



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 27, 2019 at 8:13 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, S. Ferguson, M. Kunst, B. Long, B. Whitmarsh,
and E. Woodward

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - May 27, 2019

Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held May
27, 2019.
CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit Application No. 101002 (Davesar / 3110 - 271 Street) Report 19-82 File CD 13-19-0320

Moved by Councillor Whitmarsh,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101002 to
Dewan Davesar for property located at 3110 – 271 Street subject to the
following conditions:

- a. Building plans being in compliance with Schedules “A” through “D”;
- b. Landscape plans being in substantial compliance with Schedule “E”
and in compliance with the Township’s Street Tree and Boulevard Planting
Policy, to the acceptance of the Township;
- c. All signage being in compliance with Schedule “C” and the Township’s
Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible
from adjacent roads or alternatively screened from view by compatible

architectural treatments;

- e. All refuse cans to be located in an enclosure and screened to the acceptance of the Township; and
- f. Section 111.3 of the Township's Zoning Bylaw No. 2500 being varied from a minimum 2.0 m (6.6 ft) wide landscaping area along the rear and side lot lines to permit a 1.6 m (5.2 ft) wide landscaping area on the rear and southern side lot line and 1.0 m (3.3 ft) on the northern side lot line as shown on Schedule "E".

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

- a. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
 - b. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
 - c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
 - d. Payment of applicable Development Cost Charges and Building Permit administration fees; and
 - e. Payment of supplemental Development Permit fees.
- Submissions from the public:

There were no submissions received from the public.
CARRIED

B.2

Development Permit Application No. 101016 (Interface Architecture Inc. / 5600 Block of 272 Street) Report 19-87 File CD 14-08-0041

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Development Permit No. 101016 to Gloucester Capital Partners Ltd. for property located in the 5600 block of 272 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "F";
- b. Landscape plans being in substantial compliance with Schedule "G" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention,

- replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- d. All signage being in compliance with the Township's Sign Bylaw and Development Permit Guidelines of the Gloucester Industrial Park Community Plan;
 - e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "D" through "F";
 - f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - g. All outdoor storage areas being covered by a dust free surface; and
 - h. All chain link fences being black vinyl with black posts and rails.

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. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township.

Submissions from the public:

1. L. Lightfoot, a Langley resident, was in attendance and commented that previous Development Permits have had a condition of streamside protection and that this development does not have that requirement. This development permit does not show any authorization from senior level governments. She asked Council that appropriate measures be taken to protect this environmentally sensitive area.
2. B. Gardner read a letter from C. Grey stating that the applicant should provide a rain garden as a detention pond and questioned whether the Department of Fisheries has approved this development permit. She also commented that there is no plan in place for streambank stability and that solar power has not been considered.
3. T. Lightfoot, a Langley resident, was in attendance and commented that the plans provided in the report were not eligible, and that the time that these documents are provided to the public does not provide enough time for review. He further commented that there are salmon spawning in Gloucester Estates and that they need to be protected.
4. M. Innis, a Bradner resident, was in attendance and commented that

there is another stream that is not noted on the maps of plans. He stated that there is inadequate stormwater management plans in this area.

The following written submissions were received from the public:

1. L. Perrin, a Langley resident, providing additional information for Council to consider with regard to all development in the West Creek watershed, and asked Council to refer this application back to staff to ensure the proponent is in compliance with all BC and DFO regulations.
2. D. Kask, a Langley resident, expressing concerns about protecting the rivers, streams, wildlife, and environmentally sensitive areas. She suggested a rain garden be installed as a detention pond for ducks, frogs and other wildlife that currently inhabit the site in order to protect bio-diversity.
3. C. Grey, a Langley resident and certified tree arborist, expressing concerns about stream protection and whether this project meets the requirements of the Sustainability Charter.

DEFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Long,

That the decision on Development Permit Application No. 101016 (Interface Architecture Inc. / 5600 Block of 272 Street) be deferred to the June 10, 2019 Regular Evening Council Meeting.

CARRIED

B.3

Development Variance Permit

Application No. 100075

(WREN Pacific Holdings Ltd. / 26049 - 30A Avenue)

Report 19-85

File CD 10-24-0091

Moved by Councillor Whitmarsh,

Seconded by Councillor Kunst,

That Council authorize issuance of Development Variance Permit No. 100075 to WREN Pacific Holdings Ltd. located at 26049 – 30A Avenue, subject to the following condition:

1. Schedule D of Township of Langley Land Use Contract No. 92 being varied from a side yard setback of 4.6 metres (15 ft) to 1.0 metre (3.3 ft) as shown on Schedules “A” through “E”.

Submissions from the public:

There were no submissions received from the public.

CARRIED

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100572
(Segra International Corp. / 3254 - 262 Street)
Bylaw No. 5476
Report 19-75
File CD 10-25-0046**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Segra International Corp.) Bylaw 2019 No. 5476”

Explanation – Bylaw No. 5476

S. Richardson explained that Bylaw 2019 No. 5476 amends the zoning of an approximately 0.23 ha (0.57 ac) property located at 3254 – 262 Street to add cannabis production use on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone. 181 public notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. V. Marocco and J. Calderon, Changes Taekwondo School, expressing their opposition to this application due to the proximity to their school.
2. A. Moran, a Langley resident, expressing opposition due to the proximity to the community and the potential for odour problems.

**C.2 Rezoning Application No. 100503
Development Permit Application No. 100945
(Genaris Properties Ltd. / 20559 - 86 Avenue)
Bylaw No. 5436
Report 19-73
File CD 08-26-0192**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436”

Explanation – Bylaw No. 5436

S. Richardson explained that Bylaw 2019 No. 5436 rezones a portion of property located at 20559 – 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units. 168 public notices were mailed out.

Development Permit No. 100945

Running concurrently with this Bylaw is Development Permit No. 100945 (Genaris Properties Ltd. / 20559 – 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “M”;
- b. On-site landscaping plans being in substantial compliance with Schedules “N” through “P”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Planting Policy, to the acceptance of the Township;

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

- a. On-site landscaping to be secured by letter of credit at Building Permit stage;
- b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees.

Submissions from the public:

There were no submissions received from the public.

D. TERMINATE

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 8:53pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk