THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SITELINES / MILNER CORNER) BYLAW 2014 NO. 5124

EXPLANATORY NOTE

Bylaw 2014 No. 5124 rezones 0.47 ha (1.17 ac) of land located in the 6800 Block of 216 Street and Glover Road in Milner to Community Commercial Zone C-2B to facilitate development of a gas bar, restaurant and retail space.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SITELINES / MILNER CORNER) BYLAW 2014 NO. 5124

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

WHEREAS it is deemed necessary and desirable to amend "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 (Sitelines / Milner Corner) Bylaw 2014 No. 5124".

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

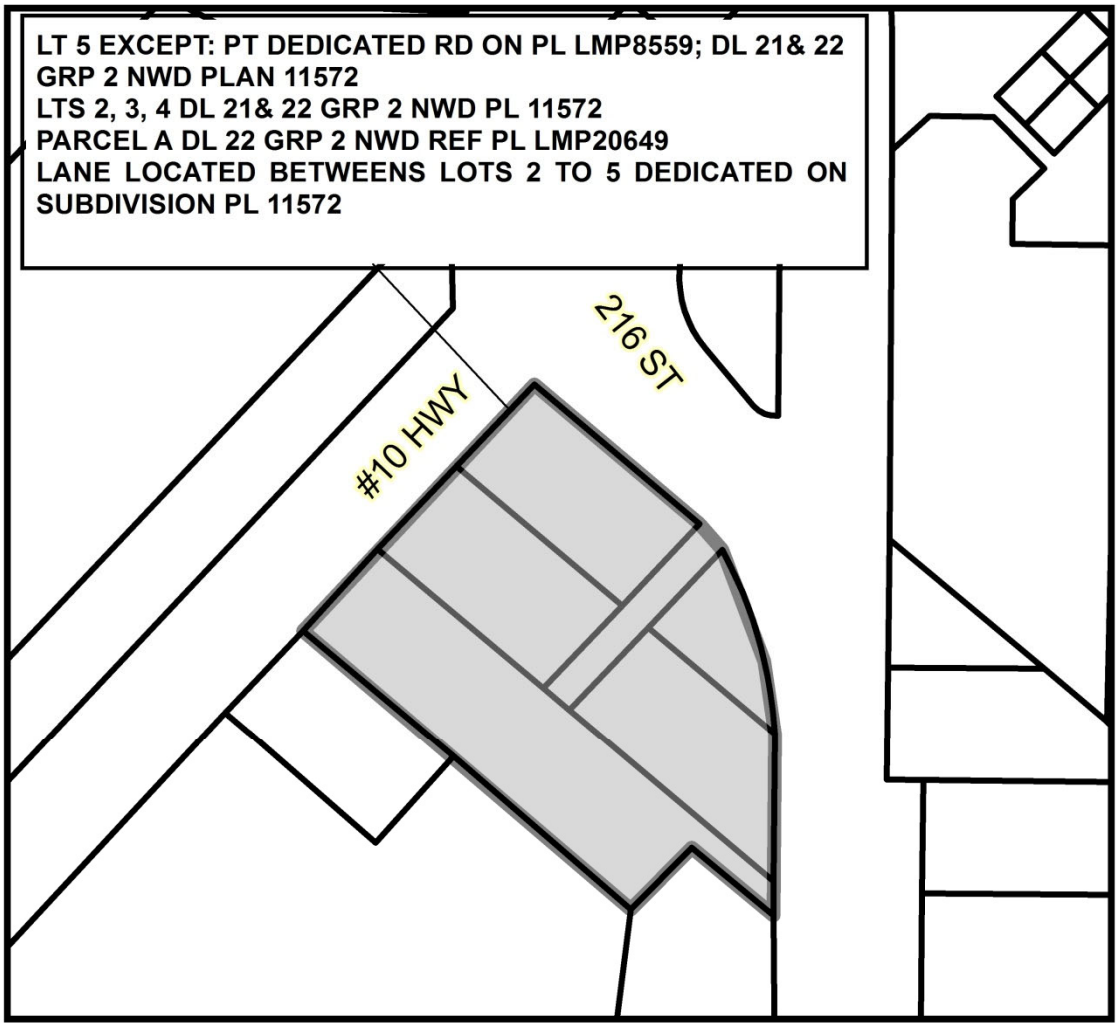
   Lot 5 except: part dedicated road on plan LMP8559; District Lots 21 and 22 Group 2 NWD Plan 11572
   Lots 2, 3, 4 District Lots 21 and 22 Group 2 NWD Plan 11572
   Parcel A District Lot 22 Group 2 NWD Reference Plan LMP20649
   Lane located between lots 2 to 5 dedicated on Subdivision Plan 11572

   as shown delineated on Schedule "A" attached to and forming part of this Bylaw from Suburban Residential Zone SR-2 to Community Commercial Zone C-2B.

READ A FIRST TIME the	08	day of	December	, 2014.
READ A SECOND TIME the	08	day of	December	, 2014.
PUBLIC HEARING HELD the	12	day of	January	, 2015.
READ A THIRD TIME the	26	day of	January	, 2015.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	22		December	, 2016.
RECONSIDERED AND ADOPTED the		day of		, 2019.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5124



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100749

This Permit is issued this _____day of _____ 2014 to:

1. Name: 0991113 BC Ltd and Nirvair Singh

   Address: 3760 Southwood Street
   Burnaby, BC V5J 2C9

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

   LEGAL DESCRIPTION: Lot 5 except: part dedicated road on plan LMP8559; District Lots 21 and 22 Group 2 NWD Plan 11572
   Lots 2, 3, 4 District Lots 21 and 22 Group 2 NWD Plan 11572
   Parcel A District Lot 22 Group 2 NWD Reference Plan LMP20649
   Parcel 1 District Lot 22 Group 2 NWD Reference Plan LMP21996
   Lane located between lots 2 to 5 dedicated on Subdivision Plan 11572

   CIVIC ADDRESS: 6763, vacant parcel and 6809 – 216 Street
   6810, 6802, 6806 Glover Road

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

a. Section 606.5a) of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum front lot line setback requirement of 7.5m to 5.8m as shown in Schedule “B”;
b. Building plans being in compliance with Schedules “A” through “F”;
c. Landscape plans being in substantial compliance with Schedules “G” through “I” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
d. All signage being in compliance with Schedules “B” through “F” and the Township’s Sign Bylaw;
e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “C” and “E”;
f. All refuse areas to be located in an enclosure and screened in compliance with Schedule “E”;
g. Registration of a restrictive covenant prohibiting reliance on off-site parking; and,
h. Registration of a cross access easement between the northern and southern lot to share the northern driveway access to 216 Street.

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 supplemental Development Permit application fees;
b. 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;
c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
e. 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,
f. Payment of applicable Development Cost Charges and Building Permit administration fees.

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

This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2014.

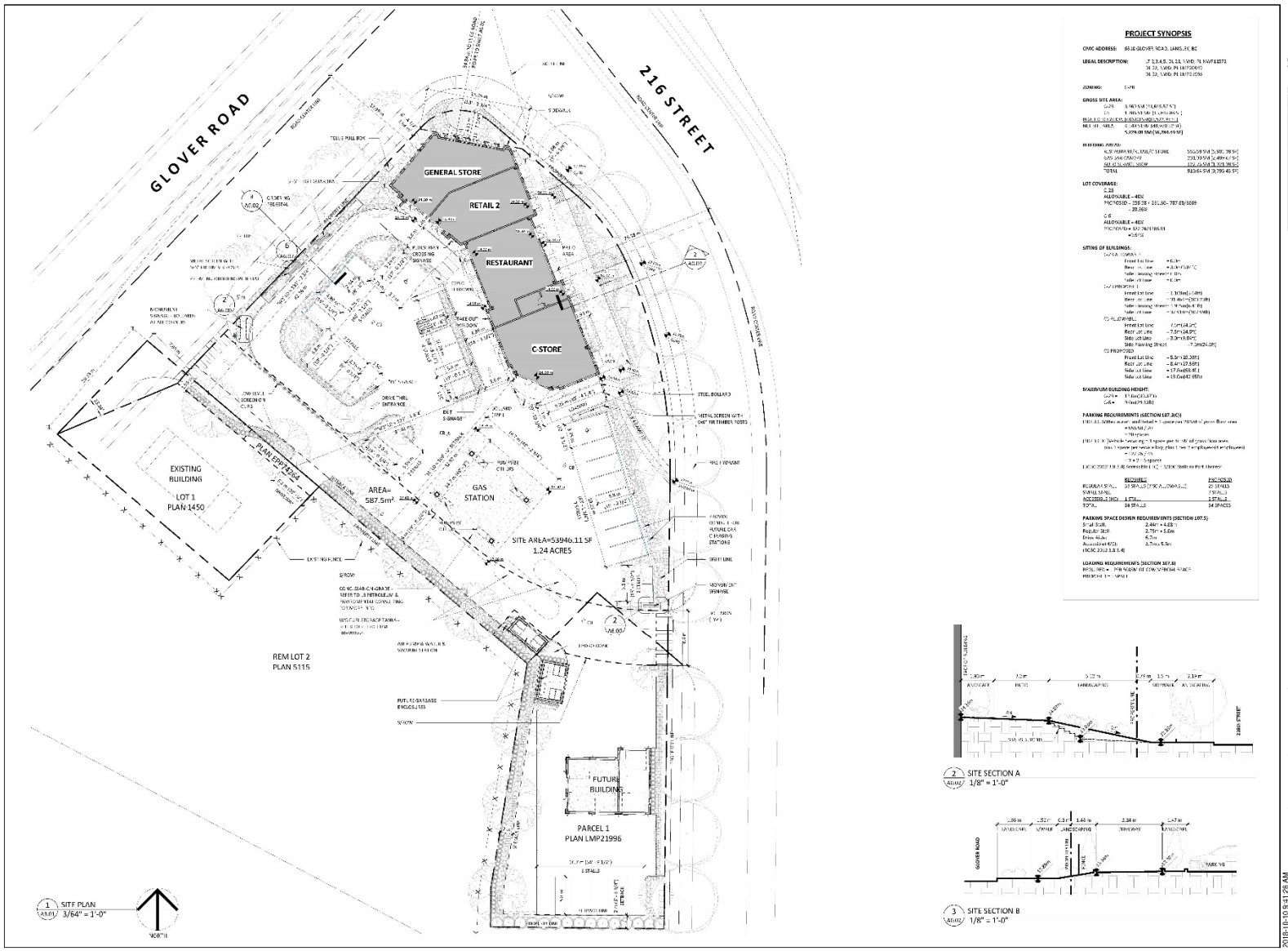
Attachments:

SCHEDULE A	Rendering
SCHEDULE B	Site Plan
SCHEDULE C	Restaurant / Retail Building Elevations
SCHEDULE D	Gas Bar Building Elevations
SCHEDULE E	Oil Change Facility Building Elevations
SCHEDULE F	Architectural and Signage Details
SCHEDULE G	Landscape Plan
SCHEDULE H	Landscape Plan
SCHEDULE I	Landscape Trellis Details

2 PERSPECTIVE VIEW LOOKING FROM GLOVER ROAD

Township of Langley
Est. 1873

SCHEDULE A
RENDERING



site lines ARCHITECTURE

604-861-7173
www.sitelines.ca

Suite 200 - 23799 98 Avenue
Fort Langley, BC V1M 2R6

REVISIONS

	DATE	DESCRIPTION
5	2017.06.22	issue for DP
6	2018.01.05	Revised DP Prep
10	2018.02.14	re-issue for HAP
11	2018.08.10	re-issue for HAP
13	2018.10.10	re-issue for HAP

MILNER CROSSING DEVELOPMENT

6810 Glover Road & 216th Street, Langley, BC

title
SITE PLAN

scale As indicated
date 16.04.13
drawn KR checked GK

job no. 1327
sheet no. A0.02
seal

2018-10-10 9:41:26 AM

Drawings are to be read in conjunction with other applicable documents and shop drawings. Do not scale drawings. Report discrepancies to architect before work.

Contractors are responsible for all work and must comply with requirements of the latest edition of the B.C. Building Code.

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Township of Langley
Est. 1873

SCHEDULE B
SITE PLAN

N

site lines ARCHITECTURE

604-881-7173 www.sitelines.ca

Suite 200 - 23160 96 Avenue Fort Langley, BC V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2016.03.30	REISSUE FOR DP
3	2016.05.06	CONSULTANT COORDINATION
4	2017.06.19	Re-issue for HAP
5	2017.06.22	Issue for BP
9	2018.01.08	Revised BP Prep
10	2018.02.14	Re-issue for HAP
11	2018.09.10	Re-issue for HAP
13	2018.10.10	Re-issue for HAP

MILNER CROSSING DEVELOPMENT

6810 Glover Road & 216th Street, Langley, BC

title
BUILDING ELEVATIONS

scale @ 24"x36" 1/8" = 1'-0"

date 16.04.13

drawn KR checked GK

job no. 1327

sheet no. A3.01

seal

2018-10-10 9:41:47 AM

Drawings are to be read in conjunction with each other; any discrepancies found on any drawings are to be reported to the architect before commencing work.

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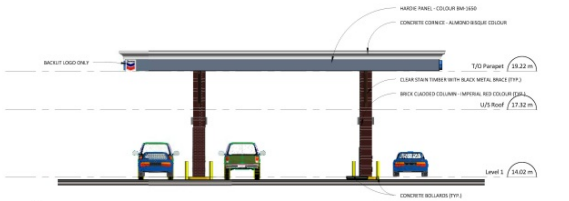
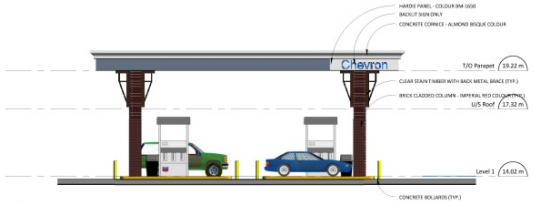
Township of Langley

Est. 1873

SCHEDULE C
RESTAURANT / RETAIL BUILDING ELEVATIONS

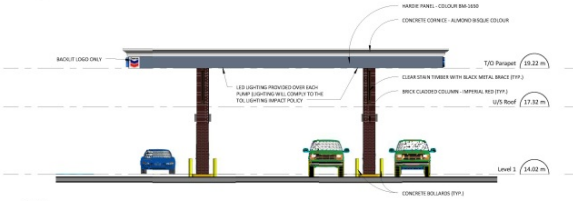


12 A3.01 GAS PUMP - NORTH ELEVATION
1 : 100



11 A3.01 GAS PUMP - EAST ELEVATION
1 : 100

13 A3.01 PERSPECTIVE VIEW LOOKING AT GAS PUMP



8 A3.01 GAS PUMP - SOUTH ELEVATION
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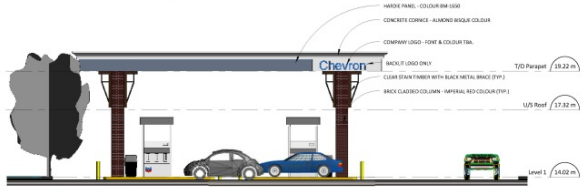

9 A3.01 GAS PUMP- WEST ELEVATION
1 : 100

site lines architecture inc.

phone 604 881 7173
fax 604 881 7174
toll free 1 866 881 7173

address Suite 200 - 23160 - 96th Avenue
Fort Langley, BC
Box 249 V1M 2R6

email info@sitelines.ca
web www.sitelines.ca

REVISIONS

NO.	DATE	DESCRIPTION
7	2014.09.29	HERITAGE REVIEW
8	2014.09.30	HERITAGE PRESENTATION
9	2014.10.14	RESPONSE TO TOL COMMENTS
10	2014.10.17	REVISED AREA CALCULATION
11	2014.11.25	Revised Wood Colour

Milner Corner

Corner of Glover Road & 216 Street

title
ELEVATIONS

scale As indicated
date 2014.01.08
drawn Author checked Check

job no. 1327
sheet no. A3.01

consultant

25/11/2014 2:29:05 PM

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

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Township of Langley
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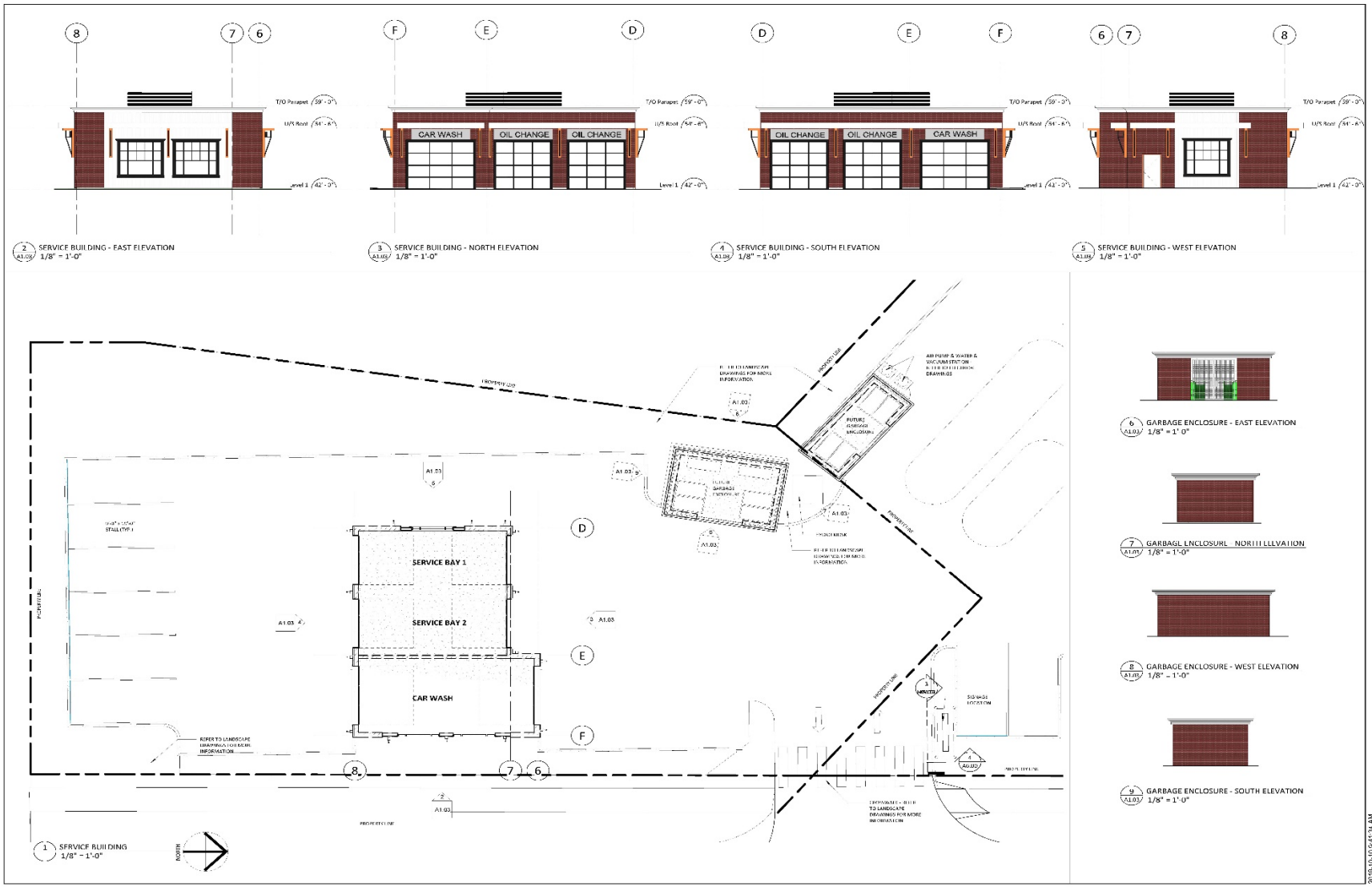
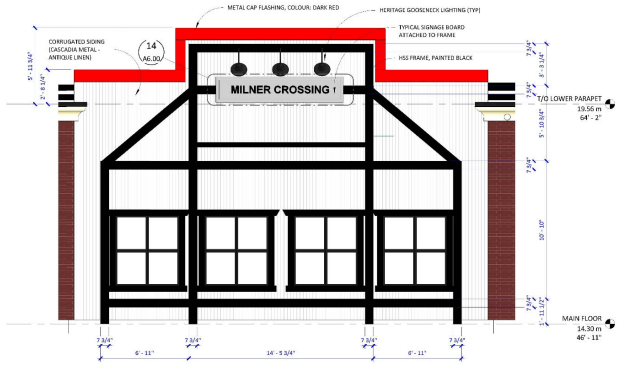
SCHEDULE D
GAS BAR BUILDING ELEVATIONS



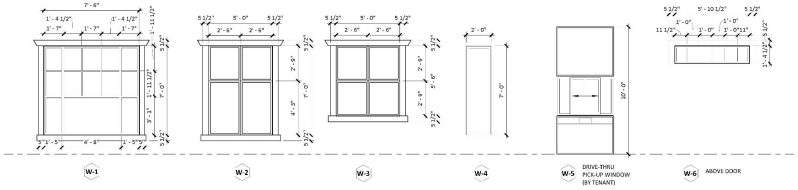
Township of Langley

Est. 1873

SCHEDULE E
OIL CHANGE FACILITY BUILDING ELEVATIONS

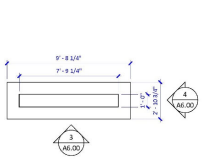


1 MILNER TRIBUTE FACADE
ELEVATION 1/4" = 1'-0"

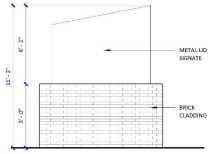


WINDOW STYLES
1/4" = 1'-0"

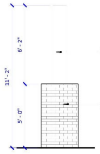
NOTE:
SIGNS AND AWNINGS ARE TO CONFORM WITH THE FORT LANGLEY BUILDING FACADE GUIDELINES, AS PER THE REQUIREMENTS FOR DEVELOPMENT PERMIT AREA C IN MILNER.



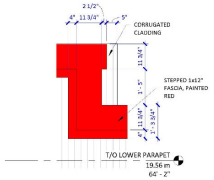
2 FREE STANDING SITE SIGNAGE
PLAN 1/4" = 1'-0"



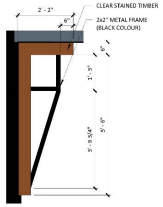
3 FREE STANDING SIGNAGE
ELEVATION 1/4" = 1'-0"



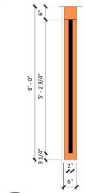
4 FREE STANDING SIGNAGE
ELEVATION 1/4" = 1'-0"



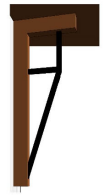
5 PARAPET DETAIL
ELEVATION 1/2" = 1'-0"



6 KNEE BRACE SIDE
ELEVATION 1/2" = 1'-0"

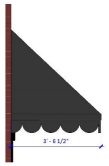


7 KNEE BRACE FRONT
ELEVATION 1/2" = 1'-0"

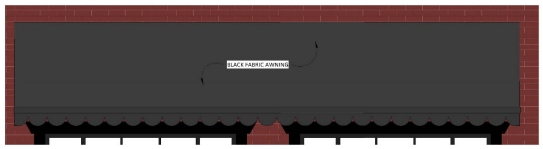


8 KNEE BRACE AXONOMETRIC

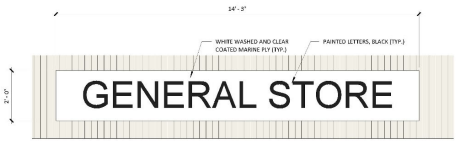
9 SIGNAGE DETAIL 1
ELEVATION 1/2" = 1'-0"



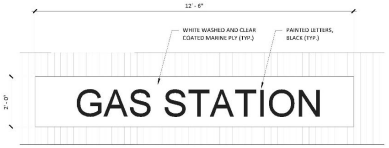
10 AWNING - SIDE VIEW
ELEVATION 1/2" = 1'-0"



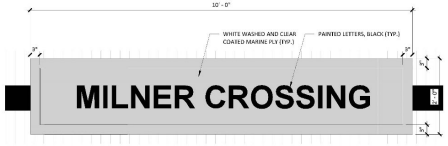
11 AWNING - FRONT VIEW
ELEVATION 1/2" = 1'-0"



12 SIGNAGE DETAIL 2
ELEVATION 1/2" = 1'-0"



13 SIGNAGE DETAIL 3
1/2" = 1'-0"



14 SIGNAGE DETAIL 4
ELEVATION 3/4" = 1'-0"

site lines ARCHITECTURE
604-881-7173 www.sitelines.ca
Suite 200 - 23160 96 Avenue Fort Langley, BC. V1M 2R6

REVISIONS

	DATE	DESCRIPTION
2	2016.03.30	REISSUE FOR DP
3	2016.05.06	CONSULTANT COORDINATION
4	2017.06.19	Re-issue for HAP
5	2017.06.22	Issue for BP
10	2018.02.14	Re-issue for HAP
11	2018.09.10	Re-issue for HAP
13	2018.10.10	Re-issue for HAP

MILNER CROSSING DEVELOPMENT

6810 Glover Road & 216th Street, Langley, BC

title
HERITAGE & SIGNAGE DETAILS

scale @ 24"x36" As indicated
date 16.04.13
drawn KR checked GK
job no. 1327
sheet no. A6.00
seal

2018-10-10 9:41:56 AM

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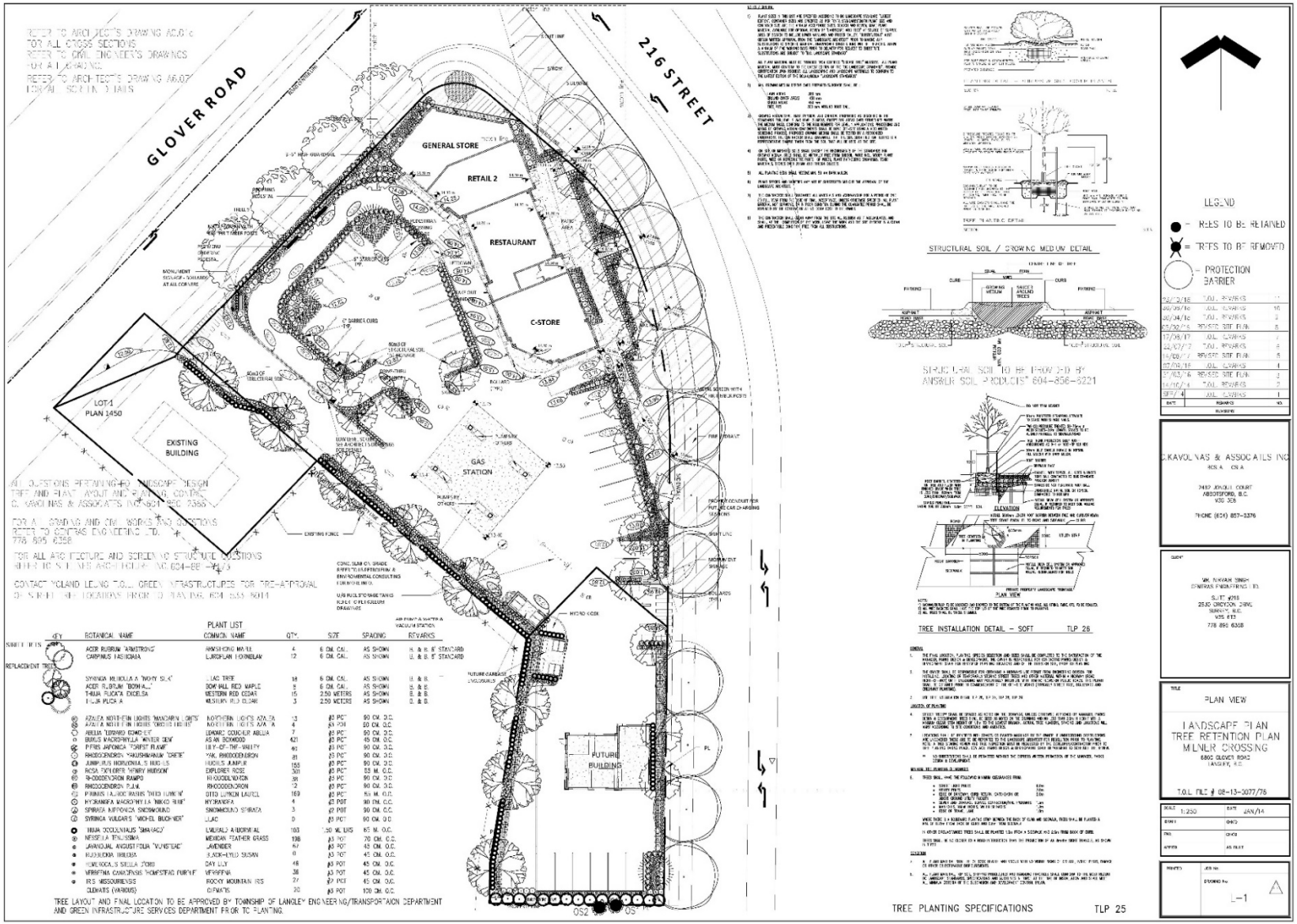
Township of Langley
Est. 1873

SCHEDULE F
ARCHITECTURAL AND SIGNAGE DETAILS

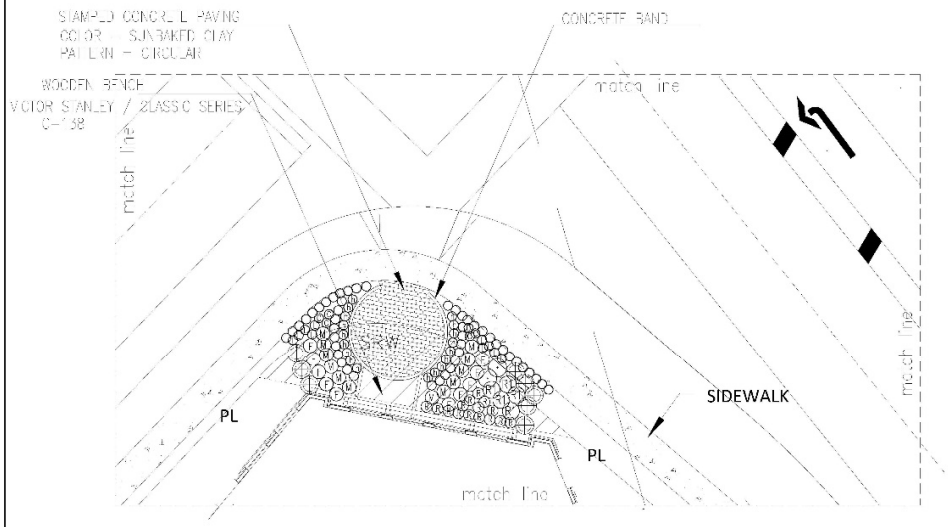


Township of Langley

Est. 1873

SCHEDULE G
LANDSCAPE PLAN

J.4



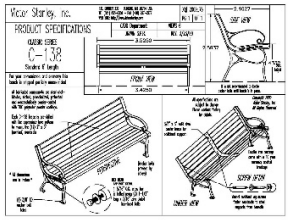
PLANT LIST

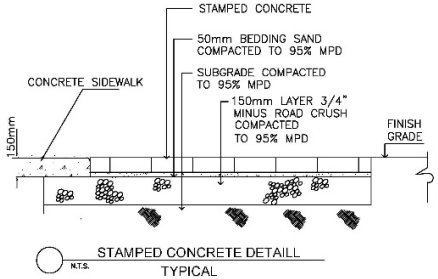
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	47	#3 POT	45 CM. O.C.
(R)	RHODODENDRON RAMAPO	RHODODENDRON	5	#3 POT	90 CM. O.C.
(P)	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	8	#3 POT	65 M. O.C.
(M)	NESSELLA TENUISSIMA	MEXICAN FEATHER GRASS	12	#3 POT	70 CM. O.C.
(L)	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	10	#3 POT	45 CM. O.C.
(K)	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	15	#3 POT	60 CM. O.C.
(F)	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	10	#3 POT	70 CM. O.C.
(D)	HEMEROCALLIS STELLA D'ORO	DAY LILY	18	#3 POT	45 CM. O.C.
(E)	ECHINACEA PURPUREA	CONEFLOWER	6	#3 POT	45 CM. O.C.
(Y)	RHODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	2	#3 POT	90 CM. O.C.

ALL QUESTIONS PERTAINING TO LANDSCAPE DESIGN TREE AND PLANT LAYOUT AND PLANTING, CONTACT C. KAVOLINAS & ASSOCIATES INC. 604-850-2368

FOR ALL GRADING AND CIVIL WORKS AND QUESTIONS REFER TO CENTRAS ENGINEERING LTD. 778-895-6358

FOR ALL ARCHITECTURE AND SCREENING STRUCTURE QUESTIONS REFER TO STELINES ARCHITECTURE INC. 604-881-7775





STAMPED CONCRETE DETAILL
N.T.S.
TYPICAL

DATE	REMARKS	NO.
23/10/18	T.O.L. REMARKS	11
10/08/18	T.O.L. REMARKS	10
10/07/18	T.O.L. REMARKS	9
09/07/18	REVISED SITE PLAN	8
17/05/17	T.O.L. REMARKS	7
22/02/17	T.O.L. REMARKS	6
11/08/16	REVISED SITE PLAN	5
07/09/16	T.O.L. REMARKS	4
21/03/16	REVISED SITE PLAN	3
14/12/14	T.O.L. REMARKS	2
SEP/14	T.O.L. REMARKS	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V2G 3G8
PHONE (604) 857-2378

CLIENT
MR. MINAMI SINGH
CENTRA ENGINEERING LTD.
SUITE #216
9630 KENNEDY DRIVE
SURREY, B.C.
V3V 4T3
778 895 6358

TITLE
PLAN VIEW
LANDSCAPE PLAN
PUBLIC SPACE
COMMERCIAL DEV.
6800 GLOVER ROAD
LANGLEY, B.C.
T.O.L. FILE # 08-13-0077/78

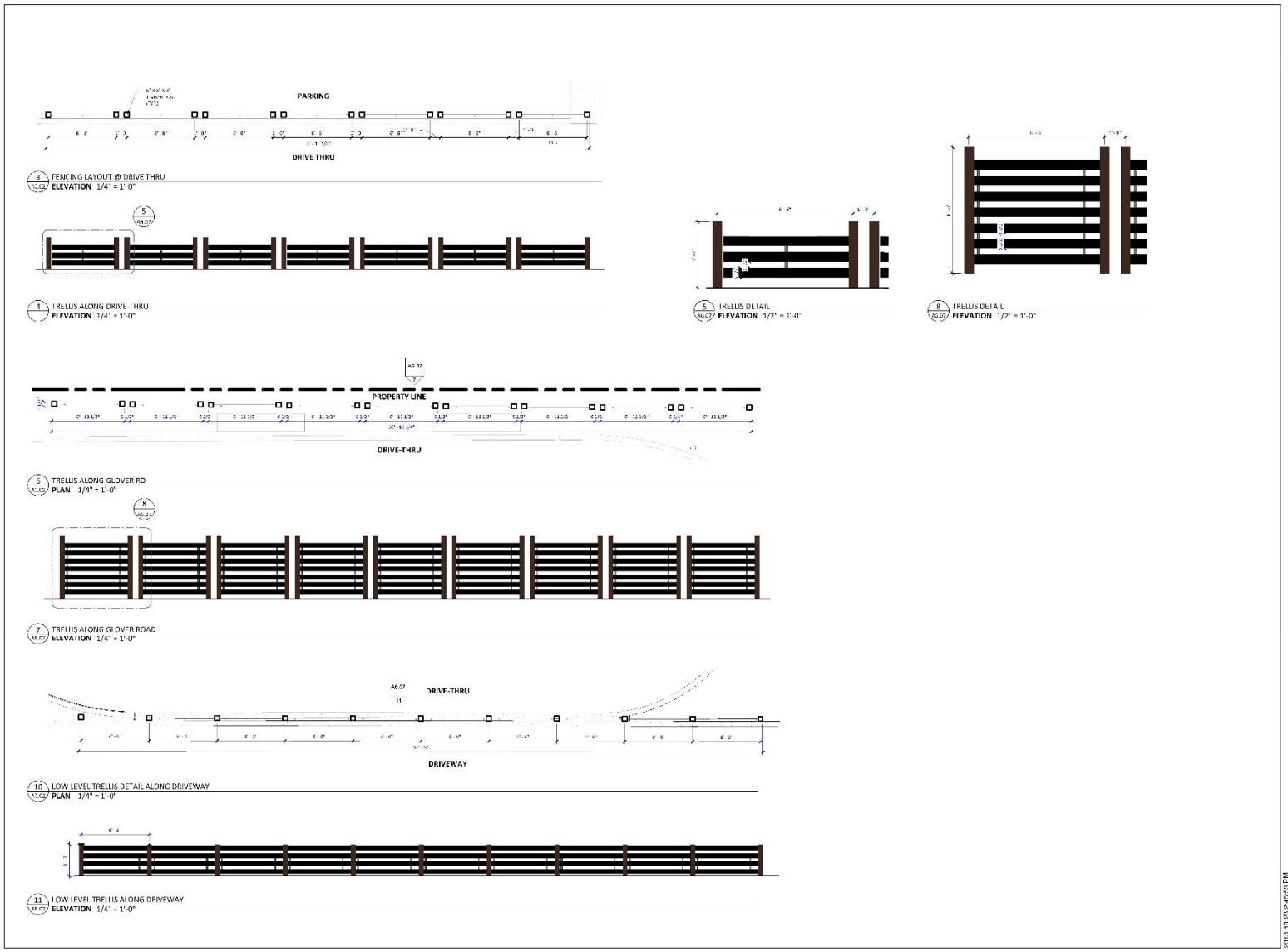
SCALE 1:100	DATE JAN/14
DRAFT	CHKD
ENG.	DWG
APPRV	AS BUILT

PRINTED
JOB No.
DRAWING No. L 2

SCHEDULE H
LANDSCAPE PLAN

Township of Langley
Est. 1873

J.4



Township of Langley

Est. 1873

SCHEDULE I
LANDSCAPE TRELLIS DETAILS

From: Teresa Hanson
Sent: Monday, April 08, 2019 4:43 PM
To: CD Agenda Bylaw
Cc: George Epp; Yolanda Leung
Subject: Item for April 15, 2019 Council meeting agenda Bylaw No 5124 (Sitelines/Milner Corner)

1. Please place Bylaw No. 5124 (Sitelines/Milner Corner) on the Council agenda of April 15, 2019 for consideration of final reading and adoption.

2. Please note that all development prerequisites listed in the Community Development Division report to Council of December 8, 2014 attached to the Bylaw have been satisfactorily addressed.

3. The Public Hearing for the Bylaw was held on January 12, 2015 with third reading given on January 26, 2015.

4. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaw was delayed due to a change of ownership and completion of engineering and dedication requirements with the Ministry of Transportation and Infrastructure.

5. Please place accompanying Development Permit No. 100749 on the same agenda for issuance by Council. Note that the location of the restaurant/retail building has shifted to accommodate required road dedications. Additionally, the colour and materials for one unit in the restaurant/retail building are updated to reflect a proposed tenant. These minor changes are reflected in revised Development Permit No. 100749.