



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, July 23, 2018 at 8:27 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, C. Fox, B. Long, A. Quaale, K. Richter,
M. Sparrow and B. Whitmarsh

R. Seifi and K. Sinclair

W. Bauer, S. Richardson, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - July 23, 2018

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held July
23, 2018.
CARRIED

B PUBLIC INPUT OPPORTUNITY

B.1 Distillery Lounge and Special Event Area Endorsement Application No. 000037 (Roots and Wings Distillery / 7897 - 240 Street) Report 18-106 File CD 11-21-0018

Moved by Councillor Whitmarsh,
Seconded by Councillor Quaale,
That Council consider the endorsement request for a new Distillery Lounge
and Distillery Special Event Area for Roots and Wings Distillery located at
7897 – 240 Street; and further

That Council adopt the following resolution, should it decide to endorse
Roots and Wings Distillery's request:

"That Council has considered and ENDORSED the request by Roots and
Wings Distillery to locate a 20 person distillery lounge (10 person interior

and 10 person patio) and a 150 person distillery special event area serving the Roots and Wings Distillery located at 7897 – 240 Street, Langley, characterized as having liquor service from 12:00PM to 8:00PM, seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the distillery lounge and special event area; the proximity of the distillery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the distillery lounge and special event area; the hours of liquor service of the distillery lounge and special event area; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on July 23, 2018 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations.”

Submissions from the public:

1. J. Sloat, a Langley resident, was in attendance and expressed concerns about traffic and safety concerns with drinking and driving, the street lighting is insufficient, and the potential for a larger facility.
2. D. Grey, a Langley resident, was in attendance and stated his support of the application.
3. L. Johnson, a Langley resident, was in attendance and stated his support of the application.

Explanation by the proponent.

R. Crowley, Owner, was in attendance and stated that they intend to follow all liquor laws and that special events can only be held 10 times per year.
CARRIED

C. DEVELOPMENT PERMITS

**C.1 Development Permit Application No. 100989
(MEM Holdings Ltd. / 20020 Willowbrook Drive)
Report 18-115
File CD 08-11-0090**

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 100989 to
MEM Holdings Ltd. for property located at 20020 Willowbrook Drive,
subject to the following conditions:

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

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

- a. Payment of applicable additional Development Permit application fees and Building Permit administration fees.

Submissions from the public:

There were no submissions received from the public.
CARRIED

**C.2 Development Permit Application No. 101005
(Alara Developments Ltd. / 21102 - 76 Avenue)
Report 18-113
File CD 08-24-0080**

Moved by Councillor Quaale,
Seconded by Councillor Fox,
That Council authorize the issuance of Development Permit No. 101005 to
Alara Developments Ltd. for property located at 21102 – 76 Avenue
subject to following conditions:

- a. Building plans being in compliance with Schedules “A” through “E” and
- b. Landscape plans being in substantial compliance with Schedules “F” and “G” 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. Landscaping and boulevard treatment being secured by letter of credit at building permit stage;
- b. Written confirmation from owner and landscape architect or arborist that the protection fencing to protect the pocket park 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 further
- d. Payment of supplemental Development Permit application fees, Development Cost Charges and building permit administration fees.

Submissions from the public:

There were no submissions received from the public.
CARRIED

Councillors Arnason and Richter opposed

C.3

Development Variance Permit

Application No. 100096 (Zeitner / 4788 - 232 Street)

Report 18-112

File CD 10-33-0085

Development Variance Permit

Application No. 100096 (Zeitner / 4788 – 232 Street)

Report 18-112

File CD 10-33-0085

Moved by Councillor Richter,

Seconded by Councillor Arnason,

That Council consider Development Variance Permit No. 100096 for property located at 4788 – 232 Street, to facilitate a subdivision into two lots, subject to Schedule A (Minimum Service Level Standards – Water Systems) of Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861, being varied from requiring connection to a municipal water system to private well to permit future subdivision; and

adopt the following resolution:

That Council NOT authorize issuance of Development Variance Permit No. 100096 for property located at 4788 – 232 Street.

Submissions from the public:

There were no submissions received from the public.

Explanation by the proponent:

Murray and Linda Thiesen, owners and parents of Ryan and Cheryl Zietner, were in attendance and stated that the Zietners draw water from the existing well, and have applied for a variance to have their own individual well.

DEFEATED

Mayor Froese and Councillors Davis, Fox, Long, Quaale, Sparrow, and Whitmarsh opposed

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Fox,

That Council authorize issuance of Development Variance Permit No. 100096 for property located at 4788 – 232 Street.

CARRIED

Councillors Arnason and Richter opposed

**C.4 Development Permit Application No. 100991
(McElhanney / 7642 - 206 Street
7725 and 7751- 208 Street)
Report 18-114
File CD 08-23-0113**

Moved by Councillor Quaale,

Seconded by Councillor Fox,

That Council issue Development Permit No. 100991 (streamside protection) to relocate and reconstruct on-site watercourses in accordance with Section 4.20 of Schedule 3 ("Development Permit Areas: Streamside Protection and Enhancement") of the Langley Official Community Plan Bylaw 1979 No. 1842 (OCP Schedule 3), subject to the following conditions:

- a. Completion of watercourse relocation and streamside enhancement works (attached as Schedule A) and monitoring in accordance with

- Envirowest Consultants Inc. assessment "Proposed Development - SW Yorkson Properties, Langley Revised Streamside Protection and Enhancement Development Permit Application, July 4, 2018)" to the acceptance of the Township;
- b. 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;
 - c. Obtainment of required senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township;
 - d. Provision of as-built drawings for the Ecological Greenway consistent with Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended from time to time;
 - e. Finalization and coordination of M2 Landscape Architecture Drawing Numbers L8A and L8B (attached as Schedule A) and McElhanney Civil Drawing Revision 7, April 11, 2018 consistent with streamside enhancement recommendations of a Qualified Environmental Professional to the acceptance of the Township; and
 - f. Provision of security deposit for completion of enhancement works, as-built drawings, and monitoring to the acceptance of the Township.

Submissions from the public:

- 1. J. Grewal, a Langley resident, was in attendance and expressed concerns about increased construction traffic in the area.

The following written submissions were received from the public:

- 1. J. and G. Brann, Langley residents, asking Council to secure a pocket park and consider reducing the 30 metre ecological greenway to 15 metres on the portion that continues on the west side of 206 Street, which lies on 7711-206 Street property, thus reducing some of the burden levied on this property.

CARRIED

C.5

Development Permit Application No. 100959
(161884 Canada Inc. / Beedie Development Group /
27200 Block of 60 Avenue)
Report 18-107
File CD 14-08-0045

Moved by Councillor Fox,
 Seconded by Councillor Quaale,
 That Council authorize issuance of Development Permit No. 100959 to

161884 Canada Inc. for property located in the 27200 block of 60 Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “C”;
- b. Landscape plans being in substantial compliance with Schedule “E” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules “C” and “D”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened to the acceptance of the Township;
- f. Registration of a restrictive covenant limiting the west driveway, nearest to 272 Street, to right-in/right-out traffic movements only;
- g. All chain link fences being black vinyl with black posts and rails; and
- h. 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;
- f. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy to the acceptance of the Township; and
- g. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public:

The following written submissions were received from the public:

1. Dr. Luigi Sulmona, Managing Director, Sulmona Holdings Ltd., stating support for the application.
2. C. Tirshman and M. Waaga, Langley residents, expressing concerns about traffic increases, garbage increases, light pollution, noise increase, safety for children at bus drop off/pick up spot, wildlife crossing, train crossing, and potential impact on West Creek.

CARRIED

D. PUBLIC HEARING

**D.1 Rezoning Application No. 100510
(Wickramaratne / 26489 Fraser Highway
Bylaw No. 5400
Report 18-100
File CD 13-19-0336**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Wickramaratne) Bylaw 2018 No. 5400”

Explanation – Bylaw No. 5400

S. Richardson explained that Bylaw 2018 No. 5400 rezones a 1,126 square metres (12,118 square feet) parcel of land located at 26489 Fraser Highway to Community Care Facility Zone P-2R to permit operation of a group children’s day care facility. 139 Public Notices were mailed out.

Submissions from the public:

1. J. Paul, a Langley resident, was in attendance and expressed concerns about increased traffic and parking issues.

Explanation by the proponent:

P. Padley, Architect, was in attendance and commented that the lane in front will be upgraded and that delivery and pickup times will be staggered to prevent congestion at one particular time.

**D.2 Rezoning Application No. 100491
(Platinum Group / 2740 - 200 Street
2748 - 202 Street, 20065 and 20287 - 27 Avenue)
Bylaw No. 5402
Bylaw No. 5403
Report 18-101
File CD 07-23-0070**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Platinum Group) Bylaw 2018 No. 5402”; and

“Township of Langley Phased Development Agreement (Platinum Group) 2018 Bylaw No. 5403”

Explanation – Bylaw No. 5402

S. Richardson explained that Bylaw 2018 No. 5402 rezones 6.4 ha (15.9 ac) of land located at 2740 – 200 Street, 2748 – 202 Street, 20065 and 20287 – 27 Avenue to Residential Zone R-1D to permit the subdivision of 66 fee simple single family lots. 105 public notices were mailed out.

Explanation – Bylaw No. 5403

S. Richardson explained that Bylaw 2018 No. 5403 authorizes the Township of Langley to enter into a phased development agreement with 1081769 BC Ltd (Platinum Group). 105 public notices were mailed out.

Submissions from the public:

1. G. Jewel, a Langley resident, was in attendance and expressed concerns about traffic flow, loss of significant trees, and more space for parks and wildlife.
2. T. Plater, a Langley resident, was in attendance and expressed concerns about traffic on 27 Avenue and inadequate infrastructure, tree retention, and lack of park land.
3. J. Gardine, a Langley resident, was in attendance and expressed concerns about traffic flow on 200 Street with only two lanes at 27 Avenue. She asked Council to come and look at the site.
4. D. Newer, a Langley resident, was in attendance and expressed concerns about losing significant trees and increased traffic.
5. K. Robertson, a Langley resident, and expressed concerns about tree retention.

The following written submissions were received from the public:

1. A. Morose, a Langley resident, stating that there should be no developments proceeding in Brookswood-Fernridge until the Neighborhood Plans are in place.
2. H. and D. Beauvais, Langley residents, stating opposition due to privacy issues, traffic increases, and noise.

Explanation by the proponent:

C. Johal, Platinum Group, was in attendance and stated that the project is compliant with the 1987 Brookswood-Fernridge Official Community Plan. She further stated that the developer is providing adaptable housing, electric vehicle outlets, a greenway on 200 and 204 Streets, and providing \$1.26 million in Community Amenities. She further stated that they are retaining 20% of the trees and providing more new trees than required.

J. Pernu, McElhanney Consulting, was in attendance and stated that they will be upgrading 202 Street and 27 Avenue and will be widening 200 Street in front of their property.

D.3

Rezoning Application No. 100131
(Sandhill Homes Ltd. / 4400 Block of 222 Street)
Bylaw No. 5379
Report 18-72
File CD 10-31-0164

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5379”

Explanation – Bylaw No. 5379

S. Richardson explained that Bylaw 2018 No. 5379 rezones property located in the 4400 block of 222 Street to Residential Zone R-1E to permit the subdivision of 13 fee simple single family lots. 77 Public Notices were mailed out.

Submissions from the public:

1. M. Hansson, a Langley property owner, was in attendance and expressed support for this application. She suggested having edge planning between the site and Agricultural Land Reserve.
2. R. Kostyshin, a Langley resident, was in attendance and expressed concerns about removing old growth trees, having enough time for residents to respond to the new proposal, and asked Council to defer a decision until the fall.
3. K. Robertson, a Langley resident, was in attendance and expressed concerns about forest conservation. He asked Council to have an

environmental assessment done on the property to address ecological issues.

4. B. Stickney, a Langley resident, was in attendance and expressed concerns about losing this forested area and increased traffic around the elementary school.

5. P. Yokazowa, a Langley resident, was in attendance and expressed concerns about removing the forest for this development.

The following written submissions were received from the public:

1. A. Bornn, a Langley resident, expressing concerns about access along 44 Avenue, wildlife in the forest, development noise, and the removal of trees.

2. R. Kostyshin, a Langley resident, expressing concerns about removing old growth trees, having enough time for residents to respond to the new proposal, and asking Council to defer a decision until the fall.

3. T. and D. Redden, Langley residents, expressing concerns about removal of trees for this project.

4. D. Elder, a Langley resident, stating opposition due to increased traffic and suggested a cul de sac be implemented.

5. J. and S. Bookless, Langley residents, stating opposition due to loss of trees and traffic patterns on 222 Street. They suggested using the land for park space.

6. T. and J. Reagh, Langley residents, recommending that this matter be deferred until after the Municipal Election, a review of Community Amenity Contribution, and a further tree assessment.

7. C. Vecchiato, a Langley resident, stating that tree retention brings value, lower cooling costs from the shade, cleaner air, and a beneficial and aesthetic addition to a community.

8. M. Hannsson, a Langley resident, stating support for the development as it will provide more single family homes where residents can work, play, and go to school. They further asked Council to consider a strip of single family lots along the north end of the property located at 4357-224 Street.

9. K. Tillger, a Langley resident, stating support for the application.

10. M. Sanderson, Sanderson and Welsh Planning, supplied additional information for his explanation by the proponent.

Explanation by the proponent:

M. Sanderson, Sanderson and Welsh Planning, was in attendance and stated the proposal has been decreased to 13 lots which is consistent with the current zoning and the Murrayville Community Plan. He stated that they are planning to plant 142 replacement trees, 41 street trees, and 13 buffer trees. A walkway connection will be installed from the development to James Hill Park. A traffic impact assessment is not required for 13 lots,

but it is suggested that there will be little impact on local traffic.

M. Mills, Arborist, was in attendance and stated that many of the trees on the property are in decline due to changes in site conditions.

E. TERMINATE

Moved by Councillor Fox,
Seconded by Councillor Davis,
That the meeting terminate at 10:18pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk