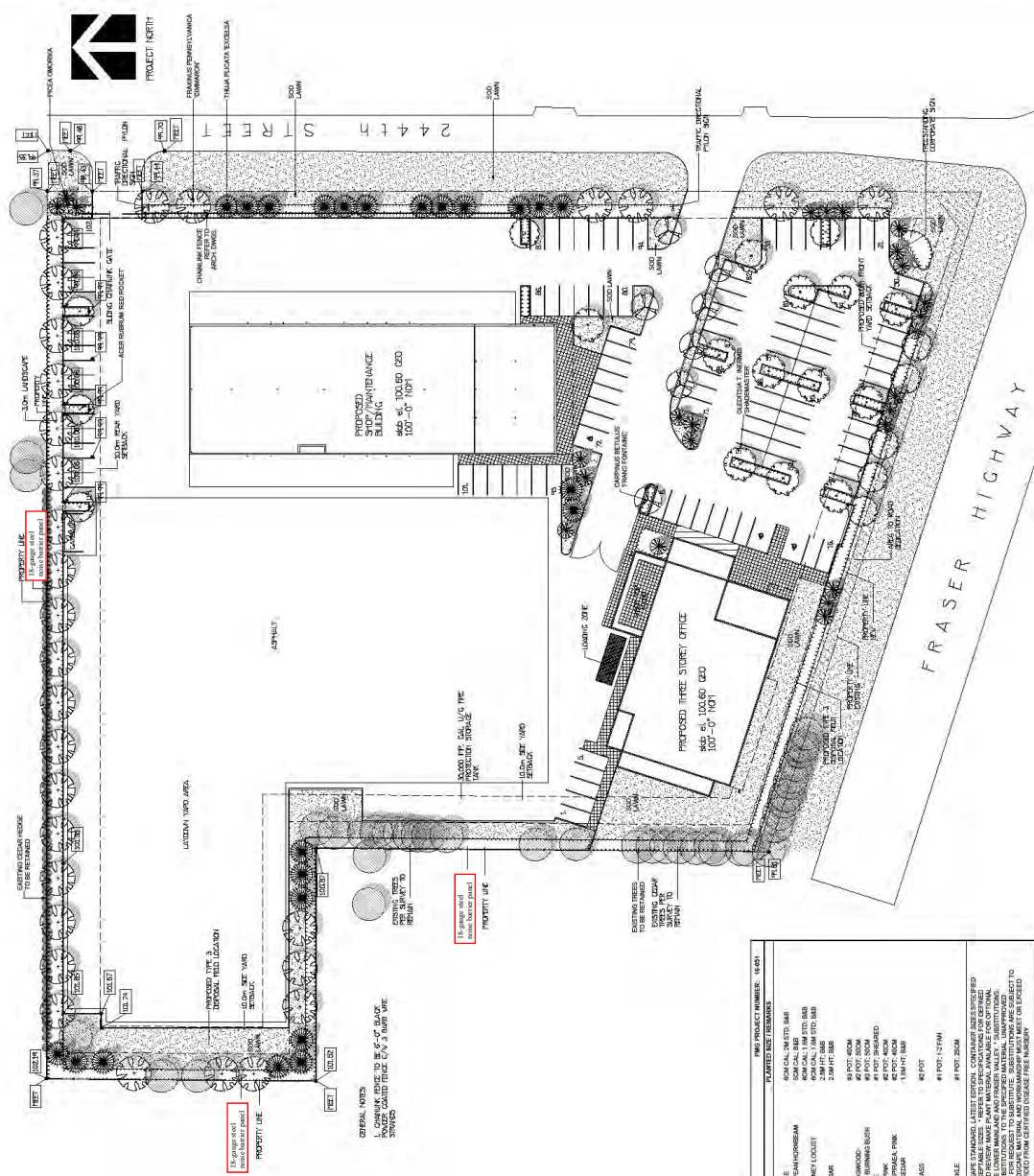
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86		ACER PLATANUS	1.00 FT. 1.00 FT.
87		ACER PLATANUS	1.00 FT. 1.00 FT.
88		ACER PLATANUS	1.00 FT. 1.00 FT.
89		ACER PLATANUS	1.00 FT. 1.00 FT.
90		ACER PLATANUS	1.00 FT. 1.00 FT.
91		ACER PLATANUS	1.00 FT. 1.00 FT.
92		ACER PLATANUS	1.00 FT. 1.00 FT.
93		ACER PLATANUS	1.00 FT. 1.00 FT.
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97		ACER PLATANUS	1.00 FT. 1.00 FT.
98		ACER PLATANUS	1.00 FT. 1.00 FT.
99		ACER PLATANUS	1.00 FT. 1.00 FT.
100		ACER PLATANUS	1.00 FT. 1.00 FT.

OFFICIAL NOTES

1. CHERRY TREE TO BE 6'-0" BLACK

2. CHERRY TREE TO BE 6'-0" BLACK

3. CHERRY TREE TO BE 6'-0" BLACK

4. CHERRY TREE TO BE 6'-0" BLACK

5. CHERRY TREE TO BE 6'-0" BLACK

6. CHERRY TREE TO BE 6'-0" BLACK

7. CHERRY TREE TO BE 6'-0" BLACK

8. CHERRY TREE TO BE 6'-0" BLACK

9. CHERRY TREE TO BE 6'-0" BLACK

10. CHERRY TREE TO BE 6'-0" BLACK

11. CHERRY TREE TO BE 6'-0" BLACK

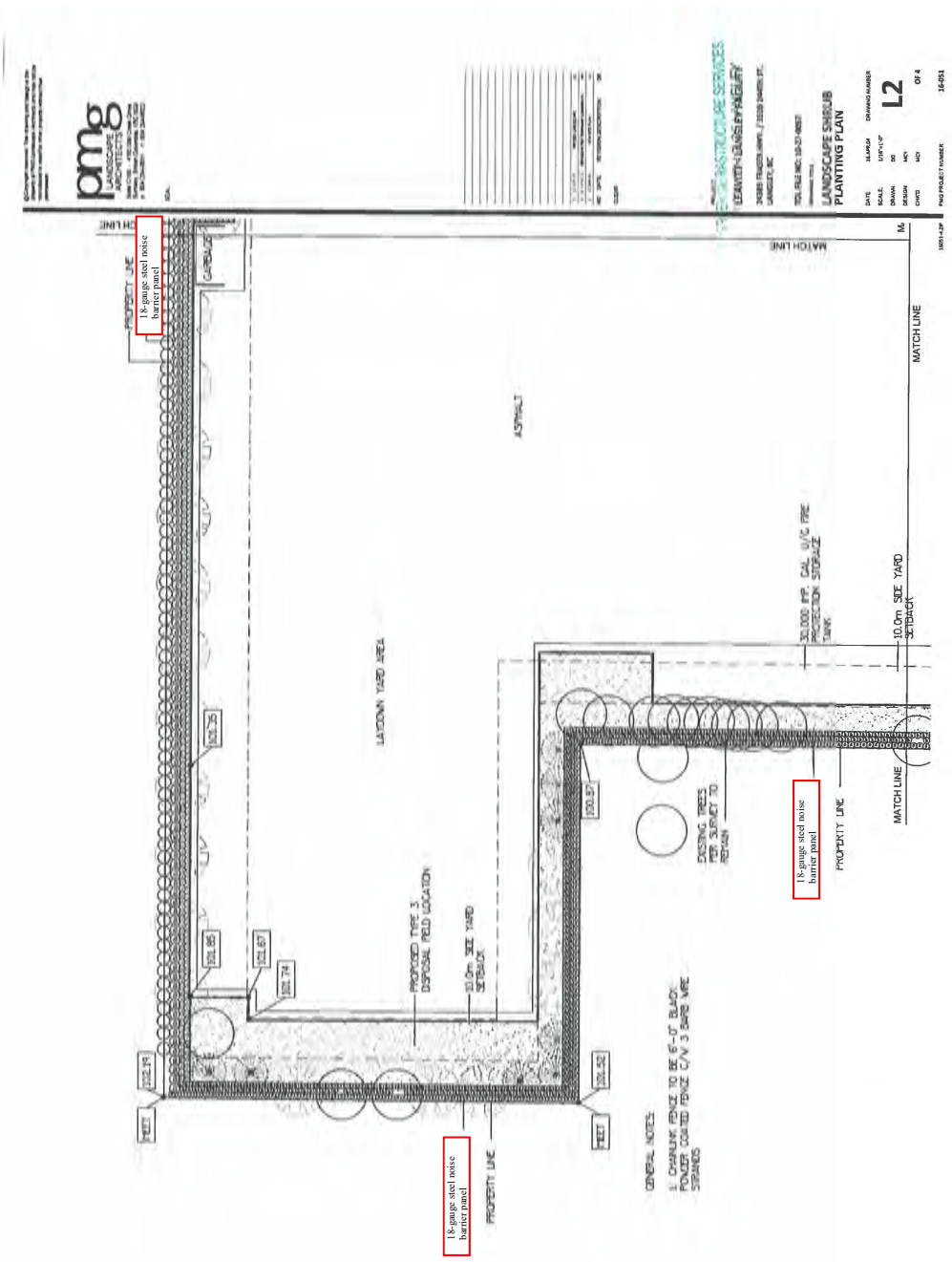
12. CHERRY TREE TO BE 6'-0" BLACK

13. CHERRY TREE TO BE 6'-0" BLACK

14. CHERRY TREE TO BE 6'-0" BLACK

15. CHERRY TREE TO BE 6'-0" BLACK

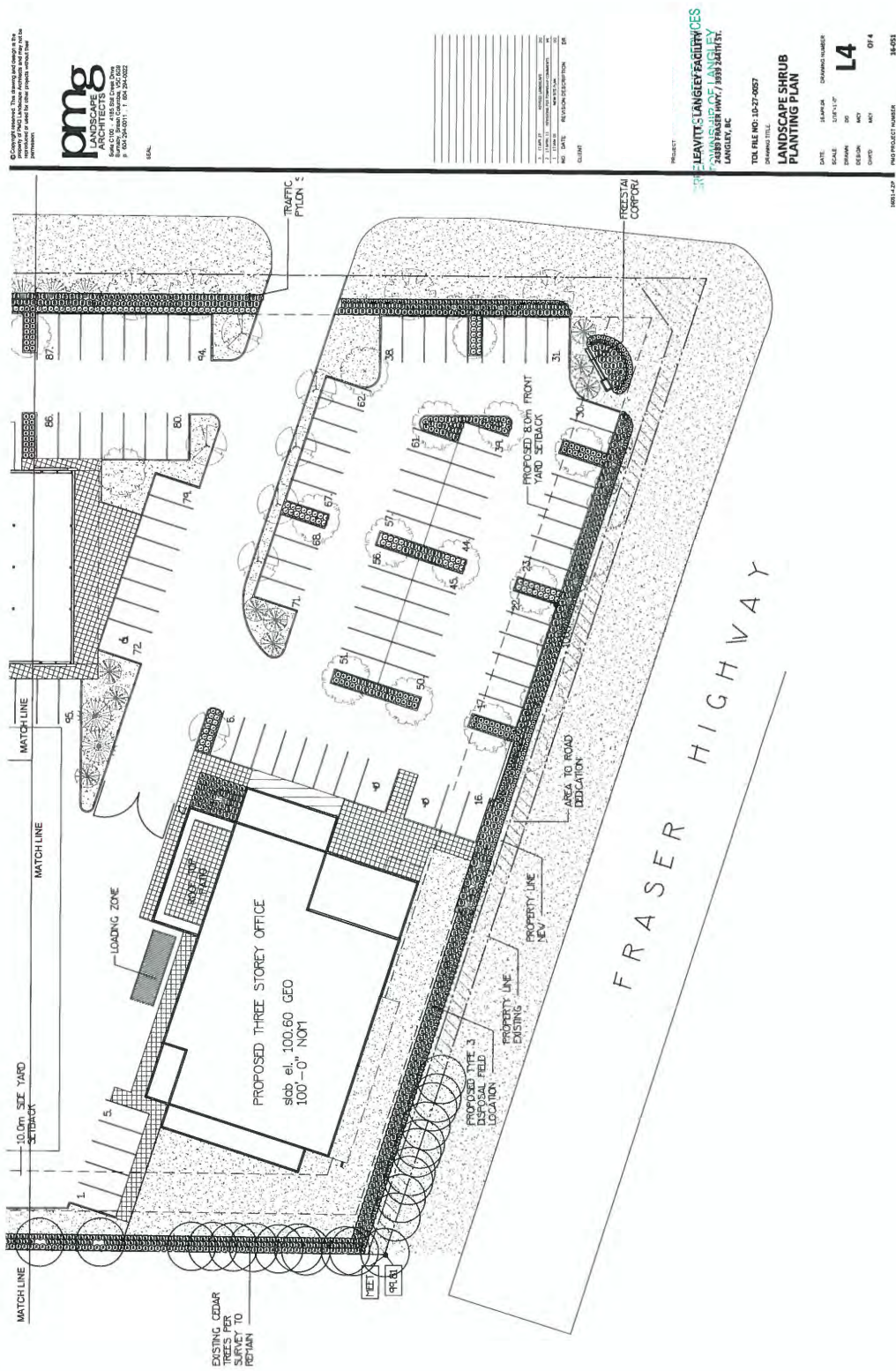
# SCHEDULE H LANDSCAPE PLAN



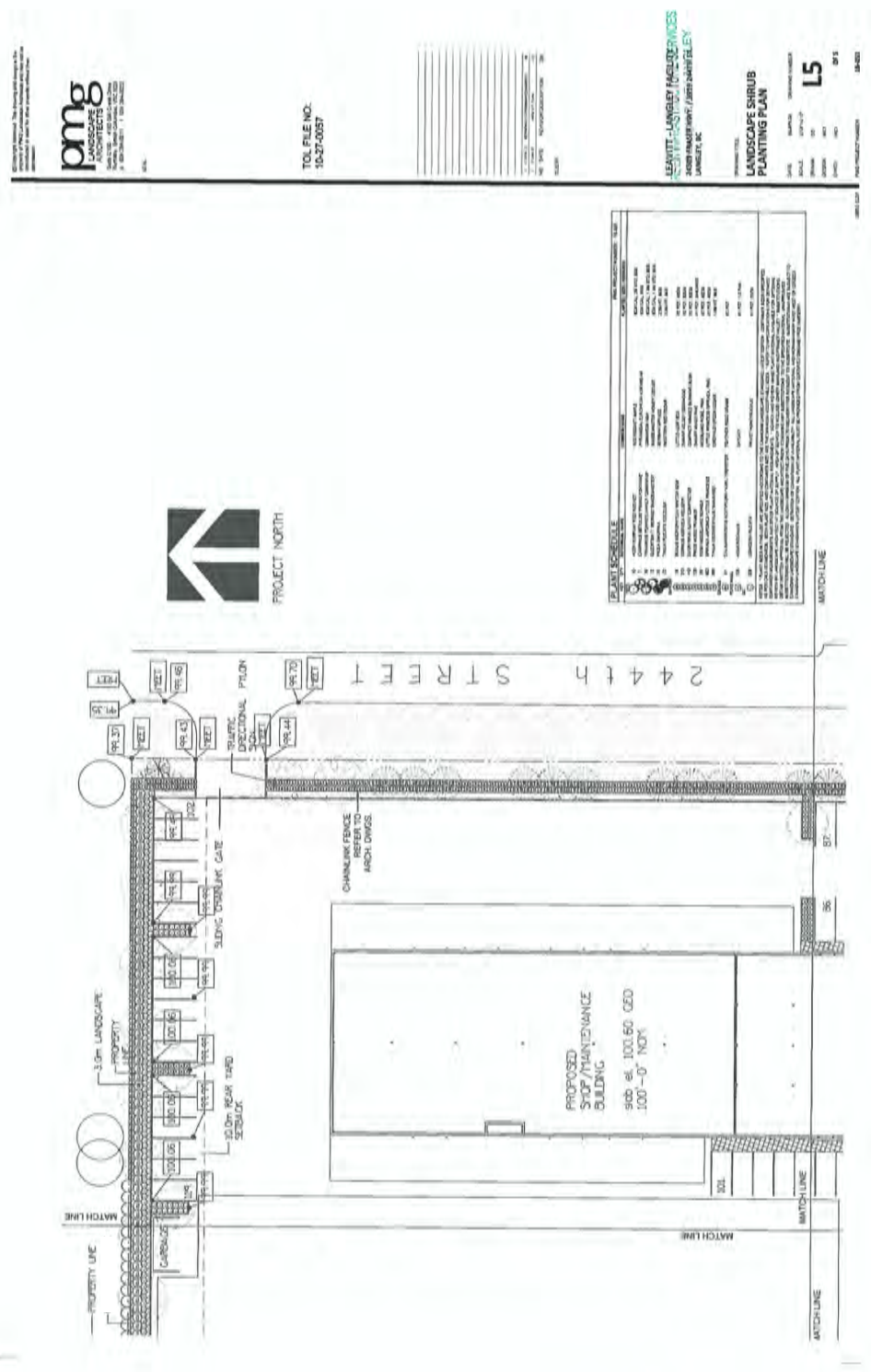




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# SCHEDULE K LANDSCAPE PLAN



Est. 1873

## REPORT TO MAYOR AND COUNCIL

<b>PRESENTED:</b>	JULY 10, 2017 - REGULAR EVENING MEETING	<b>REPORT:</b>	17-76
<b>FROM:</b>	COMMUNITY DEVELOPMENT DIVISION	<b>FILE:</b>	10-27-0057
<b>SUBJECT:</b>	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100142 DEVELOPMENT PERMIT APPLICATION NO. 100841 (LEAVITT HOLDINGS INC. / 24389 FRASER HIGHWAY AND 3939 – 244 STREET )		

### PROPOSAL:

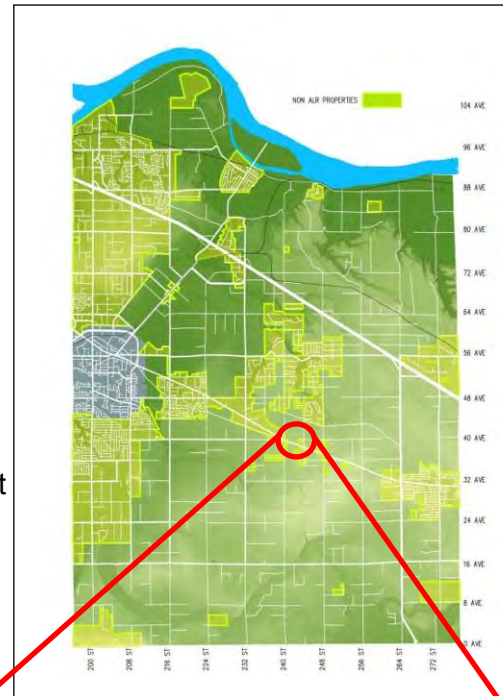
Application to amend the Rural Plan and rezone 2.12 ha (5.25 ac) of land located at 24389 Fraser Highway and 3939 – 244 Street to Comprehensive Development Zone CD-116 and issue a development permit to facilitate the development of an industrial office, training and maintenance facility for Leavitt Holdings Inc.

### RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5287 and 5288 subject to seven (7) development prerequisites being completed prior to final reading; issuance of Development Permit No. 100841 subject to five (5) conditions, noting five (5) building permit conditions; and that staff be authorized to schedule the required Public Hearing.

### RATIONALE:

Staff are supportive of the development proposal as it is consistent with the Official Community Plan.



### RECOMMENDATIONS:

**That** Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5288 rezoning 2.12 ha (5.25 ac) of land located at 24389 Fraser Highway and 3939 – 244 Street to Comprehensive Development Zone CD-116, to facilitate the development of an industrial office, training and maintenance facility for Leavitt Holdings Inc. subject to the following development prerequisites being satisfied prior to final reading:

1. A servicing agreement being entered into 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for Fraser Highway and 244 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting vehicular access to Fraser Highway;
  - b. Acknowledging the southern driveway on 244 Street may be limited to right-in and right-out only if a median is installed on 244 Street in the future;
  - c. Identifying the location of primary and reserve septic fields;
6. Consolidation of the two (2) lots into one (1) parcel;
7. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

**That** Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

**That** Council authorize the issuance of Development Permit No. 100841 at the time of final reading of Rezoning Bylaw No. 5288 subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- b. On-site landscaping plans being in substantial compliance with Schedules "G" through "K", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- 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 to be located in an enclosure and screened in a location to the acceptance of the Township; and further
- e. All signage being in compliance with Schedule "F" and the Township's Sign Bylaw.

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:

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- 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;
- d. Submission 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees; and further

**That** Council authorize staff to schedule the required Public Hearing for the Rural Plan amendment bylaw and rezoning bylaw in conjunction with the hearing for proposed Development Permit No. 100841.

#### **EXECUTIVE SUMMARY:**

Leavitt Holdings Inc. has applied to amend the Rural Plan and to rezone 2.12 ha (5.25 ac) of land located at 24389 Fraser Highway and 3939 – 244 Street to Comprehensive Development Zone CD-116 to facilitate development of an industrial office, training and maintenance facility for Leavitt Holdings Inc. The amendment to the Rural Plan is required to accommodate expansion of Leavitt's industrial operations and to designate the entire development site as Development Permit Area 'B' – Rural Commercial/Industrial.

The proponent's application package also includes a Development Permit to provide Council the opportunity to review the form and character of the proposed development. Additional details are contained in the attached materials.

The proposal is consistent with the overall objectives of the Official Community Plan. Staff recommend that Council consider the plan amendment and rezoning requests, subject to the completion of seven (7) development prerequisites, and issue Development Permit No. 100841 at time of final reading, subject to five (5) conditions and noting five (5) additional conditions to be completed prior to issuance of a Building Permit.

#### **PURPOSE:**

The purpose of this report is to advise and make recommendations to Council with respect to Rural Plan Amendment Bylaw No. 5287, Rezoning Bylaw No. 5288, and Development Permit 100841.

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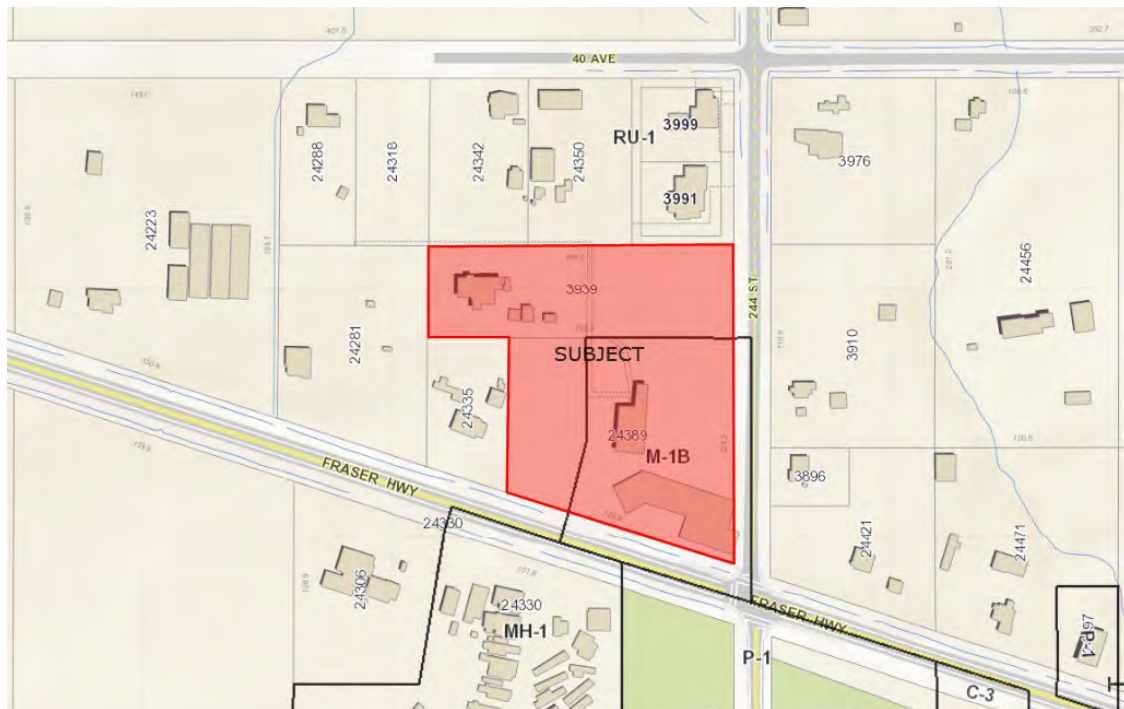
**Rendering – SUBMITTED BY APPLICANT**



**Site Plan – SUBMITTED BY APPLICANT**

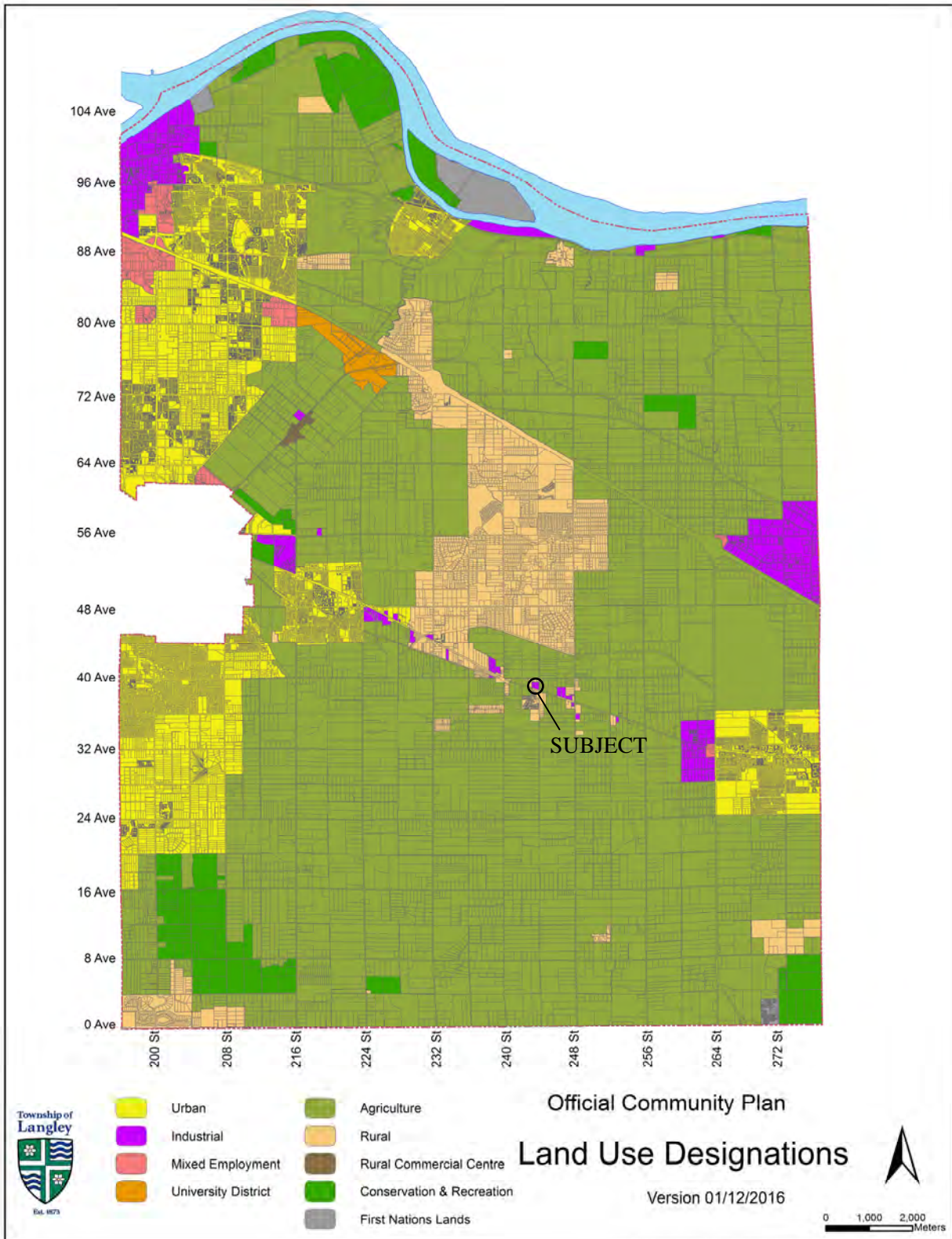


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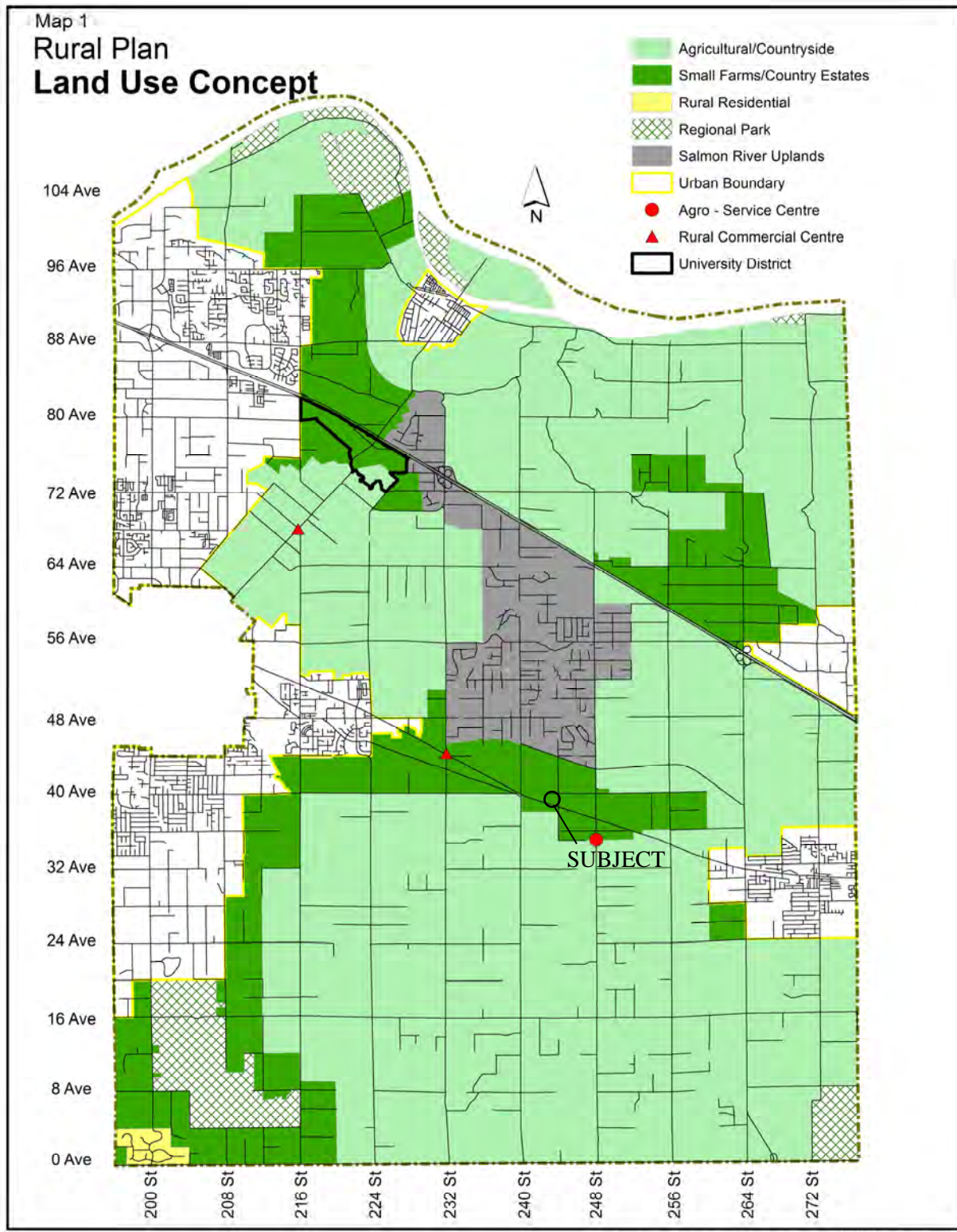
**ZONING BYLAW NO. 2500**

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## REFERENCE:

<b>Agent:</b>	Pacific Land Group #212 12992 – 76 Avenue Surrey, BC V3W 2V6
<b>Owner:</b>	Leavitt Holdings Inc. 24389 Fraser Highway Langley, BC V2Z 2L3
<b>Legal Description:</b>	Lot 1 Section 27 Township 10 New Westminster District Plan BCP46446; and Lot 8 Section 27 Township 10 New Westminster District Plan 22282
<b>Location:</b>	24389 Fraser Highway and 3939 – 244 Street
<b>Area:</b>	2.12 ha (5.25 ac)
<b>Existing Zoning:</b>	Service Industrial Zone M-1B and Rural Zone RU-1
<b>Proposed Zoning:</b>	Comprehensive Development Zone CD-116
<b>Regional Growth Strategy:</b>	Industrial
<b>Official Community Plan:</b>	Industrial
<b>Rural Plan: (existing)</b>	Small Farms / Country Estates, a portion of 24389 – Fraser Highway is designated Development Permit Area 'B' – Rural Commercial / Industrial
<b>Rural Plan: (proposed)</b>	Small Farms / Country Estates, Development Permit Area 'B' – Rural Commercial / Industrial

## BACKGROUND/HISTORY:

The subject property is currently zoned Service Industrial Zone M-1B and Rural Zone RU-1 and is designated Industrial in the Official Community Plan and Small Farms / Country Estates in the Rural Plan. The portion of the site zoned M-1B is also designated a Development Permit area in the Rural Plan

Leavitt Holdings Inc. provides industrial equipment sales, rentals, parts and training and currently operates on the site at 24389 Fraser Highway with their office building in the southeast corner of the property adjacent to Fraser Highway and equipment stored on the remainder of the lot.

### **DISCUSSION/ANALYSIS:**

Leavitt Holdings Inc. has applied to rezone 2.12 ha (5.25 ac) of land in the Rural Plan to a new Comprehensive Development Zone CD-116 to facilitate an industrial office, training and maintenance facility for their company. Leavitt Holdings Inc. currently operates their business on the property at 24389 Fraser Highway and intends to expand their operations onto an adjacent northerly parcel, 3939 – 244 Street. Leavitt also indicates they plan to consolidate their offices from neighbouring municipalities to this location.

An accompanying amendment to the Rural Plan is proposed to designate the entire site as a Development Permit area to provide Council the opportunity to review the form, character and siting of the proposed development.

A Development Permit application for the site is being processed in conjunction with the rezoning application.

### **Adjacent Uses:**

North:	Three (3) rural residential lots fronting on 244 Street and 40 Avenue (designated Small Farms / Country Estates in the Rural Plan) zoned Rural Zone RU-1;
South:	Fraser Highway, beyond which is Langley Grove Estates mobile home park zoned Residential Mobile Home Park Zone MH-1 and Vanguard Secondary School zoned Civic Institutional Zone P-1, both designated Small Farms / Country Estates in the Rural Plan;
East:	244 Street, beyond which are three (3) rural properties located in the Agricultural Land Reserve (designated Small Farms / Country Estates in the Rural Plan) zoned Rural Zone RU-1;
West:	Two (2) rural properties zoned Rural Zone RU-1, both designated Small Farms / Country Estates.

### **Official Community Plan:**

In conjunction with the adoption of the updated Township of Langley Official Community Plan in 2016, the subject lands were designated Industrial to align with the Metro Vancouver Regional Growth Strategy. The proposed development includes an industrial use and accessory office space. These uses are considered consistent with the Official Community Plan and Metro Vancouver Regional Growth Strategy designations for the properties.

### **Rural Plan:**

The Rural Plan designates the site as Small Farms / Country Estates, which provides for agricultural uses. The Rural Plan also recognizes the presence of existing industrial uses in rural areas. A text amendment to Section 5.14.2 of the Rural Plan is proposed to accommodate expansion of Leavitt's industrial operations. The expansion will be limited to the area defined in the Township's Official Community Plan (property lines of 24389 Fraser Highway and 3939 – 244 Street), which is also consistent with the Metro Vancouver Regional Growth Strategy designations for the properties.

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Only the portion of 24389 Fraser Highway zoned Service Industrial M-1B is currently designated as part of Development Permit Area 'B' – Rural Commercial / Industrial. To accommodate the proposed expansion of Leavitt's operations, the entire site of 24389 Fraser Highway and 3939 – 244 Street is proposed to be included in Development Permit Area 'B'. The amendment provides Council the opportunity to review the form and character of the entire development in conjunction with the applicable guidelines (Attachment C). The proposed expansion of Development Permit Area 'B' is also consistent with Section 5.14.3 of the Rural Plan.

### **Zoning Amendment:**

The property at 24389 Fraser Highway is currently split zoned Service Industrial Zone M-1B and Rural Zone RU-1. The property at 3939 – 244 Street is also zoned Rural Zone RU-1. Bylaw No. 5288 proposes to rezone the entire site to a new Comprehensive Development CD-116 Zone to accommodate the proposed development. The project complies with the provisions of the site's proposed CD-116 zoning in terms of siting, site coverage, parking, height, use and density.

A condition requiring the applicant to consolidate the two (2) parcels has also been included in the rezoning development prerequisites.

### **Public Consultation:**

As per Policy No. 07-164, the applicant held a public meeting on March 16, 2017. Results of the Developer Held Public Information Meeting are provided as Attachment B.

### **Development Permit:**

Bylaw No. 5287 proposes to designate the site as a mandatory Development Permit area to provide Council the opportunity to review the form, character and siting of any proposed development. The site has been considered in accordance with the Rural Commercial / Industrial Development Permit Area 'B' guidelines included in the Rural Plan (Attachment C). Proposed Development Permit No. 100841 is attached to this report (Attachment A).

The proponent has submitted a design rationale which states in part:

*"The urban design of this proposal is consistent with the corporate image of Leavitt Machinery. The three-storey office building features architectural articulation and integrates high quality materials, establishing a modern presence of Fraser Highway. The front façade will be comprised of glazing accented by vertical and horizontal elements including canopy structure.*

*The training / maintenance facility will continue the contemporary design with accent steel features and glass bay doors to complete the front façade. The different functions of the two buildings are expressed as distinct forms yet tied together by common materials and design elements."*

The proponent has submitted elevations and a rendering detailing the form, height, exterior finishing, architectural style and massing of the industrial office and training / maintenance buildings. The office building is proposed to be three (3) storeys (14.83 m / 48.7 ft) in height and front Fraser Highway. The training / maintenance building will be one (1) storey (7.9 m / 26.0 ft) in height and located on the northern portion of the site. Both buildings are proposed to be

constructed of smooth finished concrete tilt up panels and be painted a combination of black, grey, yellow and white. The area behind the buildings on the northwest portion of the site is proposed to be paved to provide a vehicle maneuvering area and off-loading area. The location of the buildings on the site help to screen this area from view from Fraser Highway and 244 Street.

The proposed building heights (3 storeys maximum), site coverage (13%) and building siting comply with the provisions of proposed Comprehensive Development Zone CD-116. The development in staff's opinion complies with the Development Permit Area "B" guidelines (Attachment C) of the Rural Plan.

#### **Signage:**

Two (2) freestanding signs are proposed for the site. A corporate sign is proposed at the corner of Fraser Highway and 244 Street and a directional sign is proposed at the northern entrance to the site on 244 Street. A condition requiring the signage to comply with the Township's Sign Bylaw has also been noted in this report as a condition of building permit.

#### **Access and Parking:**

Vehicular access to the development is proposed via two (2) driveways on 244 Street. Staff note that access at the southern most driveway on 244 Street may be limited to right-in and right-out only in the future due to the placement of a median. A restrictive covenant prohibiting access to Fraser Highway has been included as a condition of this report.

In compliance with the Zoning Bylaw, 119 parking spaces are proposed, as outlined below:

	<b>Parking Spaces Required</b>	<b>Parking Spaces Provided</b>
<b>Office parking spaces (1 space / 28m<sup>2</sup> floor area)</b>	98	98
<b>Industrial parking spaces (1 space / 186m<sup>2</sup> floor area)</b>	10	21
<b>Total</b>	108	119

#### **Landscaping:**

The landscape plan (Attachment A – Schedules "G" through "K") proposes the planting of trees, shrubs and groundcovers around the perimeter of the site. The landscaping along the north and west sides of the property will provide screening of the development from the adjacent rural uses. The landscaping along the east side of the property will also serve as a buffer from the Agricultural Land Reserve parcels on the east side of 244 Street

**Tree Protection/Replacement:**

The Integrated Site Design Concept (ISDC) submitted by the applicant indicates that 154 significant trees exist on the subject site with 89 proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), no additional replacement trees are required (as enough trees are being retained that additional trees are not required). The applicant proposes to provide 107 replacement trees. Post development approximately 196 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

**Exterior Lighting:**

On January 12, 2004 Council adopted an "Exterior Lighting Impact Policy" intended to address concerns regarding off-site lighting impacts from commercial / industrial developments located adjacent to residential and rural properties. As the subject site is located less than 150 metres from properties zoned rural (directly adjacent to the north, south, east and west), the Exterior Lighting Impact Policy applies to the site. The applicant will be required to submit an Exterior Lighting plan in compliance with the policy at the Building Permit stage.

**Servicing:**

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, tree replacement, stormwater management plan and utility upgrades and/or extensions to the acceptance of the Township. Road dedications, widening, and necessary traffic improvements (both on-site and off-site) for Fraser Highway and 244 Street will be required in accordance with the Subdivision and Development Servicing Bylaw. Sanitary services are proposed to be dealt with by way of a septic system. A restrictive covenant identifying the location of the primary and reserve fields has been included as a condition of this report.

The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

**Environmental Considerations:**

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Township of Langley Official Community Plan – Schedule 3, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

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### **Development Prerequisites:**

Prior to consideration of final reading of the rezoning bylaw, the following prerequisites must be completed:

1. A servicing agreement being entered into 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;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements for Fraser Highway and 244 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of restrictive covenants acceptable to the Township:
  - a. Prohibiting vehicular access to Fraser Highway;
  - b. Acknowledging the southern driveway on 244 Street may be limited to right-in and right-out only if a median is installed on 244 Street in the future;
  - c. Identifying the location of primary and reserve septic fields; and
6. Consolidation of the two (2) lots into one (1); and further
7. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

### **POLICY CONSIDERATIONS:**

The proposed development is located in an area designated as Small Farms / Country Estates in the Rural Plan and Industrial in the Official Community Plan. An amendment to the Rural Plan is required to align the Rural Plan with the Official Community Plan and to designate the entirety of the proposed development site as a Development Permit Area.

The proposal is consistent with the overall objectives of the Township of Langley Sustainability Charter, Official Community Plan and Rural Plan. In staff's opinion, accompanying Development Permit No. 100841 complies with the Development Permit Area "B" Guidelines of the Rural Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5287 and 5288 (subject to seven (7) development prerequisites) and authorize issuance of the accompanying Development Permit No. 100841 (to be issued at time of final reading of the rezoning bylaw), and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

<del>ATTACHMENT A</del>	<del>Development Permit No. 100841 text and Schedules A through K</del>
<del>ATTACHMENT B</del>	<del>March 16, 2017 Developer Held Public Information Meeting</del>
<del>ATTACHMENT C</del>	<del>Rural Plan – Development Permit Area "B" Guidelines</del>

March 5, 2018

Via email: cmoore@tol.ca

Colin Moore  
Township of Langley  
20338 65 Avenue  
Langley, British Columbia  
V2Y 3J1

**Vancouver Office**  
Suite 1500 – 701 West Georgia Street  
Vancouver, British Columbia  
Canada, V7Y1C6

**Surrey Office**  
Suite 212 – 12992 76 Avenue  
Surrey, British Columbia  
Canada, V3W 2V6

Tel: 604-501-1624  
Fax: 604-501-1625

[www.pacificlandgroup.ca](http://www.pacificlandgroup.ca)  
[info@pacificlandgroup.ca](mailto:info@pacificlandgroup.ca)

Dear Mr. Moore:

**RE: 10-27-0057 - Development Application at 24389 Fraser Highway and 3939 244 Street, Langley, British Columbia**

Pacific Land Resource Group Inc. retained BAP Acoustics to conduct a Noise Bylaw Assessment for the property at 24389 Fraser Highway and 3939 244 Street, Langley, British Columbia. The purpose of the Noise Bylaw Assessment is to assess compliance with the Noise Control Bylaw. A copy of this Assessment is attached for your information.

The Assessment found that the noise measured at the north property line of 3939 244 Street was within the limits set by the Noise Control Bylaw. As referenced on page 5 of the Assessment, the author states that they *"...estimate the level of noise from pass-by activity in the yard to be less than Leq, 1hr 30dBA at the north property line of 3939 244 Street."*

For the north and west property lines of 24389 Fraser Highway, the Assessment found that noise was measured to be partially above the limits of the Noise Control Bylaw. To facilitate compliance with the Bylaw, BAP Acoustics provided four recommendations:

- Restrict all noise producing activity on the property before 7:00 AM on all days of the week;
- If possible, park equipment with the front of the equipment facing the west and north property lines rather than the rear;
- Replace the existing tonal reversing alarms fitted to the rental fleet with self-adjusting white noise reversing alarms; and
- Install a minimum 2m tall noise barrier along the north and west property lines.

Leavitt Machinery will adopt all four recommendations to ensure compliance with the Noise Control Bylaw.

If you have any questions, please do not hesitate to contact the undersigned at 604-501-1624.

Sincerely,

**PACIFIC LAND RESOURCE GROUP INC.**

Christopher Correia, RPP, MCIP  
Planner

Attachment



www.bapacoustics.com

AC2507-EDS

February 22<sup>nd</sup>, 2018

By email: [christopher@pacificlandgroup.ca](mailto:christopher@pacificlandgroup.ca)

Christopher Correia  
Leavitt Machinery  
c/o Pacific Land Group  
212 - 12992 76 Avenue  
Surrey, BC  
V3W 2V6

Dear Mr. Correia

**RE: Leavitt Machinery at 24389 Fraser Highway, Township of Langley – Noise Bylaw  
Assessment at 24335 Fraser Highway & 3939 244 Street**

Further to your instruction, BAP Acoustics carried out a series of noise measurements at 24389 Fraser Highway and at 3939 244 Street for the purpose of assessing Leavitt Machinery's compliance with the Corporation of the Township of Langley Noise Control Bylaw No. 5172 (hereafter referred to as the Noise Bylaw).

**Source Description**

Leavitt Machinery rents, sells and services a variety of mobile and materials handling equipment. Based on our understanding, rental units (e.g. forklifts, scissor lifts, boom lifts, and telehandlers) are stored to the west of the maintenance shop (see Figure 1). Market units are stored on the east side of the property. The primary sources of noise on the property are associated with the frequent movements of the rental units to/from the site. Noise is produced by vehicle engines (idling, pass-bys), reverse alarms (i.e. back-up beepers) and general noise produced by the loading and unloading of mobile equipment.

The subject property - 24389 Fraser Highway - is located in Industrial Zone MB-1. The neighbouring properties to the north (24335 Fraser Highway) and west (3939 244 Street) are in located in Rural Zone RU-1.





**Figure 1:** Aerial photograph showing subject site and neighbouring properties

### Noise Regulation

The Noise Bylaw restricts the level of noise received at a point of reception on a residential property to 55dBA during the daytime period (07:00 – 22:00 hours) and 45dBA during the nighttime period (22:00 – 07:00 hours) as evaluated over a representative time period.

The representative time period is not defined in the bylaw. Therefore, we have made reference to the one hour representative time period prescribed in British Standard (BS) 4142:2014 *Methods for rating and assessing industrial and commercial sound* in consideration of the intermittent nature of the identified noise sources. This standard was developed specifically for the measurement and assessment of noise from industrial and commercial sound on neighbouring residential properties.

### Noise Measurement

We visited the subject site on December 4<sup>th</sup>, 2017 to measure pass-by noise levels and reversing alarm noise levels from three rental units. These units included a Hyundai 160D Forklift, the Hyundai 110D Forklift, and the Manitou MTA telehandler. They are all diesel powered.



Pass-by noise levels were measured at a point of reception (Monitoring Location 1 – see Figure 2) near to the property line of 24335 Fraser Highway with the units moving forward and reversing along the path outlined in Figure 2 (in purple). Noise from the reversing alarms was measured at a distance of 5m from the rear of each of the units.



**Figure 2:** Site plan showing passby noise monitoring location and equipment course on subject site

It is noted here that points of reception on the east property line of 24335 Fraser Highway and the south property line of 3939 244 Street are exposed to the same noise producing activities and equipment. Therefore, bylaw compliance can be assessed at either of the two property lines.

The sound level meter used for the survey was field calibrated to a level of 94.0dB before the measurement and was checked afterwards. A summary of the equipment used is provided in Table 1.



**Table 1:** Equipment Summary

Equipment	Make & Model	Serial Number	Calibration Date
Sound Level Meter	Brüel & Kjær Type 2250	3001741	16-01-2017
Microphone	Brüel & Kjær Type 4189	2839799	
Preamplifier	Brüel & Kjær Type ZC-0032	18587	
Calibrator	Brüel & Kjær Type 4231	2733970	26-06-2017

The results of the noise measurements are presented below in Table 2 in terms of the normalized one-hour A-weighted equivalent continuous sound pressure level (Leq,1hr).

**Table 2:** Summary of measurement results from site visit on December 4<sup>th</sup>, 2017

Source	Event	Event Condition for One Hour Representative Time Period	Leq,1hr (dBA)
160D Forklift	Forward passby	3 events	47
	Reversing passby	3 events	52
	Reverse alarm @ 5m	10 seconds (reversing alarm directed at property line)	65
110D Forklift	Forward passby	3 events	49
	Reversing passby	3 events	51
	Reverse alarm @ 5m	10 seconds (reversing alarm directed at property line)	63
Manitou MTA	Forward passby	3 events	49
	Reversing passby	3 events	57
	Reverse alarm @ 5m	10 seconds (reversing alarm directed at property line)	66

On February 9<sup>th</sup>, 2018, we returned to the area at the request of the Township of Langley to measure pass-by noise levels and reversing alarm noise levels from two additional rental units at the north property line of 3939 244 Street (Monitoring Location 2 - see Figure 2). These units included a Hyundai 110D Forklift and the Caterpillar TL1055C Telehandler. Pass-by noise levels were measured with the units moving forward and reversing in the rental storage area along the path outlined in Figure 2. Noise from the reversing alarms was measured while engaging the reversing alarms from a stationary position near to the north property line of the subject site. The alarms were directed to the north.

Noise from the reversing alarms (10 second event) was measured to be Leq,1hr 30dBA for each unit at Monitoring Location 2. It was not possible to directly measure noise from equipment pass-by events in the yard over road traffic noise from Fraser Highway at this assessment location. However, in reference to the data presented in Table 2, we estimate the level of noise from pass-by activity in the yard to be less than Leq,1hr 30dBA at the north property line of 3939 244 Street.

## Discussion

Our measurements and analysis indicate that there is a potential for noise from reversing equipment to exceed both the daytime and nighttime noise level limits of the Noise Bylaw at the west and north property lines of the subject site of 24389 Fraser Highway. The potential for the exceedance is greatest under the condition where the equipment is reversing in the direction and in the vicinity of these boundaries.

## Recommendations

To facilitate compliance with the Noise Bylaw, we recommend the following:

- Restrict all noise producing activity on the property (i.e. idling engines, moving equipment, loading/unloading) on the property before 07:00 hours on all days of the week.
- If possible, park equipment with the front facing the west and north property lines rather than the rear. In doing so, noise from the reversing alarms can be directed away from the nearby residences while reversing out of the parked position.
- Replace the existing tonal reversing alarms fitted to the rental fleet with self-adjusting white noise reversing alarms (e.g. Hella Brigade SA-BBS-107 alarm – available from Acklands Grainger). These alarms adjust the volume of signal output in relation to the ambient noise environment level. White noise signal devices are generally perceived as being less annoying than the traditional tonal reversing alarms.
- Install a minimum 2m tall (relative to the levelled elevation of the subject site) noise barrier along the north and west property lines. The noise barrier panels should weigh at least 2psf (e.g. 18-gauge corrugated steel). There should be no air gaps between barrier panels and posts, adjoining panels, and between the bottom of the panels and the ground (i.e. solid up to the top of the barrier).

This assessment, and the recommendations provided herein are reflective of the site conditions present on our site visits dated December 4<sup>th</sup>, 2017 and February 9<sup>th</sup>, 2018.

Please let me know if you have any questions.

Sincerely,

  
Eric de Santis, M.Sc. P.Eng.  
Principal



**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250**

**AMENDMENT (LEAVITT HOLDINGS INC.) BYLAW 2017 NO. 5287**

**EXPLANATORY NOTE**

Bylaw 2017 No. 5287 amends the Rural Plan to allow expansion of industrial uses where consistent with the Official Community Plan and by designating lands at 24389 Fraser Highway and 3939 – 244 Street as Development Permit Area “B” – Rural Commercial / Industrial.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842**

**AMENDMENT (RURAL PLAN) BYLAW 1993 NO. 3250**

**AMENDMENT (LEAVITT HOLDINGS INC.) BYLAW 2017 NO. 5287**

A Bylaw to amend Rural Plan Bylaw No. 3250

WHEREAS it is deemed necessary and desirable to amend "Rural Plan Bylaw No. 3250" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287".
2. Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 as amended is further amended by:
  - a) Replacing the last sentence of Section 5.14.2 with the following:
 

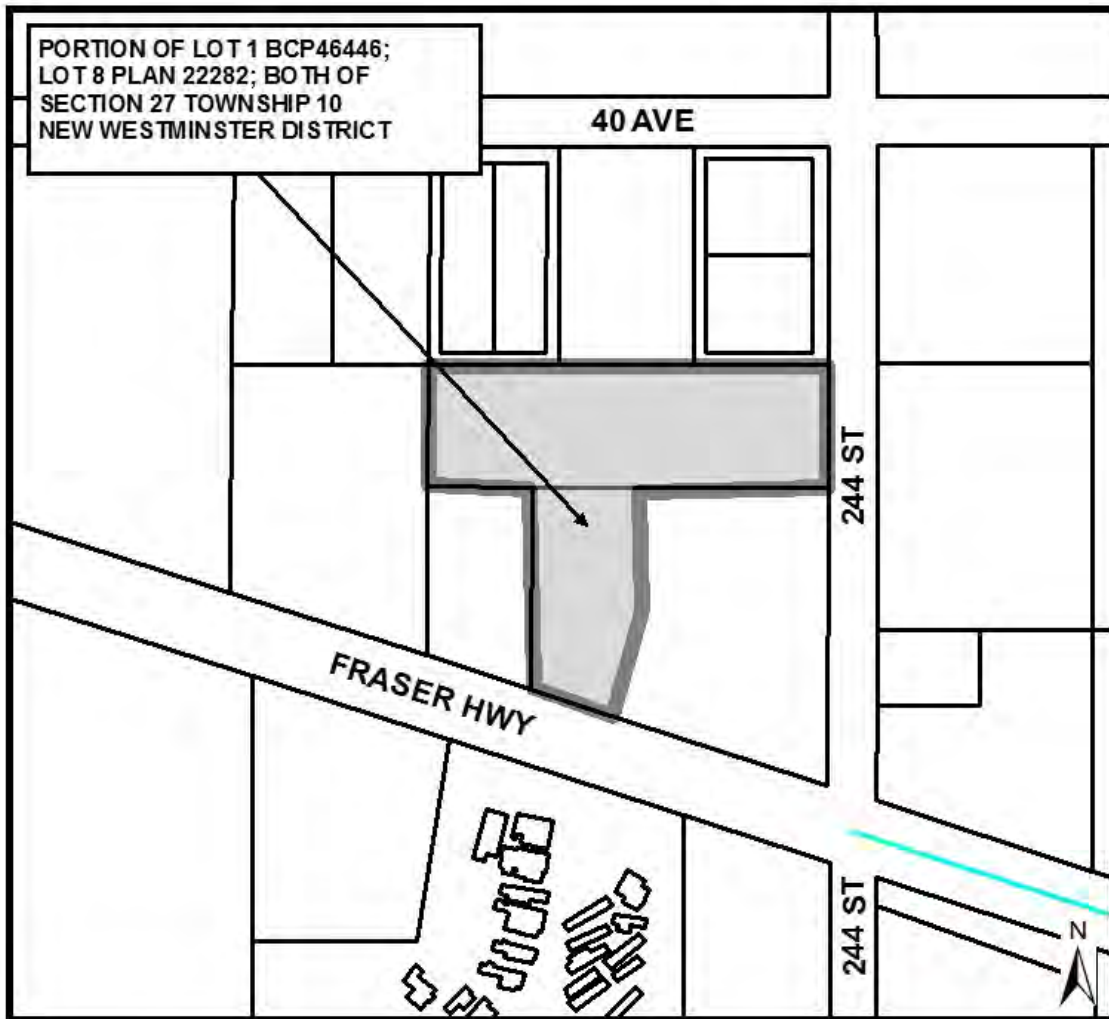
"Expansion of existing industrial uses on their present sites and/or adjacent sites designated Industrial in the Official Community Plan may be considered, subject to review of impacts on surrounding land and uses."
  - b) Amending Map 2 Development Permit Area B – Fraser Highway to include the lands identified in Schedule "A" attached and forming part of this Bylaw as Development Permit Area B – Rural Commercial / Industrial.

READ A FIRST TIME the	10	day of	July	, 2017.
READ A SECOND TIME the	10	day of	July	, 2017.
PUBLIC HEARING HELD the	24	day of	July	, 2017.
READ A THIRD TIME the		day of		, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk



# SCHEDULE 'A' BYLAW NO. 5287





**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (LEAVITT HOLDINGS INC.) BYLAW 2017 NO. 5288**

**EXPLANATORY NOTE**

Bylaw 2017 No. 5288 rezones 2.12 ha (5.25 ac) of land located at 24389 Fraser Highway and 3939 – 244 Street to Comprehensive Development Zone CD-116 to permit an industrial office, training and maintenance facility for Leavitt Holdings Inc.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY**

**AMENDMENT (RURAL PLAN) BYLAW 1992 NO. 3250**

**AMENDMENT (LEAVITT HOLDINGS INC.) BYLAW 2017 NO. 5288**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5288".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
  - a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-116" after the words "Comprehensive Development Zone CD-115"
  - b. Adding to Section 110.1 after the words "CD-115" the words "CD-116 – 2.0 ha"
  - c. Adding after Section 1015 "Comprehensive Development Zone CD-115" the following as Section 1016 "Comprehensive Development Zone CD-116"

**1016 COMPREHENSIVE DEVELOPMENT ZONE CD-116**

**Uses Permitted**

- 1016.1 In the CD-116 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Service Industrial Zones M-1A and M-1B except offices accessory to permitted industrial *uses* shall not exceed a maximum *gross floor area* of 2800 m<sup>2</sup>

**Industrial Uses**

- 1016.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted use.

**Storage Areas**

- 1016.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, RU, C or P. No storage areas shall be located in any required front yard setback.

**Lot Coverage**

- 1016.4 *Buildings and structures* shall not cover more than 60% of the *lot area*.

**Siting of Buildings and Structures**

- 1016.5 *Buildings and structures* shall be sited in accordance with the provisions of a Development Permit.

**Height of Buildings and Structures**

- 1016.6 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 15.0 metres.

**Parking and Loading**

- 1016.7 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 1016.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw, the Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

**Landscaping, Screening and Fencing**

- 1016.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

**Development Permit Requirements**

- 1016.10 An application for a Development Permit shall be submitted to Council for its consideration prior to issuance of a *Building Permit*.

3. The Township of Langley Zoning Bylaw 1987 No. 2500 as amended is further amended by rezoning the lands described as:

Lot 1 Section 27 Township 10 New Westminster District Plan BCP46446;

Lot 8 Section 27 Township 10 New Westminster District Plan 22282

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-116.

READ A FIRST TIME the	10	day of	July	, 2017.
READ A SECOND TIME the	10	day of	July	, 2017.
PUBLIC HEARING HELD the	24	day of	July	, 2017.
READ A THIRD TIME the		day of		, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A' BYLAW NO. 5288

