

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SANDHILL HOMES LTD.) BYLAW 2018 NO. 5379

EXPLANATORY NOTE

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.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SANDHILL HOMES LTD.) BYLAW 2018 NO. 5379**

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 (Sandhill Homes Ltd.) Bylaw 2018 No. 5379”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended by rezoning the lands described as:

Lot 3, Except Part in Plan LMP8805, Section 31 Township 10 NWD Plan 1699; and

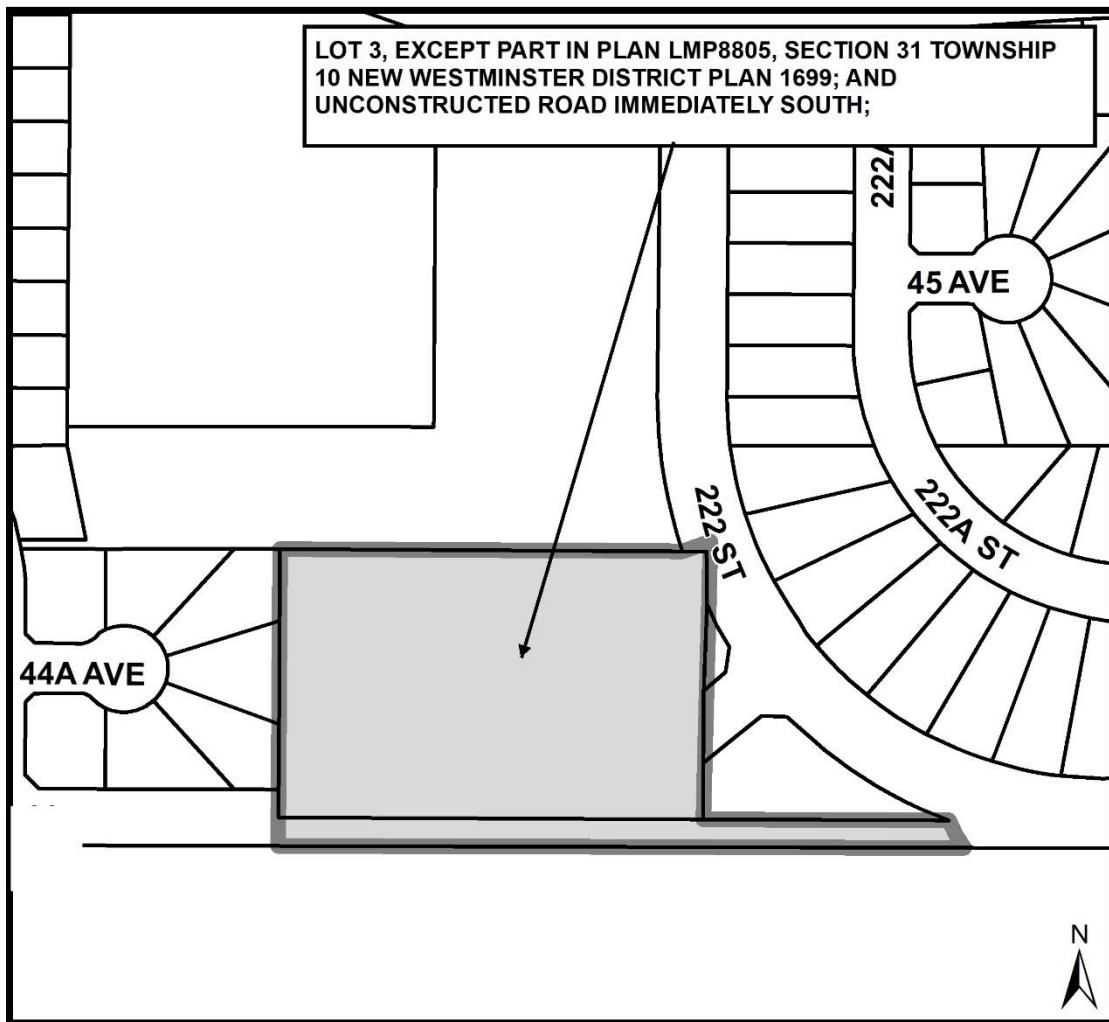
Unconstructed road immediately south

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Zone R-1E.

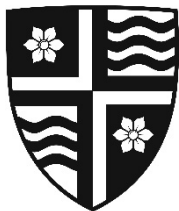
READ A FIRST TIME the	11	day of	June	, 2018.
READ A SECOND TIME the	11	day of	June	, 2018.
PUBLIC HEARING HELD the	23	day of	July	, 2018.
READ A THIRD TIME the		day of		, 2018.
RECONSIDERED AND ADOPTED the		day of		, 2018.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5379



Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 11, 2018 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT AND
 REZONING APPLICATION NO. 100131
 (SANDHILL HOMES LTD. / 4400 BLOCK OF 222 STREET)

REPORT: 18-72
FILE: 10-31-0164

PROPOSAL:

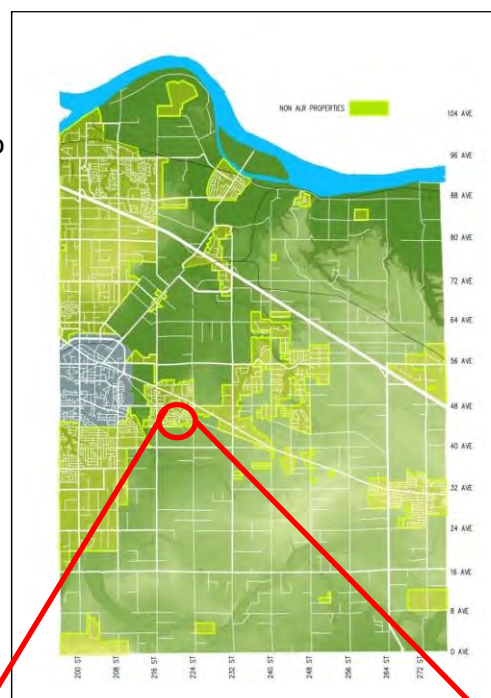
Application to amend the Murrayville Community Plan and rezone 1.74 ha (4.29 ac) of land located in the 4400 block of 222 Street to Residential Zones R-1A, R-1D and R-1E to facilitate development of 17 single family lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 5378 and 5379 subject to eleven (11) development prerequisites being completed prior to final reading and authorize staff to schedule the required Public Hearing.

RATIONALE:

Staff are supportive of the development proposal as it is consistent with the overall objectives of the Murrayville Community Plan, as well as the Township's Sustainability Charter and Official Community Plan.



RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5379, rezoning 1.74 hectare (4.29 acre) of land located in the 4400 block of 222 Street to Residential Zones R-1A, R-1D and R-1E, to facilitate the development of 17 single family lots, 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 44 Avenue and 222 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan;
4. Completion of a road closure bylaw for an unconstructed portion of 44 Avenue road dedication, to the acceptance of the Township;
5. Completion of a subdivision to remove the hook for those portions of Lot 3 LMP15064 located south of 222 Street and to consolidate with Lot 3 Plan 1699, to the acceptance of the Township;
6. 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;
7. Dedication of a 3.0 metre wide walkway between, proposed Lots 4 and 5, to the acceptance of the Township;
8. Registration of restrictive covenants acceptable to the Township:
 - a. Securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage;
 - b. Identifying a tree protection area for proposed Lots 5 – 10;
 - c. Identifying building setback requirements from the tree protection area for proposed Lots 5 – 10;
 - d. Identifying Streamside Protection and Enhancement areas;
9. Provision of a \$40,000 community amenity contribution for neighbourhood recreational amenities.
10. Payment of Murrayville Pedestrian Overpass fee; and
11. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA), community amenity contribution and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw No. 1988 No. 2661 Amendment (Sandhill Homes Ltd.) Bylaw 2018 No. 5378 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

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100131
(SANDHILL HOMES LTD. / 4400 BLOCK OF 222 STREET)
Page 3 . . .

Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize staff to schedule the required Public Hearing for the Murrayville Community Plan amendment bylaw and rezoning bylaw.

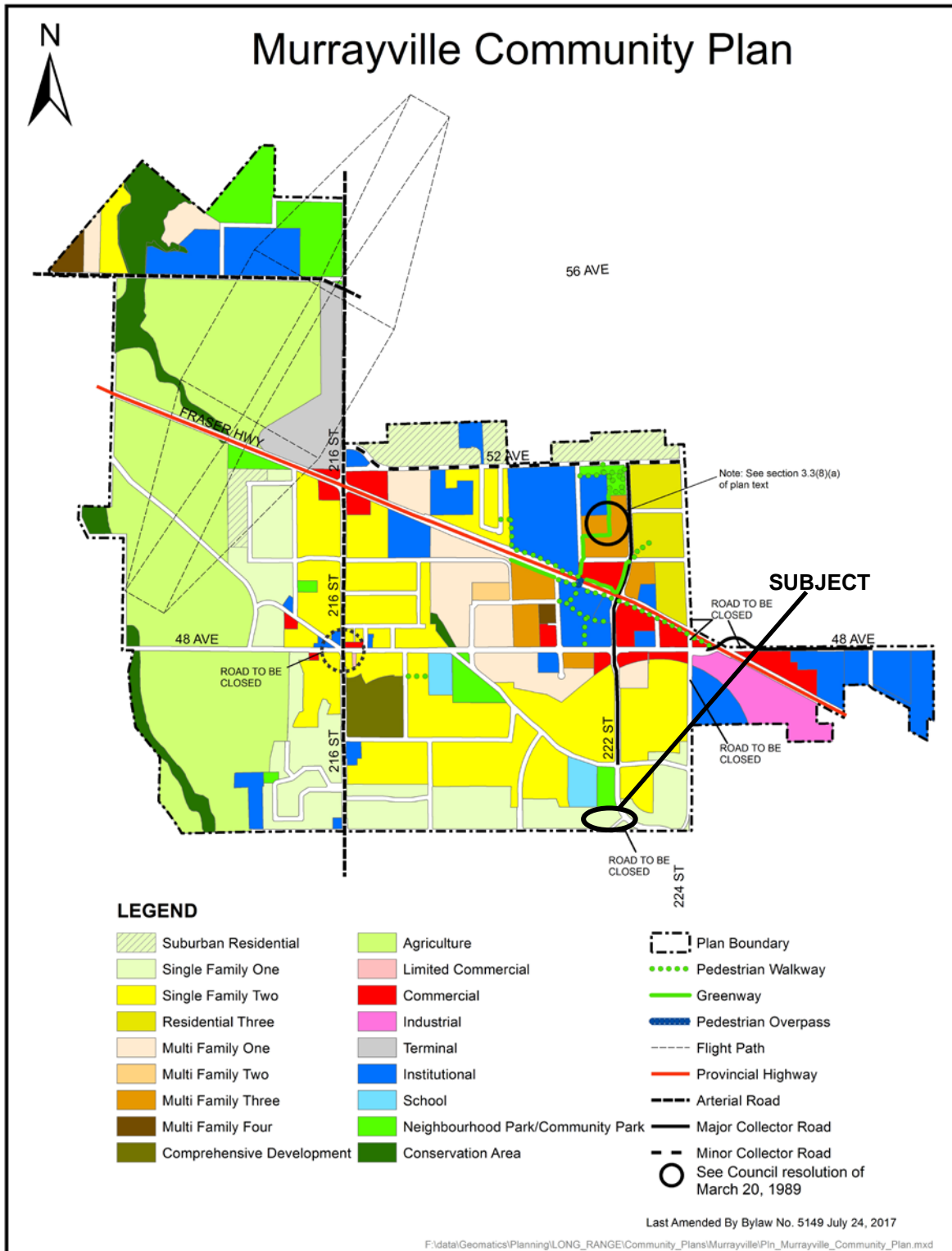
EXECUTIVE SUMMARY:

Sandhill Homes Ltd. has applied to amend the Murrayville Community Plan, and rezone 1.74 ha (4.29 ac) of land located in the 4400 block of 222 Street to Residential Zones R-1A, R-1D and R-1E to facilitate development of 17 single family residential lots. Although the proposed density for the development complies with the Single Family One designation (maximum 10 units per hectare / 4 units per acre), an amendment to the Murrayville Community Plan is required to allow eight (8) of the proposed 17 lots to be less than the minimum lot size of 930 m² (10,010.8 ft²) required by the Single Family One designation.

The proposal is consistent with the overall objectives of the Murrayville Community Plan. Staff recommend that Council consider the plan amendment and rezoning requests, subject to the completion of eleven (11) development prerequisites prior to final reading.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Murrayville Community Plan Amendment Bylaw No. 5378 and Rezoning Bylaw No. 5379.

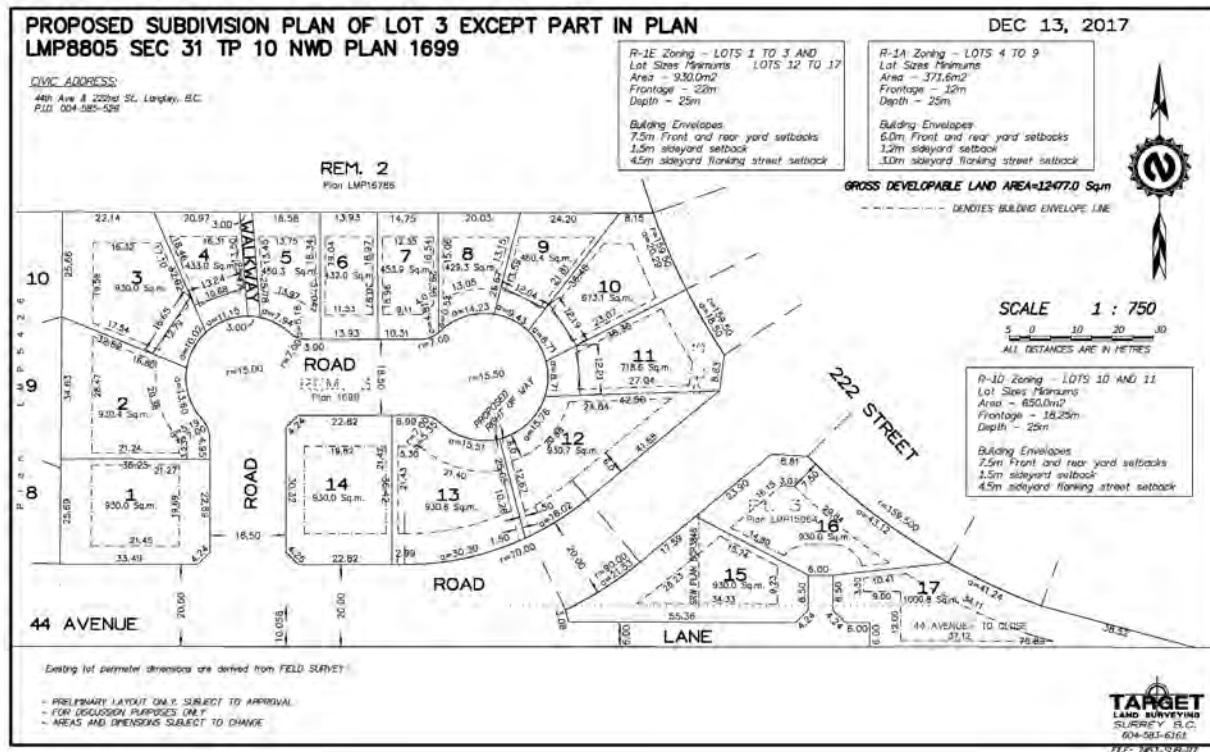


OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100131
(SANDHILL HOMES LTD. / 4400 BLOCK OF 222 STREET)
Page 5 . . .



ZONING BYLAW NO. 2500

OFFICIAL COMMUNITY PLAN AMENDMENT AND
REZONING APPLICATION NO. 100131
(SANDHILL HOMES LTD. / 4400 BLOCK OF 222 STREET)
Page 6 . . .



SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REFERENCE:

Applicant:	Sandhill Homes Ltd. #228 11020 No. 5 Road Richmond BC, V7A 4E7
Legal Description:	Lot 3 Except Part in Plan LMP8805 Section 31 Township 10 NWD Plan 1699; Lot 3 Section 31 Township 10 NWD Plan LMP15064; and Unconstructed road immediately south
Location:	4400 block 222 Street
Area:	1.74 ha (4.29 ac) total
Existing Zoning:	Suburban Residential Zone SR-1 and Residential Zone R-1E
Proposed Zoning:	Residential Zone R-1A, Residential Zone R-1D and Residential Zone R-1E
Murrayville Community Plan: (existing)	Single Family One

BACKGROUND/HISTORY:

The application involves two (2) properties, currently zoned Suburban Residential Zone SR-1 and Residential Zone R-1E, which are designated Single Family One (4 units per acre and a minimum lot size of 930 m² (10,010.8 ft²)) in the Murrayville Community Plan. The eastern property (zoned Residential Zone R-1E) is a remnant portion of a single family subdivision to the east of 222 Street.

The western property (zoned Suburban Residential Zone SR-1) was previously within the Agricultural Land Reserve (ALR). On May 11, 2015 Council referred an application for exclusion of the property to the Agricultural Land Commission (ALC). The exclusion application was considered consistent with the Murrayville Community Plan Single Family One designation, the Urban Growth designation of the Township's Official Community Plan and General Urban designation in Metro Vancouver's Regional Growth Strategy. On September 8, 2015 the ALC approved the exclusion application without conditions. In their decision, the ALC cited their original approval of the Murrayville Community Plan, noting their endorsement of the properties' 'Single Family' designation and understanding that the property would be excluded from the ALR when an application was received.

DISCUSSION/ANALYSIS:

Sandhill Homes Ltd. has applied to rezone 1.74 ha (4.29 ac) of land in the Murrayville Community Plan area to Residential Zones R-1A, R-1D and R-1E, to facilitate a residential development comprised of 17 single family residential lots. To accommodate the proposed development, the proponent has applied for an amendment to the Murrayville Community Plan.

While eight (8) of the lots are proposed to be less than 930 m² (10,010.8 ft²), the overall development is consistent with the density provisions of the Single Family One designation (10 units per hectare (4 units per acre)).

A significant portion of the development is required to be dedicated as road, including the realignment of 44 Avenue through the site and its connection to 222 Street. Staff note that the connection of 44 Avenue east to 222 Street is an important link in the Murrayville road network, which was identified in the Murrayville Community Plan (in 1989).

Two (2) properties are included in the development application. The westerly property forming the majority of the development is located on the west side of 222 Street south of James Hill Elementary School, and is mostly vegetated. The second parcel is 'hooked' across 222 Street, comprised of two portions of land on the west side of 222 Street that is separated by 44 Avenue and a single family lot on the east side of 222 Street. This 'hooked' lot was created as a result of the 222 Street realignment project that occurred in 1994. The existing single family lot is proposed to be severed from the development through the subdivision application, with no changes proposed for the existing home. The portion of the lot on the west side of 222 Street is proposed to form part of the development proposal.

As a result of the 222 Street realignment an unconstructed portion of 44 Avenue road dedication to the south of the site is no longer required for transportation purposes. As part of the subject application the easterly portion of 44 Avenue is proposed to be realigned through the development site. The applicant has proposed to acquire portions of the existing 44 Avenue dedication to incorporate into the development site. Approval of a road closure bylaw will be required for this portion of 44 Avenue and has been included as a development prerequisite.

The initial layout submitted with the application proposed 22 lots on the site. In response to input received at the developer held Public Information Meeting the applicant has reduced the number of proposed lots to 17, as a better fit within the neighbourhood context.

Adjacent Uses:

- North: James Hill Elementary School / Park, (4.13 ha / 10.20 ac) in size (zoned Suburban Residential Zone SR-1), designated School / Park in the Murrayville Community Plan;
- South: 44 Avenue unconstructed road dedication (portions proposed to be closed and included as part of the subject development) beyond which is a rural property, 13.86 ha (34.25 ac) in size, zoned Rural Zone RU-1, designated Small Farms / Country Estates in the Rural Plan area and located in the ALR;
- East: 222 Street, beyond which is a single family residential subdivision zoned Residential Zone R-1E (930 m² / 10,010.8 ft² minimum lot size), designated Single Family One within the Murrayville Community Plan;
- West: A single family residential subdivision zoned Residential Zone R-1E (930 m² / 10,010.8 ft² minimum lot size), designated Single Family One within the Murrayville Community Plan.

Proposed Murrayville Community Plan Amendment:

The subject site is currently designated "Single Family One" in the Murrayville Community Plan. The Single Family One designation permits a maximum density of 10 units per hectare (4 units per acre) and a minimum lot size of 930 m² (10,010.8 ft²). The overall density of the development is approximately 9.77 units per hectare (3.96 units per acre), which is consistent with the Single Family One designation provisions of the Murrayville Community Plan.

Bylaw No. 5378 proposes to permit a minimum lot size of less than 930 m² (10,010.8 ft²) for lots 4 to 11, which are internal to the proposed subdivision layout. These lots are proposed to range in size from 429 m² (4,618 ft²) to 719m² (7,739 ft²), in order to meet the density provisions of the Murrayville Community Plan. To address potential impacts on existing amenities from the plan amendment the applicant has proposed a community public amenity contribution of \$40,000 toward neighbourhood recreational facilities (detailed in Attachment B).

The applicant has submitted a rationale in support of the Community Plan amendment (Attachment B).

Official Community Plan Consultation Policy:

In accordance with the Official Community Plan Consultation Policy (07-160), the Langley School District was consulted during the early stages and throughout the Official Community Plan (OCP) amendment application process. The School District did not express any concerns regarding the proposed amendments (Attachment A). Staff recommends that Council consider the consultation completed consistent with the requirements of the Official Community Plan Consultation Policy (07-160).

The Official Community Plan Consultation Policy also requires Council to consider the OCP amendment in conjunction with the financial plan and any applicable waste management plan. Staff recommend that Council consider the proposed OCP amendment consistent with the Township's financial plans (both operating and capital) and Metro Vancouver's waste management Plans as the plans anticipate development in the Murrayville Community Plan.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-1 and Residential Zone R-1E. Bylaw No. 5379 proposes to rezone the area west of 222 Street to Residential Zones R-1A, R-1D and R-1E to accommodate the proposed development.

The proposal complies with the provisions of the site's proposed zoning in terms of use, lot size and frontage. Recognizing the well-established nature of the neighbourhood, a development prerequisite has been included requiring provision of an exterior design control agreement (to be informed by a neighbourhood character study) on title at the time of subdivision. This requirement will ensure that new homes to be constructed are complementary to the form and character of the existing homes in the neighbourhood. Additionally rear lot building setbacks for proposed lots 5 – 10 are proposed to be increased an additional 1.5 to 2.0 metres to create greater separation of the future homes from the existing school / park site and from trees proposed for retention. This requirement has been included as a development prerequisite in this report.

Subdivision:

A preliminary subdivision plan has been submitted in support of the rezoning application. It proposes the creation of 17 single family lots, realignment and connection of 44 Avenue to 222 Street, and a new local road and a lane. Approval of a road closure bylaw will be required for edge portions of the site (currently unopened 44 Avenue road dedication along the south edge of the site proposed for inclusion in the development. Recognizing the well established nature of the neighbourhood, the application has proposed 930 m² (10,010.8 ft²) lots adjacent to 44 Avenue and adjacent to existing properties at the west side of the site. Lots less than 930 m² (10,010.8 ft²) are proposed only adjacent to the school / park site and 222 Street. This configuration internalizes the smaller lots within the subdivision. Details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw, subject to Council's approval of the rezoning bylaw.

Public Consultation:

As per Policy No. 07-164, the applicant held a public information meeting on March 9, 2017, at which time an initial proposal for a 22 lot subdivision was presented. In response to the input received at the developer held Public Information Meeting, the applicant reduced the number of proposed lots to 17. Results of the Developer Held Public Information Meeting were compiled and are provided in Attachment C.

Tree Protection/Replacement:

A public trail exists along the property line between the subject site and James Hill Elementary School / Park. The trail meanders through large closely spaced trees on the school site near the northeast corner of the development site. In order to ensure greater protection of the trees along the northern boundary of the site and create a buffer between the proposed residential development and James Hill Elementary School / Park, the applicant has proposed a restrictive covenant area between 1.5 and 2.0 metres in depth for Lots 5 – 10. This area will include fencing and planting. The requirement for a restrictive covenant area for tree protection has been included as a development prerequisite. A new 3.0 metre wide walkway to the school / park is also proposed between Lots 4 and 5 to provide an additional connection to the trail. The existing sidewalk on 222 Street will also be extended along the frontage of the site.

The applicant indicates that 372 significant trees exist on the subject site. The arborist's report indicates that due to the irregular topography and highly saturated soils/surface water conditions only 5 trees are suitable for retention and are to be protected by restrictive covenant indicated as a development prerequisite. These trees are located near the northern property line of the site where the proponent's arborist indicates the land is relatively higher and drier. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 78 replacement trees are required and 92 replacement trees are proposed. Approximately 53 street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development approximately 150 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.

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 (including an analysis of the existing stormwater detention facility) 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 44 and 44A Avenue and 221B and 222 Street will be required in accordance with the Subdivision and Development Servicing Bylaw and the Murrayville Community Plan. 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, Schedule 3 of Township of Langley Official Community Plan (Streamside Protection), 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. A yellow coded constructed watercourse is located near the southern boundary of the site extending northward to 222 Street. As a condition of development the applicant will be required to provide protective measures for the watercourse prior to final reading.

School Sites:

School District 35 has provided comments (Attachment A) and anticipates that the overall development will generate approximately 7 new students for James Hill Elementary (located directly north of the site), 3 new students for H.D. Stafford Middle School (located approximately 4.0 km northwest of the site) and 3 new students for Langley Secondary School (located approximately 3.5 km northwest of the site).

Parks:

The nearest park, James Hill Park, is located directly north of the subject site. A pedestrian path is proposed to access the park from the development between proposed Lots 4 and 5.

Transit:

Transit service (C60 and C61 bus) is currently provided north of the site on 48 Avenue and 222 Street approximately 700 metres north of the subject site.

POLICY CONSIDERATIONS:

The proposed development is located in an area designated as "Single Family One" in the Murrayville Community Plan. The proposed development complies with the land use and density provisions of the plan. An amendment to the Murrayville Community Plan is proposed to accommodate proposed Lots 4 – 11 being less than 930 m² (10,010.8 ft²). The proposed development also complies with the proposed Residential Zone R-1A, R-1D and R-1E zones, and with the requirements of the Subdivision and Development Servicing Bylaw.

The proposal is also consistent with the overall objectives of the Township of Langley Sustainability Charter and Official Community Plan.

Staff recommend that Council give first and second reading to Bylaws No. 5378 and 5379 (subject to eleven (11) development prerequisites) and authorize staff to schedule the required Public Hearing.

Respectfully submitted,

Colin Moore
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	School District Comments
ATTACHMENT B	Applicant Rationale
ATTACHMENT C	Public Information Meeting Summary



26 April 2018

Colin Moore
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project No. 10-31-0164 / SANDHILL DEVELOPMENT LTD

Civic: 4400 Block of 222 Street

Legal: Lot 3 Plan LMP15064 and Lot 3, Except Part in Plan LMP8805, Plan 1699; both of Section 31 Township 10 NWD

We have reviewed the above proposal. We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-5	Middle 6-8	Secondary 9-12
Single Family Units	17	7	3	3

Given the current school catchments this development would impact James Hill Elementary School, HD Stafford Middle School and Langley Secondary School.

There is currently sufficient capacity within the School District to enroll the students as noted above if the projected numbers were actually seeking admission to schools at the present time. While the School District is committed to making every effort to enroll students at their catchment schools, such may not be possible in all cases.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli CPA, CMA
Secretary Treasurer



Land Use Design & Development Services

April 20, 2018

ToL File: 10-31-0164

Folders: RO100131

SA100942

Sanderson + Welsh Planning File: 1603

Township of Langley
20338 65 Avenue
LANGLEY, BC V2Y 3J1

Attention: Collin Moore MCIP, RPP, Planner
Community Development Division

Dear Mr. Moore:

**SUBJECT: 17 Lot Single Detached Subdivision Application
4400 Block 222 St. and adjacent unopened road allowance (44 Ave)**

- 1) Amendments to Landscape Plans**
- 2) Community Benefit Amenity Contribution**
- 3) Road Closure Bylaw-44Ave. at 224 St.**

On behalf of Sandhill Development Ltd. and in response to the comments and requirements outlined in the Township of Langley's February 13 and 20, 2017 letters and subsequent discussions the following is provided:

1) Landscape Plan Amendment-Protection of Significant Trees in Adjacent James Hill Park

PMG Landscape Architects submitted, on April 17, an amended the Landscape Plan package that includes:

- Restrictive Covenant Area along the backs of Lots 5 to 10
 - 1.5 m off-set from the PL of Lots 5 through 8
 - 2.0 m off-set from the PL of Lot 9

The ELECTRA
135 – 970 Burrard Street
Vancouver, BC, V6Z 2R4

t: 604.801.6780
e: sanderson@sandersonwelshplanning.com
e: welsh@sandersonwelshplanning.com

Sanderson + Welsh Planning Ltd.



Est. 2007

Solutions For Building Better Communities

- Triangular off-set encompassing full extent of tree protection zone for retained trees in the rear yard of proposed Lot 10
 - 1.5 m ht. chain-link fence and 1.5 m cedar hedge along the south side of the covenant line and a TLB-13 standard post and rail fence on the property line on Lots 5 to 10; and
 - Appropriate landscape treatment/planting inside the covenant zone appropriate to the area and to minimize disturbance to existing trees.
- PMG's April 17, 2018 letter and plans are attached summarizing these latest changes to the Landscape Plans submitted on December 21, 2017, which addressed the comments/requested amendments outlined in the Township's November 29, 2017 letter.
 - As requested, additional building setbacks will be provided from the Restrictive Covenant line, specifically 1.5 m on Lots 5-8 and 2.0 m on Lots 9 and 10.

We believe the attached plans and letter fully address the Township's comments/requests related to landscape requirements and tree protection.

2) Community Plan Amendment- Community Benefit/Amenity Contribution

As noted in both the 4th Technical Submission (December 21, 2017) and 3rd Technical Submission (July 5, 2017) the subdivision has been re-designed to reduce the number of lots by 5 to 17 from the 22 originally submitted for approval, a 23% reduction.

Consequently, the current amended proposal maintains the existing **Single Family One** land use designation in the **Murrayville Community Plan**; which provides for a maximum density of 10 units per hectare (4 units per acre), or 17 single-family lots on this property, and resulting in a gross density of **9.86 units per hectare (3.99 units per acre)** Therefore, a Community Plan land use amendment is not required for density.

While the overall density has now been reduced from the 22 lots in the initial application to the 17 lot maximum permitted under the current land use designation, the site's shape, the required 44 Ave. through-road right-of-way and lot access restrictions from both 44 Ave. and 222 St. present design limitations. These limitations prevent the **10 uph/4upa** (17-lot) density from being achieved based upon the minimum 930 m² (10,010.8 ft²) lot size under Single Family One designation.

To achieve the permitted density a **Community Plan (CP) Amendment is, therefore, required to reduce the minimum lot size in the Single Family One Designation within a portion of this subdivision to 425 m² (4,574.8 ft²) for 8 of the 17 lots.** The proposed minimum lot size of 425 m² is almost 15% larger than the minimum lot size of 371.6 m² (4,000 ft²) in the R-1A zone.

The other 9 lots will be at or greater than the 930 m² (10,011.8 ft.) minimum lot size under the existing Single Family One designation.

To address any potential impacts on existing amenities associated with the additional 4 lots proposed in the subdivision required to achieve the permitted density, Sandhill Developments Ltd. offers a community/public amenity contribution of \$40,000 to be used at the discretion of the Township towards neighbourhood recreational amenities. Suggested amenities could include:

- a) Additional Children's Play Area Equipment and/o Improvements to Other Facilities (Hockey/Lacrosse Rink) at the James Hill Neighbourhood Park;
- b) Upgrading the Murrayville Community Garden at 224400 Old Yale Road; and
- c) Improvements to the Off Leash Dog Area at Old Yale Park, 224 St & Old Yale Road.

This contribution is additional to the 5% parkland cash in lieu and Development Cost Contribution's (DCC) that will be paid by Sandhill Development.

3) Road Closure/Acquisition of Ptn of Unopened 4 Ave. R/W at 222 St.

To accommodate the proposed subdivision, two small portions of the unopened 44 Ave road right-of-way will need to be closed by **Bylaw** and acquired by Sandhill Development Ltd. The two areas to be closed and acquired total 880 m²+/- (235 m²+/- and 645 m²+/-, respectively and were identified as Item L attached to the July 5, 2017 3rd Technical submission.

Sandhill Development Ltd. respectfully requests the Township initiate the Road Closure Bylaw procedure as part of the current development application process.

In closing we believe the current submission fully addresses all outstanding Township comments and requirements such that we request the Staff Report be finalized and submitted to Council in the near future. Upon review if you have any questions, please contact the undersigned.

Sincerely,

SANDERSON + WELSH PLANNING LTD.



Michael D. Sanderson, MCIP, RPP, MRTPI
President

Attachments

cc. Sandhill Development Ltd.
 PMG Landscape Architect Ltd.

Attachment C

SANDERSON PLANNING

Land Use Design & Development Services



ToL File: 10-31-0164
 Folders: RO100131
 SA100942
 Sanderson Planning File: 1603

June 5, 2017

Township of Langley
 20338 65 Avenue
 LANGLEY, BC V2Y 3J1

Attention: Collin Moore MCIP, RPP, Planner
 Community Development Division



Dear Mr. Moore:

SUBJECT: 22 Lot Single Detached Subdivision Application
4400 Block 222 St. and adjacent unopened road allowance (44 Ave)
PUBLIC INFORMATION MEETING
Summary Report to Council and Staff

Sanderson Planning Ltd. held a Public Information Meeting (PIM) on behalf of Sandhill Development (Langley) Ltd. for the Single Detached Subdivision, as submitted. This summary of the PIM is to inform Township Council and staff of the information presented and the comments received from the public. The summary also includes other contacts with the public as a result of the advertisement.

1) NOTIFICATION

Location:	Studio/Room 3. W.C. Blair Recreation Centre. 22200 Fraser Highway, Langley
Date:	Thursday, March 9, 2017
Time:	6:00 – 8:00 pm

The ELECTRA
 135 – 970 Burrard Street
 Vancouver, BC, V6Z 2R4

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 f: 604.801.5134
 e: sanderson@sandersonplanning.com

Sanderson Planning Ltd.



Solutions For Building Better Communities

With respect to Council Policy No: 07-222 (revised on May 30, 2016) this Public Information Meeting was held in a familiar community centre with easy access, convenient free parking and ease of access at the front door for anyone with challenges. The date was before the local school spring break that started March 13.

The PIM was advertised, as per policy, in two consecutive publications in the Langley Times – February 22 & 24, 2017 (see attached copy-**Attachment 1**) 10 to 14 days prior to the PIM.

Township staff provided the mail-out labels to adjacent residents (**Attachment 2**). This total was 72 and the Langley Times notification copy was mailed on February 24 including to the Principal of James Hill Elementary School. The map of the direct mail-out is included for reference and was provided by ToL staff.

2) PIM DISPLAY BOARDS AND RESOURCES

- **Display Boards.** Sanderson Planning prepared and displayed 15 boards of the proposal for resident review. Sandhill Development (Langley) Ltd. provided boards showing examples of their projects and typical finished built form.

The site-related display boards included: (**Attachment 3**)

- Proposed Subdivision layout
- Facts & Features (incl. proposed density and zoning)
- Murrayville Community Bicycle System
- Landscaping (Tree Planting) & Proposed Bicycle Lanes
- Arborist Site Assessment (incl. Existing Tree Survey)
- Proposed Services/Utilities (ISDC Plan)
- Design Guidelines (Proposed Exterior Design Control Agreement) and Home Design Samples
- Example Subdivision in Murrayville with “Residential Three” Community Plan Designation & R-1A Zoning)
- Township of Langley Planning Process

- **Resource Consultants**

To assist with questions from the public and provide technical expertise the following were in attendance:

Michael Sanderson: President – Sanderson Planning Ltd.

Mike Mills – Michael J. Mills Consulting/PMG Consulting -Arborist

Pat Campbell – PMG Consulting, Landscape Architect

Martha Welsh: Planner – Sanderson Planning Ltd.

Shahla Tabriz, Executive Assistant & Sandhill Staff (2) - Sandhill Development (Langley) Ltd.

Hardeep Sandhu, Owner – Sandhill Development (Langley) Ltd.

Colin Moore, RPP, MCIP
Planner, Community Development Division
Township of Langley

ToL File: 10-31-0164
Sandhill Development (Langley) Ltd.
22 Lot Subdivision, 4400 Block, 44 Ave., Murrayville

3) ATTENDEES & COMMENTS

Approximately 30-35 people attended and 28 signed in representing 20 separate addresses of which 5 were completely outside the adjacent area. **Attachment 4** provides photos of the event.

The Comment sheets totaled 16 representing 13 separate addresses and filled out by 21 people in total. **Attachment 5** provides the Open House Registration.

Location to the site of those completed comment forms are as follows:

Location to Site	# of Comment Forms from PIM
Adjacent to the west – cul-de-sac	5 (3 addresses)
Across 222/224 St.	6 (5 addresses)
Farm south of 44 Ave.	1
Near Old Yale Rd	1
Near Fraser Highway & 220 St. (outside)	3

Attachment 6 provides a summary of the comments received from those that attended and filled out comment sheets. **Attachment 7** includes the **Comment Forms** received.

Comment themes included:

a) House Design/Architecture

The ^{s.22(1)} comment forms located ^{s.22(1)} ^{s.22(1)} The main concerns on the Comment forms were privacy, overlook ^{s.22(1)} and setbacks. A few thought that 4 lots abutting ^{s.22(1)} ^{s.22(1)}

Density & Lot Design

Comments related to lot size and presumably house size cited Willoughby development as a comparison for high density and small lots that were perceived as negative. There were concerns for basement suites. Due to 2 lots sized at 4,000 ft², it was perceived by a few commenters that all lots were the same size, even though most of the proposed lots are quite large and very similar to the existing lots west of 222 St. and north of the site.

Some comments noted that Murrayville residents should have initial option to purchase the new lots. Other comments were that the proposed smaller lots would impact existing home value on larger lots. Some wished to have lots “similar – the same” to the existing lots.

Colin Moore, RPP, MCIP
Planner, Community Development Division
Township of Langley

ToL File: 10-31-0164
Sandhill Development (Langley) Ltd.
22 Lot Subdivision, 4400 Block, 44 Ave., Murrayville

Extension of 44 Avenue connecting 222 St. to 221A St. along to 216 St.

Comments from residents s.22(1) entered on the opening of 44 Ave. creating a short-cut through fare to 221 St. and eventually 216 St. Written comments were: "No need to open", "need speed bumps", "okay to develop if road doesn't go through" "Contain 44 Ave.."

With the ALR on the south side of 44 Ave. it was suggested that a fence would be important along the improved road and thereby ensure there is no trespassing onto farmland.

Information on the bikeway (along 44 Ave.) as proposed by the Township was available.

Landscaping and Tree replacement/Retention

Trees: comments referred to the retention of the trees at the south end of James Hill Park and the planting of replacement trees and more trees adjacent to the backyards of the homes on the abutting cul-de-sac.

Wildlife: the displacement of wildlife and birds was noted on a couple of forms as important.

Discussions with Technical Consultants

The extension of the bikeway was not negatively perceived and some mentioned walking their dogs along the undeveloped footpath currently along the 44 Ave. unopened road. There was a lot of concern about fast, through traffic if 44 Ave. was opened. It was perceived by many that there would be a lot of shortcutting from 222 St. No comments were received on the actual traffic generated by the proposed subdivision.

In response to questions it was pointed out that the roadway extension is in the Township's Transportation Master Plan and that the proposed 22 lots on a cul-de-sac and with no direct driveway access to either 44 Ave. or 222 St. will result in very little additional local traffic.

Verbal discussions with the technical consultants were fruitful regarding some landscaping and tree clustering. A nearby neighbour was concerned about existing drainage problems and the servicing on this site would improve his situation. Although there was much to say about trees it was noted that the majority of existing trees were not healthy due to the high water table. Safety issues for children using the park will be mitigated with new fencing while the 'arbour'd pathway will be retained along the south portion of the park and the elementary school grounds with access from 222 St to 221A St.. The landscape consultant had suggestions about improvements to the plan based on residents' ideas.

It was noted that farmland in the ALR directly south and close to the site has extensive treed areas with ravines that could absorb any wildlife and birds on this parcel.

Colin Moore, RPP, MCIP
Planner, Community Development Division
Township of Langley

ToL File: 10-31-0164
Sandhill Development (Langley) Ltd.
22 Lot Subdivision, 4400 Block, 44 Ave., Murrayville

Other Communication

Sanderson Planning received 3 phone calls and followed up with residents who had received the invitation. There were questions about proposed lot size/density, riparian (roadside ditch in unopened 44 Ave. R/W), tree removal, land use change to the existing Murrayville Community Plan, fencing and timing of the project.

It was pointed out that the average size of the lots is over 6,000 ft.² and the density was just over 5 homes per acre: only 50% of the maximum permitted under the proposed R-1A zoning.

The Township received one e-mail on March 15 (Attachment 8). As noted a concern about the notice provided, however the process followed was in accordance with Township requirements. The technical concerns raised related to the traffic, short-cutting if 44 Ave. is constructed to 222 St. and higher density.

4) OUR RESPONSE TO COMMENTS RECEIVED

a) Context & Impact

Other than the 7 homes on the 44A Ave. cul-de-sac, no area houses will be able to view the proposed houses on this site except from a distance across a collector road (222 St.) and across a school playing field. The houses along 221A St. back onto the field and the houses along 222 St. are rear-yard oriented to the street with no driveway access. All proposed lots will have rear fencing and/or proposed tree landscaping. There is a treed boulevard along 222 St. and no house faces this street. There may be some views from upper bedroom windows. Design Guidelines were proposed to ensure the rear elevations of the homes on the eight double fronting lots (on 222 St. & 44 Ave.) are attractive and compatible with adjacent or area homes. Due to the separation provided by 222 St. and no direct road access, impacts on area residents east of 222 St. due to privacy, overlook, shadowing or noise will be very minimal. There were no resident responses from 221A St.

As noted, fencing along the existing ALR boundary on the south side is important to prevent trespassing.

Homes on the cul-de-sac will see some of the built form behind rear fence and trees to be planted. However, the new lots are wedge-shaped and the new houses will be offset from the existing homes. The sizes of these new lots are generous and rear widths similar to the 3 lots affected. Rear yard building setbacks, fencing and proposed landscaping can mitigate possible noise and privacy issues. The proposed Exterior Design Control Agreement includes provisions to ensure the siting of each house takes into consideration a number of matters including over-view or over-shadowing of neighbouring lots and homes. Siting of new homes shall also result in reasonable compatibility with any adjacent older homes and with homes in adjacent newer developments. While upper floor balconies are permitted (only) at the rear of homes they will be limited in size to ensure reasonable privacy on adjacent lots.

b) 44 Avenue Extension

Recent development proposals west of the site have incorporated the Township's road extension along 44 Ave and 44A Ave. (ToL File: 31-10-0165). As a result it is perceived by local residents, especially those on the ^{s.22(1)} that there will be a highly active "shortcut" along 44 Ave. that will extend east from 224 St all the way to 216 St. Where this traffic would be going to, or coming from, is not clear as local services are north along Fraser Highway at the intersection of 222 St. The elementary school is located on Old Yale Rd. between 222 St and 221A St. Local children walk to the school.

This subdivision will provide for completion of 44 Ave. to 222 St., as required by the Township and in accordance with the Transportation Master Plan.

However, if, in response to the noted concerns the Township wishes to re-consider the need for extension of 44 Ave. through the property, Sandhill Developments (Langley) Ltd. would have no objection. This subdivision is essentially a small cul-de-sac with a single access to 44 Ave. then east to 222 St. Extension of 44 Ave. and west of the cul-de-sac is not essential for access to the proposed lots.

As an alternative to a through road Sandhill Development (Langley) Ltd. would not be opposed to construction of an emergency vehicle access connection between 221A St and the new cul-de-sac entrance at 44 Ave., which would only be constructed east to 222 St. The proposed bikeway (and pathway) could still be installed along 44 Ave. and in the emergency access to the existing 44 Ave. at the intersection with 221A St. This could be either an interim or permanent design and is typical for such options.

This solution would mitigate any potential shortcutting up to Old Yale Rd. and along 44 Ave. to 216 St. If the Township ultimately requires a final permanent extension, the road could be easily opened to 221A St. The intermodal bikeway and footpath could be enhanced and fencing installed along the south boundary. Signage on 222 St. (No through road or Turn restrictions) could be considered to prevent inadvertent turn-ins for those seeking to shot-cut.

However, on this matter Sandhill Developments (Langley) Ltd. defers to the Township's overall transportation requirements. This subdivision design effectively functions with or without a 44 Ave. through connection between 221A and 222 Streets. It is also our position that given the small size of the subdivision and very limited additional vehicle traffic resulting from the small number of new homes, a traffic study is not necessary.

c) Subdivision Design & Landscaping

The proposed cul-de-sac subdivision will be tucked into this little enclave. The lot sizes are varied to promote a variety of housing options that will attract families due to the proximity of schools firstly as well as those wishing to remain in Murrayville and be close to parks and farmland. The proposed density of just over 5 homes per acre was only half the maximum permitted under the proposed zoning and only nominally above the 4 homes per acre maximum

Colin Moore, RPP, MCIP
 Planner, Community Development Division
 Township of Langley

ToL File: 10-31-0164
 Sandhill Development (Langley) Ltd.
 22 Lot Subdivision, 4400 Block, 44 Ave., Murrayville

allowed under the current Murrayville land use designation. While providing for some smaller lots than the immediate neighbourhood, the design respects the community by locating larger lots along the edges thereby ensuring compatibility. Recent developments along 44 Ave. have provided large lots with executive housing to serve that high-end market. However, there is also a need to be both sustainable and affordable and this proposal can achieve those needs by providing other forms of attractive, single detached housing in the area. We believe this subdivision will meet this objective and in a manner that will fit well into the existing neighbourhood.

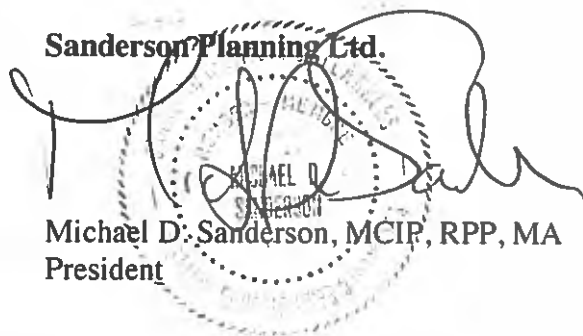
We trust that the summaries of the comments submitted by residents and the discussion at the Public Information Meeting are clear, concise and accurate.

Following consideration of the feedback in relation to the Public Information Open House, a 3rd. Technical Submission is being made which includes amendments to the proposed subdivision design and required development applications.

We thank you for your considerations.

Regards,

Sanderson Planning Ltd.



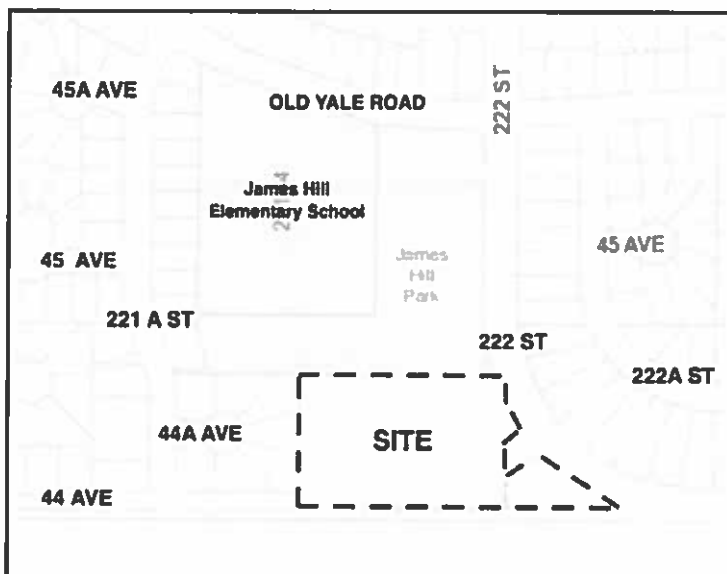
Michael D. Sanderson, MCIP, RPP, MA
 President

cc. Sandhill Development (Langley) Ltd.

Attachments: 1: Public Notification, Langley Times Notice & Neighbour Handout
 2: ToL Notification Area
 3: PIM Open House Display Boards
 4: PIM Event Photos
 5: PIM Registration Sheet
 6: Comment Summary-PIM Attendees
 7: PIM-Individual Comment Forms
 8: March 15 E-Mail to ToL-Comment

Developer Led PUBLIC INFORMATION MEETING

Township of Langley Project No. 10-31-0164 for 4400 Block, 222 St.
and an adjacent unopened 44 Ave. road dedication in Langley



You are kindly invited to attend a meeting to present information on proposed details of an application for an Amendment to the Murrayville Community Plan.

A concurrent rezoning application from Suburban Residential Zone (SR-1) and Residential Zone (R-1E) to Residential Zone (R-1A) is intended to accommodate twenty-two (22) single-detached residential lots ranging in size from approximately 378 m² (4070 ft²) to 1,142 m² (12,292 ft²).

Representatives from Sandhill Development (Langley) Ltd., Sanderson Planning, and other Consultants will be at this meeting to present details of the proposal and to receive feedback from the public.

When:

Thursday, March 9, 2017

Drop in anytime between

6:00 pm and 8:00 pm.

ATTACHMENT 1

Where:

Studio/Room 3

W.C. Blair Recreation Centre

22200 Fraser Hwy, Langley

We look forward to meeting with you.

If you are unable to attend & would like more information, please contact Michael Sanderson at 604.801.6780 or E.sanderson@sandersonplanning.com

www.langleytimes.com

ATTACHMENT 1

Wednesday, February 22, 2017 11

New \$240m water tunnel built to withstand quake now operational

Drinking water tunnel under the Fraser River serves Surrey, Langley areas

JEFF NAGEL
Black Press

Metro Vancouver has opened a new \$240-million tunnel built under the Fraser River to ensure drinking water keeps flowing to Surrey and South-of-Fraser residents in the event of an earthquake.

The critical phase of the project saw the Port Mann Water Supply Tunnel gradually burrowed out by a massive tunnel boring machine dubbed 'Squirrel' during 2014-15.

The new one-kilometre long tunnel is



Courtesy Metro Vancouver
Tunnel boring machine 'Squirrel' as it was being positioned to excavate the Port Mann Water Supply Tunnel.

15 metres in diameter and located more than 30 metres below the riverbed.

It more than doubles the capacity of the old water main and is built to withstand both an earthquake and river

erosion forces, which knocked the old main offline in 1997 and forced temporary water restrictions in Surrey.

The nearly six-year project posed major challenges due to dif-

ferent soil conditions and high groundwater pressures.

At one point engineers had to inject liquid nitrogen to harden the soil in front of the tunnel boring machine so it could be repaired.



WHY SHOULD I FILE MY TAXES?

TO GET MORE BACK WITH BENEFITS & CREDITS.

Filing your taxes on time could put money back in your pocket. Owe money on your taxes? Legally, you have to file on time to avoid penalties or interest. No matter what your income is, you could qualify for tax benefits and credits like these:

- Monthly Canada Child Benefit
- GST/HST Credit
- Guaranteed Income Supplement

Visit HRBLOCK.CA/office-locator for your local office information
1-800-HRBLOCK (472-5825)

H&R BLOCK

2122 20353 64th Ave. Willoughby
#5 8790 294th St. Walnut Grove
Langley
604.510.2608 (Walnut Grove)
604.888.1721 (Willoughby)

1A - 26361 Fraser Highway
Aldergrove
604.856.4342

100% CERTIFIED ORGANIC PRODUCE (way)

\$1.49/lb **ORGANIC** **CERTIFIED ORGANIC** **Beets**

\$1.49/lb **ORGANIC** **CERTIFIED ORGANIC** **Ruby Grapefruit**

NATURE'S BASKET MARKETS **DEALS of the WEEK** February 23 to March 1, 2017

SAVE \$2 **ORGANIC** **IMAGINE Broths** select varieties **2.99** 1 litre

SAVE 28% **GEROLSTEINER Carbonated Natural Mineral Water** **1.79** 750 ml

SAVE \$1.50 **ORGANIC** **GREEN & BLACK'S Chocolate Bars** select varieties **2.99** 100 grams

SAVE \$3.49/lb **FARMCREST FOODS Free Run Whole Chicken** **\$7.70/lb**

Product availability may vary by location. www.naturesbasket.com

Developer Led

PUBLIC INFORMATION MEETING

Township of Langley Project No. 10-31-0184 for 4400 Block, 222 St. and an adjacent unopened 44 Ave. road dedication in Langley



You are kindly invited to attend a meeting to present information on proposed details of an application for an Amendment to the Murraysville Community Plan

A concurrent rezoning application from Suburban Residential Zone (SR-1) and Residential Zone (R-1E) to Residential Zone (R-1A) is intended to accommodate twenty-two (22) single-detached residential lots ranging in size from approximately 378 m² (4070 ft²) to 1,142 m² (12,292 ft²)

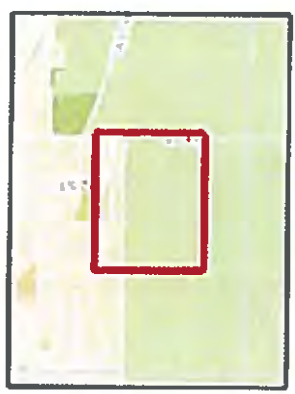
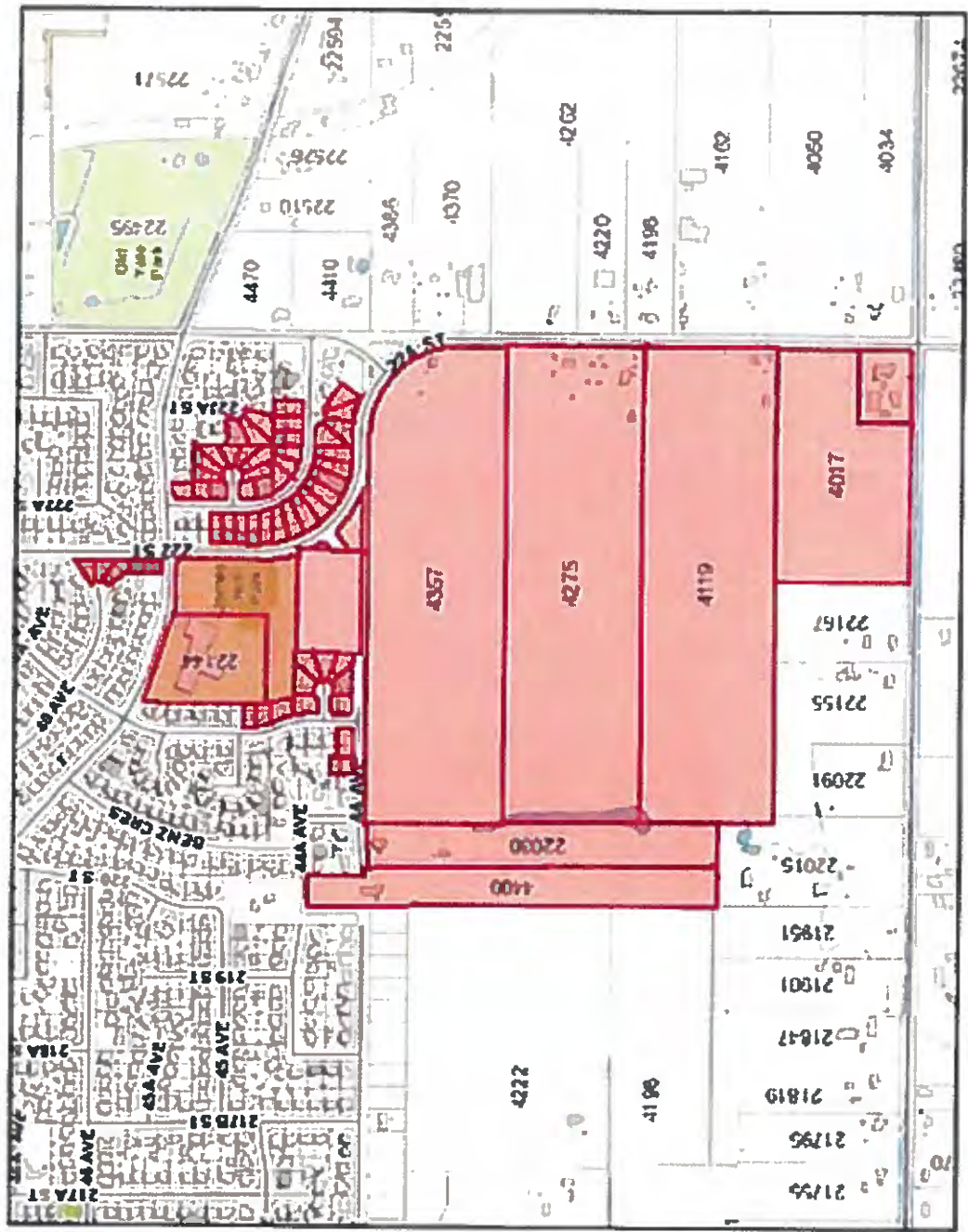
Representatives from Sandhill Development (Langley) Ltd., Sanderson Planning and other Consultants will be at this meeting to present details of the proposal and to receive feedback from the public.

When:
Thursday, March 9, 2017
Drop in anytime between
6:00 pm and 8:00 pm

Where:
Studio Room 3
W.C. Star Recreation Centre
22200 Fraser Hwy. Langley

We look forward to meeting with you.
If you are unable to attend & would like more information, please contact Michael Sanderson at 604.601.6760 or E.sanderson@sandersonplanning.com

10-31-0164 RO100131 SANDHILL DEVELOPMENT (LANGLEY) LTD



Legend

PIM notification area (as per public hearing requirements)



The data provided is a compilation of geographic information drawn together from a variety of sources. Historic and current, and does not necessarily include everything and anything for a particular purpose, and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on 20 February 2017 at 11:06:08



WELCOME to our OPEN HOUSE and DISPLAY

Presenting

Murrayville




22 Single-Family Detached Homes

by


Sutherland Realty Ltd.
 Real Estate • Commercial • Residential • Vacant Land

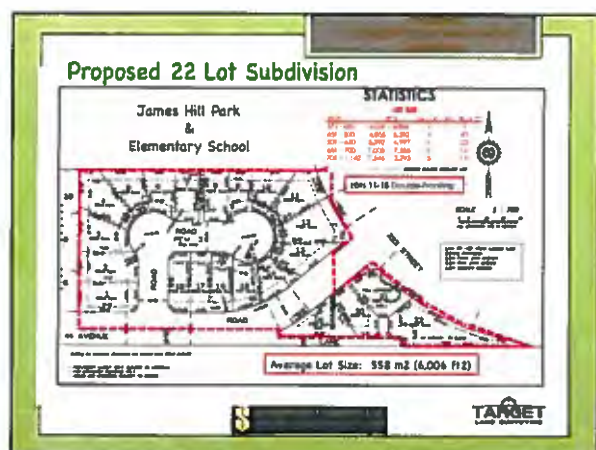
Facts & Features

- Property Address: 4400 Block, 222 St & 4467 - 222 St.
- 2 Owners
- Subdivision Application Covers: 4.26 Ac. (1.73 Ac.)
- Proposal for 22 Single-Family Detached Lots
- Unopened Portions of 44 Ave. to be opened connecting east to 222 St. to complete local road network as planned in Township's Master Transportation Network, improving east-west connectivity
- Walkway Connection to James Mill Park & Elementary School
- Proposed Bicycle Route Along 44 Ave. will extend/link east-west Community Bicycle System as shown in Township's Murrysville Bicycle Route Network Plan
- Proposed Density of 3.16 homes (units) per acre (up)s is 50% of the maximum (10 up)s permitted under the proposed "Residential Three" Murrysville Community Plan Land Use Designation.
- Proposed Density nominally higher than the 4 up)s maximum permitted under the current Single Family One designation.
- Proposed Residential R-1A Zoning provides for range of lot sizes
- Building Design Control Agreement to provide for compatible home style/finishes

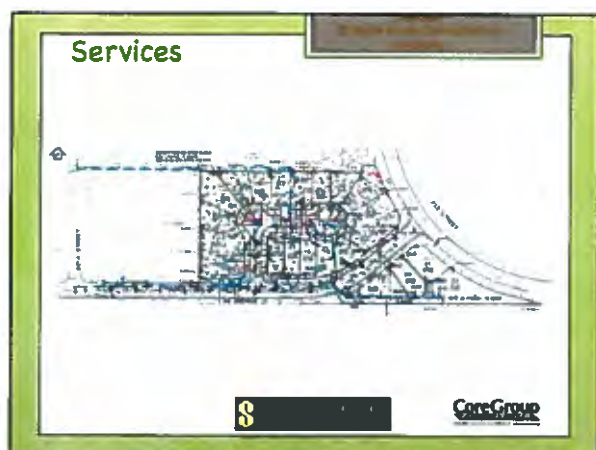
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Sandhill's Experience in Langley

17-03-27



17-03-27



17-03-27

Home Designs Suitable for Proposed Subdivision:
(Provided for in Proposed Building Design Control Agreement):
Constructed Examples

Examples of houses with front access garages



Examples of houses with rear access garages



Four options for homes on double-fronting lot (Sub 11-18)

Tynan Design Limited

Township Planning Process

- To Permit this Proposal, the following Township Planning Applications have been Submitted, including:
 - Murrayville Community Plan Amendment
 - To "Residential Three" (R-3) Density (1 homes per acre) from Single Family One (1 homes per acre)
 - Rezonning Amendment
 - To Residential Zone (R-1A) from Lot 371 & 372 from Current Suburban (S-1) Residential (R-1) (R-1 as Lot Area) west of 123 St and R-1B (R-1B as Lot Area)
 - Subdivision
 - 22 Single-Family Detached Residential Lots
 - Road Closure & Reconfiguration
 - Prop. of Undeveloped 44 Ave. R/W (Right-of-Way) approx. 800 ft. owned by Township to be acquired by (Surrey) Development (Langley) (14). for inclusion with the subdivision
 - Development Variance Permit
 - For Proposed Lot 19 to reduce Rear Yard Setback to 4.0 m from 5.0 m in the R-1A Zone to accommodate irregular (triangular) shaped lot
- NEXT STEPS:**
 - Staff Report to Council: 1st & 2nd Reading Review/Consideration of Review & Development Process
 - Public Hearing
 - Council Review of Public Hearing Comments & Consideration of Bylaws for 3rd Reading

Sandhill's Team

- Sanderson Planning Ltd.: Planning & Project Management
- PMG: Landscape Architect
- Mills Consulting: Certified Arborist
- Tynan Design Limited
- CORE CONSULTANTS
- CORE Consultants Ltd.: Civil Engineering
- TARGET LAND SURVEYING
- Target Land Surveying: Surveying Services

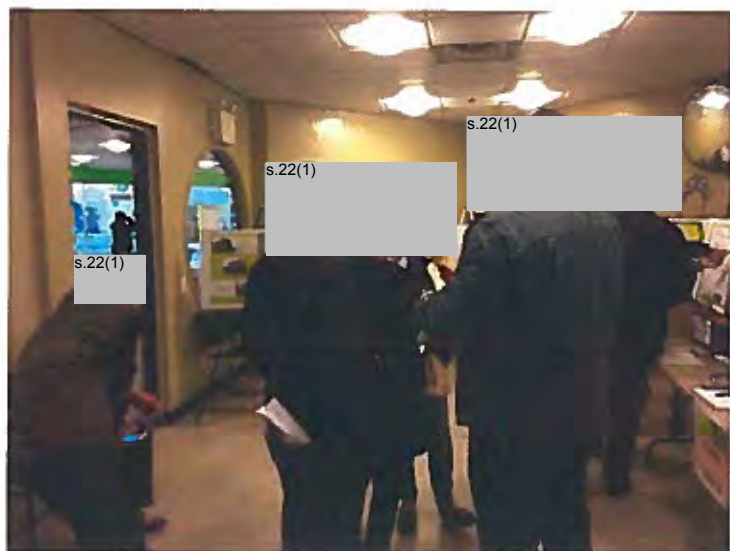
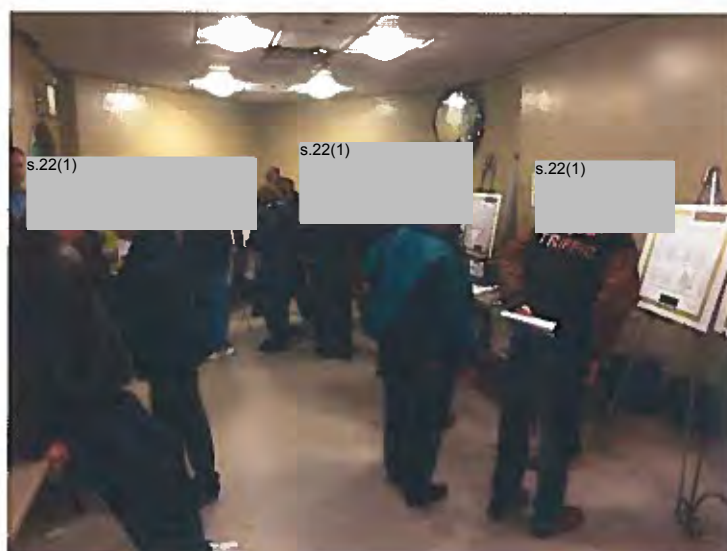
Sandhill Development Ltd.

WE WOULD APPRECIATE YOU FILLING OUT A QUESTIONNAIRE BEFORE YOU LEAVE

THANK YOU FOR COMING TONIGHT

Sandhill Development Ltd.

H.3 ATTACHMENT 4



**REGISTRATION
HERE**

THANKS

3

SIGN-IN SHEET

4400 Block - 222 Street and Adjacent Unopened 44 Ave. Road Dedication in Langley Township
Public Information Meeting – March 9, 2017

#	NAME - P R I N T	ADDRESS	TEL/Cell #	Email
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				

s.22(1)

(T. Ambrose & Son)



SANDERSON PLANNING LTD.
Land Use Design & Development Services
Solutions for Building Better Communities

(1)

SIGN-IN SHEET

4400 Block - 222 Street and Adjacent Unopened 44 Ave. Road Dedication in Langley Township
Public Information Meeting - March 9, 2017

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s22(1)



SANDERSON PLANNING LTD.
Land Use Design & Development Services
Solutions for Building Better Communities

(2)

SIGN-IN SHEET

4400 Block - 222 Street and Adjacent Unopened 44 Ave. Road Dedication in Langley Township
Public Information Meeting - March 9, 2017

#	NAME - <i>PRINT</i>	ADDRESS	TEL./Cell #	Email
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SANDERSON PLANNING LTD.
Land Use Design & Development Services
Solutions for Building Better Communities

ATTACHMENT 6

Public Information Meeting Attendees + WRITTEN comments sheets

March 9 2017

Ref #	# Res. on Form	Address Provided	Site Design		Trees		Green Space		Traffic		Privacy		Qualitative comments
			Density & Lots		Park	Environmental	Landscape Design		Circulation	Fences			
1		s.22(1)				old trees removed			Volume fast route				Concerns re: road circulation through area as a short-cut. Suggest that it is better to "contain" 44 Ave. extension to alleviate this.
2		s.22(1)							Contain 44 Ave route				4 upa in old plan
2		s.22(1)							access to 222 St				Told this would not be developed
3		s.22(1)							Traffic calming on 222 St. near school & playground				Less dense housing attractive for Murrayville Seems like Zero lot line?
4		s.22(1)											Goes against large lot family living in Murrayville Plan. Large lots bring people into community I like "seeing green space out my back window"
5		s.22(1)											Established area with large lots. This is not Clayton or Willoughby Respect the current plan
6		s.22(1)											... just add unneeded through traffic.
7		s.22(1)											No Amendment to the existing community plan should happen. Opposed to this plan.

Sanderson Planning Ltd.

1/3

Public Information Meeting Attendees + WRITTEN comments sheets

March 9 2017

Ref #	# Res. on Form	Address Provided	Site Design Density & Lots	Trees Park	Green Space Landscape Design	Traffic Circulation	Privacy Fences	Qualitative comments
				Environmental				
8	1	s.22(1)	lots should not be smaller than 9500 ft2	wildlife		44 Ave should not be connected	s.22(1)	lots behind should mirror same size lot (10500 ft2)
			No suites	More trees for backyards.		44 Ave. needs speed bumps		Privacy s.22(1) very important s.22(1) 44 Ave. should not be connected - Old Yale Rd. should be used. It has speed bumps.
9	1	s.22(1)	No to 4 lots backing on to 3 lots in cul de sac. No suites.			Increased traffic		
						Need speed bumps n 44 Ave.	Loss of privacy s.22(1)	I hope balconies would not be Towering over ... original lots.
10	2	s.22(1)	Mirrors					
			Willoughby density					Moved to neighbourhood for low density
11	1	s.22(1)						
								Discontented with Council turning Langley into another Surrey. Did not listen to tree concerns
12	1	s.22(1)		Likes walk area retained				
								Congested enough with traffic turning beautiful Langley into another Surrey
13	2	s.22(1)		Wildlife - where will they go?		Opposed to connector 44 Ave.		VIP List for Murrayville residents to purchase lots 44 Ave. will become highway to 216 St. Better to use Old Yale Rd that has speed bumps.
14	1	s.22(1)		Wildlife - where do they go?		Okay develop if road (44 Ave) does not go through		44 Ave. will be a "highway" connecting 216 to 222 Negative connection for the community. (provided map with road network)

Sanderson Planning Ltd.

2/3

March 9 2017

Ref #	# Res. on Form	Address Provided	Site Design		Trees		Green Space		Traffic		Privacy		Qualitative comments
			Density & Lots		Park		Landscape Design		Circulation		Fences		
15	1	s.22(1)											"looks Good"
16	2	s.22(1)											We think a fence along 44 Ave would alleviate this concern
Total													
13	21		LOCATION OF RESPONSES										
			Within 1 block of site s.22(1)										
			(Cul de Sac adjacent s.22(1)										
			More than 1 block s.22(1)										
			LOT SIZES OF RESPONSE ADDRESSES										
			Comparable or smaller s.22(1)										
			Farm										
			Larger than proposed										
			MAIN CONCERNS										
			1 TRAFFIC 44 Ave. connecting to 221A St creating short cutting to Old Yale Rd. This will encourage more traffic. Retain walking trail										
			2 Smaller lots impact the value of existing lots in neighbourhood. Homes on lots will be too close together & resemble Willoughby designs										
			3 Fencing important and tree placement important. Concerns about existing wildlife relocation. Retention of trees on south James Hill Pk										

Sanderson Planning Ltd.

3/3

ATTACHMENT 7

COMPLETED COMMENTS SHEET

Thank you !

ATTACHMENT 7

①

Welcome

We appreciate your input and comments on the proposal.

Sanderson Planning Ltd on behalf of Sandhill Development (Langley) Ltd. has applied for a Community Plan Amendment, Rezoning and subdivision for the 4400 Block on 222 St. in addition to the adjacent 44 Ave. unopened road dedication in Langley Township. This application will allow 22 single-family detached lots.

Please leave your completed form in the box before you leave. Thank you.

We would like to have some information about you.

Name (s) [REDACTED] s.22(1)

Address: [REDACTED]

Tel # _____ Email: _____

Your Comments or Questions on this proposed application

① Concerned about volume of traffic through neighbourhood and 44 Ave not terminate allowing a fast route through instead of Red Yule Rd. ② School and children walking home to school. ③ Destroying old trees in those acres to accommodate dense housing more than originally decided. Better to contain road into subdivision with no cut into larger area.

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④ Road may have been on the design from the past, but so was the low dense single family (4 homes per acre) on previous design.

②

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Please leave your completed form in the box before you leave. Thank you.

We would like to have some information about you.

Name (s) s.22(1) _____

Address: s.22(1) _____

Tel # s.22(1) Email: _____

Your Comments or Questions on this proposed application

- not happy with road coming out to 222 St.
- lots much to small to present area.
- who took this out of James Hill property, someone who told it would not be developed.

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(3)

Welcome

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We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

Your Comments or Questions on this proposed application

- ① WHAT TYPE OF TRAFFIC CALMING OR SPEED CONTROL IS PLANED FOR 222 ST PAST THE PLAYGROUND AT JAMES HILL ELEMENTARY?
- ② LOTS SEEM VERY SMALL ALMOST ZERO LOT LINE CONSTRUCTION
- ③ LESS DENSE HOUSING IS WHAT ATTRACTED US TO MURRAYVILLE WE NOW SEEM TO BE LOOSING THIS.

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(4)

Welcome

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We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

Email:

s.22(1)

Your Comments or Questions on this proposed application

The lot sizes are that of a Willoughby subdivision which I moved from a little over 2 years ago. i.e. to get away from small lot subdivisions. Murrayville is known for its larger lots which in fact brings people to our community. I like seeing some green space out my back window. The only reason to increase the # of lots is money for the developer. The community plan of Murrayville was designed for large lot family living. This goes against the Murrayville plan and the people who live within the community.

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(5)
→

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We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

s.22(1)

Your Comments or Questions on this proposed application

Too many houses planned
in too small an area. The
lots should be considerably
bigger we are not Clayton
or Wilby. This is an
established area with large
lots and if the development
goes ahead, the current →

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(5) continued

§
Planning should be
respected and encouraged.
The loss of trees and
greenery is not to be
contemplated.

s.22(1)

(6)

Welcome

We appreciate your input and comments on the proposal.

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Please leave your completed form in the box before you leave. Thank you.

We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

s.22(1)

Your Comments or Questions on this proposed application

NOT SURE IF THERE IS A NEED TO OPEN
44th AVE DIRECTLY THRU TO 221A ST.
I BELIEVE THIS WOULD JUST ADD UNNEEDED
THROUGH TRAFFIC.

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⑦

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We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

Your Comments or Questions on this proposed application

I AM OPPOSED TO THIS DEVELOPMENT
AS IT IS DRAWN UP. THE COMMUNITY
PLAN AS DRAWN SHOULD APPLY TO THIS
DEVELOPMENT. NO AMENDMENT TO THE
EXISTING COMMUNITY PLAN SHOULD HAPPEN.

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Welcome

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Please leave your completed form in the box before you leave. Thank you.

We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

s.22(1)

Your Comments or Questions on this proposed application

44 Avenue needs speed humps
 44 Avenue should not be connected - too much
 concern about wildlife - where will they go? Owl?
 Lot Size: I am 10,500 and don't want a lot of
 7,800 behind me, Lot sizes should mirror the same
 that they back on to.
 I will lose my privacy in my backyard and it
 is one of the reasons I bought my house!
 Trees? I am very concerned that there are
 not enough trees to be planted in the backyard
 We need to maintain some privacy as we
 have had for years now

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s.22(1)

8) Cont.

Lot sizes of houses are way too small |
They should be no smaller than 9,500 sq ft
No houses should be suited

Balconies should not tower in to

s.22(1)

If 44 Ave went through, then all traffic
will go through ^(use) instead of using Old Yale Road
which has speed humps.

(9)

Welcome

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We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

s.22(1)

Your Comments or Questions on this proposed application

- I don't think 4 homes should back onto our current 3 homes looking into our current yards.
- very concerned with increased traffic behind our property and at very least speed bumps to discourage traffic from taking this new road.
- I hope balconies would not be onto the new homes
forrestin, s.22(1)
- I hope suites won't be in these homes as traffic will increase.

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(10)

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We would like to have some information about you.

Name (s) s.22(1) _____

Address: s.22(1) _____

Tel # s.22(1) _____ Email: s.22(1) _____

Your Comments or Questions on this proposed application

WE MUST TO OUR NEIGHBORHOOD FOR A PARTIAL
OF REASON ONE OF WHICH WAS (DUE) EXISTING,
PROPOSED MURDER WILL DOUBTLY WHICH IS
UNACCEPTABLE TO US

s.22(1) _____

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(11)

Welcome

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We would like to have some information about you.

Name (s) s.22(1) _____

Address: s.22(1) _____

Tel # _____ Email: _____

Your Comments or Questions on this proposed application

THIS COUNCIL IS TURNING LANGLEY
"FARM COUNTRY" INTO ANOTHER
SUBURB. THANKS A LOT, WHEN IS THE
NEXT ELECTION?
WOON'T LEAVE MY PERSONAL INFO AS
COUNCIL DID NOT WANT PUBLIC INPUT THE
LAST TIME THEY VOTED THE DEDICATION
OF OUR TRAILS

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(12)

Welcome

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Name (s) s.22(1) _____

Address: s.22(1) _____

Tel # _____ Email: _____

Your Comments or Questions on this proposed application

Your turning beautiful
Langley into another
Surrey! why get rid
of beautiful walk area?
Aren't we congested enough with

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traffic!!

(13)

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We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

s.22(1)

Your Comments or Questions on this proposed application

We are Against a connector road from 221A to 222 ie 44 AVE because eventually, it will connect all the way west to 216 St. This will make 44 AVE into a highway. Residents and visitors will use 44 Ave over Old Yale Road from 221A west to 222 St because Old Yale has traffic calming bumps to slow motorists down.

— Also, we would like a VIP list for Murrayville residents interested in purchasing lots.

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— Also - ENVIRONMENTAL concerns:
Multiple wildlife: where will all these creatures go?
squirrels, birds, raccoons, coyotes.

(14) →

Welcome

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We would like to have some information about you.

Name (s) s.22(1) 

Address: s.22(1) 

Tel # s.22(1)  Email: s.22(1) 

Your Comments or Questions on this proposed application

Major Concerns "if"

- 44 AVE - connection to 216-222

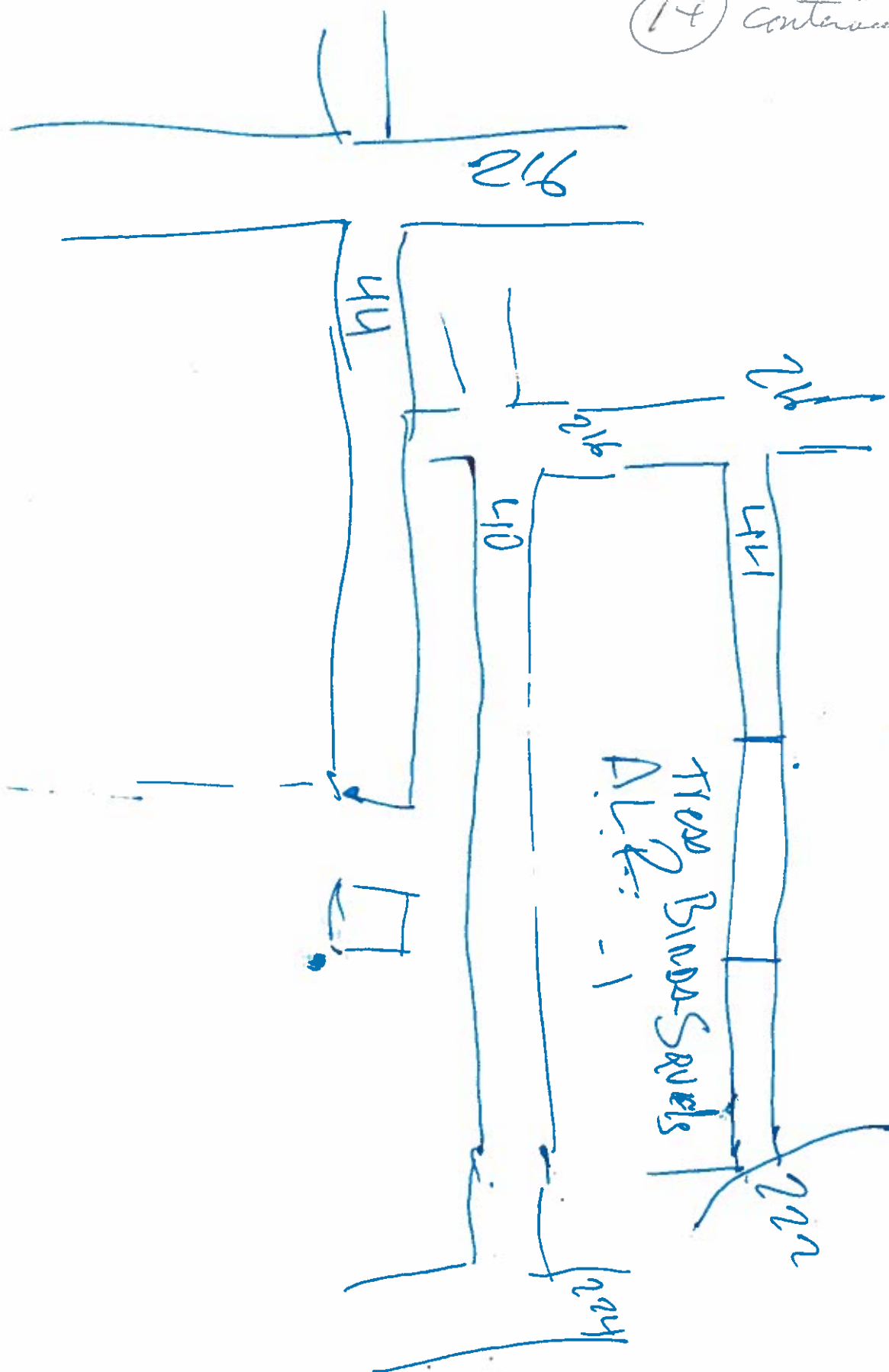
- ANegative to the community - will
Create a 'Highway' along 44 Ave 1 & @ 221 to old 'vale'
Negative - Environment / Birds / squirrels / Coyotes etc etc.

- I Am O.K. w/ Dev. of ROAD Does NOT go through.

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Connect
216 ↔ 222

(14) continued



(15)

Welcome

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We would like to have some information about you.

Name (s)

s.22(1)

s.22(1)

Address:

Langley BC

s.22(1)

Tel #

s.22(1)

Email:

s.22(1)

Your Comments or Questions on this proposed application

- looks good!

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(16)

Welcome

We appreciate your input and comments on the proposal.

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We would like to have some information about you.

Name (s)

s.22(1)

Address:

s.22(1)

Tel #

s.22(1)

Email:

s.22(1)

Your Comments or Questions on this proposed application

As s.22(1)
to the s.22(1), we have concerns
that with the new road + increased
foot traffic that will occur along
44 Ave, there will be trespassing
onto our property.
What can the township + owner of the
subject property do to reduce this risk?
We think a fence would alleviate
this concern. Thank you.

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Monday, March 27, 2017 at 1:13:53 PM Pacific Daylight Time

ATTACHMENT 8

Subject: FW: Proposed Development Township of Langley project 10-31-0164
Date: Wednesday, March 15, 2017 at 2:38:59 PM Pacific Daylight Time
From: Colin Moore
To: Michael Sanderson (msanderson@sandersonplanning.com)
Category: MUNICIPALITIES

Hello Terry,

Thank you for your submission.

Please advise if I can provide additional information.

Thank you,

Colin Moore | MCIP RPP, Planner
 Community Development Division | Township of Langley
 20338 – 65 Avenue, Langley, BC, V2Y 3J1
cmoore@tol.ca
 tel: 604.532.7547

From: s.22(1)
Sent: Tuesday, March 14, 2017 12:23 PM
To: Colin Moore <cmoore@tol.ca>
Subject: Proposed Development Township of Langley project 10-31-0164

Dear Sirs:

s.22(1) Our
 s.22(1) 222 street. and, east of the proposed development site. The legal description of our property, which can be verified by the Township of Langley records is: **Lot 6 Plan LMP15064, Part NE1/4, Section 31, Township 10, New Westminster Land District P.I.D. 018-680-291**

I attach copies of a recent letter received from the developer, Sanderson Development Ltd. and an area map for the Township of Langley's project 10-31-0164.

Unfortunately, we were not available to attend this planned meeting on **March 9, 2017** at the W.C. Blair Recreation Centre. However, in my opinion it, is entirely inappropriate to provide less than two (2) weeks notice to attend a public meeting on this matter within a two (2) hour window. I have no idea as to how well this meeting was attended, but the developer should have scheduled a subsequent meeting with a longer advance notice period.

This project in its present form is going to have a significant impact on the area's immediate residents largely as a result of increased traffic flow both north and south on 222 Street. I don't know if the developer has initiated a traffic study for this development. However, the development appears to show an entrance/exit from the site onto 222 Street. In my opinion, this situation is going to create a further traffic congestion some 500 yards south of OLD Yale Road and 222 st. notwithstanding further noise and dust from increased vehicle traffic.

I think a traffic study would reveal that a significant number of residents who reside west of 222 St. and OLD Yale road would divert south along 220 St. and /or Benz Crescent until reaching 44 Ave and then east along 44th avenue until reaching 222. St. At present, OLD Yale road has a number of speed bumps in front of James Hill School between 221st. and 222nd. Hence, I think you will find that the flow of traffic will merely divert through the residential areas of Benz Crescent and 220st. as this would traffic flow would become the path of least resistance.

I fail to understand why the Township should consider the developers request to rezone this site to R-1A, higher density, when the existing zoning surrounding the site is largely R-1D or R-1E. Further, I note that your **project No. 10-31-0165** which has recently received 3rd reading and approval by council, was rezoned from SR-1 to RE-1.

It my opinion, council has an obligation and fiduciary duty to preserve zoning regulations that are already in place and/or those that are consistent with zoning in the surrounding community and not to serve the financial interests of the developer.

I look forward to receiving further updates on the developers application and will be following this activity through the development feed activity on your website.

Yours truly,

s.22(1)

Activity Information

Langley

Land Use and Development » Development Activity » Development Activity Information

(RSS)

Development Activity Information

View FAQ

View All Projects

Search by Project #

10-31-8164

Search

Search by Address

Search

Search by Community:

Select Community Name

(1 Record found)

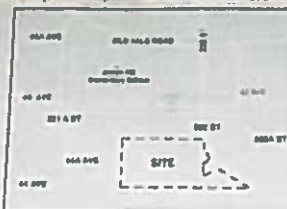
Report to Council	Project #	Location	Application Date	Agent	Phone	Project Description
	10-31-0164	Block of 222 Street	Oct-08-2015	SANDERSON PLANNING LTD	604 801.6780	The Applicant proposes to amend the Murrayville Community Plan by redesignating the site from "Single Family One" to "Single Family Two". The Applicant further proposes to



http://www.sol.ca/Land-Use-and-Development/Development-Activity/Development-Activity-Information?PrNo... 13/03/201

**Developer Led
PUBLIC INFORMATION MEETING**

Township of Langley Project No. 10-31-0164 for 4400 Block, 222 St.
and an adjacent unopened 44 Ave road dedication in Langley



You are kindly invited to attend a meeting to present information on proposed details of an application for an Amendment to the Murrayville Community Plan.

A concurrent rezoning application from Suburban Residential Zone (SR-1) and Residential Zone (R-1E) to Residential Zone (R-1A) is intended to accommodate twenty-two (22) single-detached residential lots ranging in size from approximately 378 m² (4070 ft²) to 1,142 m² (12,292 ft²).

Representatives from Sandhill Development (Langley) Ltd., Sanderson Planning and other Consultants will be at this meeting to present details of the proposal and to receive feedback from the public.

When:

Thursday, March 9, 2017
Drop in anytime between
6:00 pm and 8:00 pm.

Where:

Studio/Room 3
W.C. Blair Recreation Centre
22200 Fraser Hwy, Langley

We look forward to meeting with you.

If you are unable to attend & would like more information, please contact
Michael Sanderson at 604.801.6780 or E: sanderson@sandersonplanning.com