



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, October 21, 2019 at 8:20pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long, K. Richter,
B. Whitmarsh, and E. Woodward

R. Seifi

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – October 21, 2019

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held October
21, 2019.
CARRIED

B. DEVELOPMENT PERMITS

1. Temporary Use Permit Application No. 000001 (Bath Investments Ltd. / 23699 and 23737 Fraser Highway) Report 19-155 File CD 10-33-0104

Moved by Councillor Ferguson,
Seconded by Councillor Whitmarsh,
That Council authorize issuance of Temporary Use Permit No. 000001 for
property located at 23699 and 23737 Fraser Highway for the following uses:

- a. open storage of building materials
- b. parking of commercial vehicles and / or equipment
- c. vehicle storage (excluding wrecked vehicles)

B. DEVELOPMENT PERMITS

as indicated in Schedule "A", subject to the following conditions:

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

- a. Landscape area and screening provided in accordance with Schedule "B" and "C";
- b. On-site landscaping being secured by a letter of credit;
- 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);
- d. No material stored in a permitted open storage area shall exceed a height of two metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P;
- e. All outdoor storage areas being covered by a dust free surface;
- f. Access from Fraser Highway to the Lands being limited to the existing driveway to the single family dwelling and the shared commercial driveway (easement U1189) as indicated on Schedule "A";
- g. Submission of an exterior lighting plan;
- h. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the temporary use permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

Submissions from the public:

1. R. Bazzio, a Langley resident and property owner, was in attendance and expressed concerns regarding not being granted temporary zoning for his property previously, and that this company is applying for vehicle storage which will be in direct competition with his company.

The following written submissions were received from the public:

1. Alex Vander eyk, 01886179 BC Ltd, expressing opposition and concerns regarding zoning, landfill, a water management plan, and a green space buffer.
2. R. Bazzio, a Langley resident and property owner, expressing concerns regarding not being granted temporary zoning for his property previously, and that this company is applying for vehicle storage which will be in direct competition with his company.

B. DEVELOPMENT PERMITS**Explanation by the proponent:**

P. Giesbrecht, representing the owners, was in attendance and stated the Fraser Highway corridor study will begin to address the access issues along Fraser Highway, and that staff advised the owners to apply for the Temporary Use Plan. He further commented that groundwater reports will be provided by the owner and that the property will be put back to its original state after the three year Temporary Use Permit. Buffers between the property and the Agricultural Land Reserve will be consistent with industrial use. Vehicles parked on the property will be overflow from car dealerships and movie sets.

S. Bath, owner, was in attendance and stated that they have no intention of providing RV or boat storage.

AMENDMENT

Moved by Mayor Froese,
Seconded by Councillor Richter,
That vehicle storage exclude wrecked and recreational vehicles, and boat storage.

CARRIED**AMENDMENT**

Moved by Councillor Richter,
Seconded by Councillor Long,
That parking of commercial vehicles exclude a dedicated truck park.

CARRIED

Councillor Kunst opposed

AMENDMENT

Moved by Councillor Richter,
Seconded by Councillor Long,
That renewal not be considered unless a rezoning application has been initiated.

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Kunst, Whitmarsh, and Woodward opposed

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was
CARRIED

Councillor Davis opposed

COUNCILOR DECLARES CONFLICT OF INTEREST

Councillor Ferguson declared a Conflict of Interest under Section 100 of the Community Charter and left the meeting at 9:15pm.

B. DEVELOPMENT PERMITS

**2. Development Permit Application No. 101074
(161884 Canada Inc. / Beedie / 27338 – 60 Avenue)
Report 19-154
File CD 14-08-0048**

Moved by Councillor Davis,

Seconded by Councillor Long,

That Council authorize issuance of Development Permit No.101074 to 161884 Canada Inc./Beedie for property located at 27338 – 60 Avenue, subject to the following conditions being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development:

- a. Building plans being in substantial compliance with Schedules “A” through “H”;
- b. Landscape plans being in substantial compliance with Schedule “I” and in compliance with the Township’s Street Tree and Boulevard Planting Policy;
- c. All signage being in compliance with Schedules “D” through “F”, the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. All refuse areas to be located indoors or alternatively in a substantial enclosure and screened;
- f. All chain link fences being black vinyl with black posts and rails; and
- g. All outdoor storage areas being covered by a dust free surface.

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

- a. Submission of a site specific on-site servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- b. A Servicing Agreement being entered into with the Township in accordance with the Township’s Subdivision and Development Servicing Bylaw;
- c. Replacement trees being secured by a letter of credit in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
- d. Submission of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Register a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site biofiltration and infiltration systems;
- f. On-site landscaping being secured by a letter of credit at the Building Permit stage;

B. DEVELOPMENT PERMITS

- g. Registration of a subdivision plan to adjust lot lines to accommodate the proposed development;
- h. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township; and
- i. Payment of applicable Development Cost Charges, Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

Councillor Ferguson re-entered the meeting at 9:17pm.

C. PUBLIC HEARING

1. **Rezoning Application No. 100545
Development Permit Application No. 101026 and
Development Variance Permit Application No. 100112
(Qualico Developments / 7653 and 7675 – 204 Street)
Bylaw No. 5480
Bylaw No. 5505
Report 19-145
File CD 08-23-0183**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5480”; and**

**“Township of Langley Phased Development Agreement (Qualico
Developments (Vancouver) Inc.) Bylaw 2019 No. 5505”**

Explanation – Bylaw No. 5480

R. Seifi explained that Bylaw 2019 No. 5480 rezones 2.01 ha (4.99 ac) of land at 7653 and 7675 – 204 Street from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH), and R-CL(SD) to accommodate a mixed residential development consisting of 40 lots (30 single family lots, 4 rowhouses and 6 semi-detached lots). 32 public notices were mailed out.

Explanation – Bylaw No. 5505

R. Seifi explained that Bylaw 2019 No. 5505 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

C. PUBLIC HEARING**Development Permit No. 101026**

Running concurrently with this Bylaw is Development Permit No. 101026 (Qualico Developments / 7653 and 7675 – 204 Street) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100112

Running concurrently with this Bylaw is Development Permit No. 100112 (Qualico Developments / 7653 and 7675 – 204 Street) in accordance with Attachment B subject to the following conditions:

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
- b. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line (abutting a street) setback requirement from 3.0 metres to 2.5 metres for the principal building on proposed Lot 11, indicated on Schedule “A”;
- c. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line (abutting a street) setback requirement from 4.5 metres to 2.5 metres for the accessory detached garage on proposed Lot 24, indicated on Schedule “A”;
- d. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement from 0.9 metres to 0.6 metres for the accessory detached garage on proposed Lots 24 and 25, indicated on Schedule “A”.

Submissions from the public:

The following written submission was received from the public:

C. PUBLIC HEARING

1. Dr. Luigi Sulmona, Sulmona Holdings, Ltd., expressing concerns that their verbal and written input does not appear in the applicants report or public record.
2. **Rezoning Application No. 100583
(Volero Brands Inc. / 0833690 BC Ltd. / 1, 20133 – 102 Avenue)
Bylaw No. 5510
Report 19-149
File CD 09-02-0170**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Volero Brands Inc.) Bylaw 2019 No. 5510”**

Explanation – Bylaw No. 5510

R. Seifi explained that Bylaw 2019 No. 5510 amends the zoning of a property located at 1, 20133 – 102 Avenue to accommodate federally licenced cannabis production uses on a site specific basis for a proposed 1,533 square metres (16,501 square feet) strata lot in an existing 4,466 square metres (48,072 square feet) industrial building located on the property. 66 public notices were mailed out.

Submissions from the public:

There were no submissions received from the public.

3. **Low Carbon Mobility Plan: Electric Vehicles
Bylaw No. 5396
Report 19-143
File ENG 5280-01**

**“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Electric Vehicle Charging) Bylaw 2019 No. 5396”**

Explanation – Bylaw No. 5396

R. Seifi explained that Bylaw 2019 No. 5396 amends the Zoning Bylaw by incorporating provisions related to electric vehicle charging for residential uses.

Submissions from the public:

There were no submissions received from the public.

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D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Kunst,
That the meeting terminate at 9:23pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk