



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 13, 2020 at 8:23 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Acting Mayor M. Kunst

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

M. Bakken, R. Seifi, and J. Winslade

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - January 13, 2020

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
January 13, 2020.
CARRIED

B. PUBLIC INPUT OPPORTUNITY

B.1 Liquor Licence Amendment Application No. 000049 (Backyard Vineyards Corp. / 3033 - 232 Street) Report 20-02 File CD 10-20-0029

Moved by Councillor Long,
Seconded by Councillor Whitmarsh,
That Council has considered and ENDORSED the request by backyard
Vineyards Corp. for a permanent change to the hours of liquor service
serving the Backyard Vineyards Corp. located at 3033 – 232 Street,
Langley, characterized as having liquor service from 11:00AM to 8:00PM
Monday to Wednesday, 11:00AM to 9:00PM Thursday to Saturday and
11:00AM to 7:00PM on Sunday.
In ENDORSING this request, Council deems that it has considered and
found acceptable the location of the winery lounge; the proximity of the
winery lounge to other special or recreational facilities and public buildings;
the person capacity of the winery lounge; the hours of liquor service of the

winery lounge and special event area; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Licencing Hearing held on January 13, 2020 at the Township of Langley Civic Facility (Fraser River Presentation Theatre), 20338 – 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

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

Submissions from the public:

1. M. Black, a Langley resident, was in attendance and commented on the ongoing noise issues with the vineyard, parking problems on 232 Street, and the vineyard holding too many special events throughout the year.

The following written submission was received from the public:

1. A. Kakaki and M. Sohrabi, Langley residents, expressing opposition to extending the business hours of Backyard Vineyards as it will have negative effects on their riding and breeding horses next door.
2. D. Mann and W. Buschlen, Langley residents, expressing opposition to extending the hours due to increased traffic in the area.
3. R. Krogh, a Langley resident, expressing opposition to increasing the business hours due to noise issues.

Explanation by the proponent:

Collin Campbell, owner of the winery, was in attendance and stated that they are a wine manufacturer and also have three licenses for public consumption at the winery. He stated that the winery does not put on outdoor concerts and that his staff record sound decibel levels at every event and that they have not exceeded the allowable decibel levels.

REFERRAL

Moved by Councillor Richter,

Seconded by Councillor Woodward,

That the Liquor Licence Amendment for Backyard Vineyard Corp. be referred to staff to work with the proponent to encourage better relationships with the neighbours and to improve noise mitigation; and

That staff provide a report with comparative operating hours of other wineries in the Township.

CARRIED

Councillor Long opposed

C. PUBLIC HEARING

C.1 Zoning Bylaw Update - Dwelling Unit Definition
Bylaw No. 5542
Report 19-201
File CD BA000029

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dwelling Unit Definition) Bylaw 2019 No. 5542”

Explanation – Bylaw No. 5542

R. Seifi explained that Bylaw 2019 No. 5542 amends Township of Langley Zoning Bylaw 1987 No. 2500 to establish the maximum size of the portion of a dwelling unit containing a second set of cooking facilities following changes to the British Columbia Building Code.

Submissions from the public:

1. J. Schater, a Langley resident, was in attendance and stated that increasing the secondary suite size would help with the lack of rental space in the Township. He asked Council to review this matter further before passing the bylaw update.

The following written submissions were received from the public:

1. J. Ogden, a Langley resident, expressing opposition to the bylaw update until the Township has done a more detailed study into what the needs and requirements are moving forward to allow for generational households to thrive.
2. B. Richert, “A Better Langley”, expressing opposition to the bylaw update as it will put the Township behind its neighbours and make Langley less competitive for flexible housing options.
3. J. Maisey, a Langley resident, expressing support for adopting the BC Building Code increases to allowable suite size.
4. A. Sawatzky, a Langley resident, expressing support for adopting the BC Building Code increases to allowable suite size.
5. N. Wrenshall, a Langley resident, expressing support for adopting the BC Building Code increases to allowable suite size.

MOTION

Moved by Councillor Richter,

Seconded by Councillor Kunst,

That Council consider third and final adoption of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dwelling Unit Definition) Bylaw 2019 No. 5542”.

DEFEATED

Councillors Arnason, Davis, Ferguson, Long, and Woodward opposed

C.2

**Rezoning Application No. 100597 and
Development Permit Application No. 101139
(Sunlife Assurance Company of Canada Inc. /
20090 - 91A Avenue)
Bylaw No. 5545
Report 19-194
File CD 08-35-0261**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545”

Explanation – Bylaw No. 5545

R. Seifi explained that Bylaw 2019 No. 5545 amends the Comprehensive Development Zone CD-29 by adding Group Children’s Daycare to the list of permitted uses to accommodate a proposed daycare facility at 20090 – 91A Avenue. 798 public notices were mailed out.

Development Permit No. 101139

Running concurrently with this Bylaw is Development Permit No. 101139 (Sunlife Assurance Company of Canada Inc. / 20090 – 91A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “C”;
- b. Landscape plans being in substantial compliance with Schedule “D”;
- c. All signage being in compliance with Schedules “A” through “C” and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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

- a. Landscaping being secured by letter of credit at the Building Permit stage;
- b. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Councillor Arnason,

Seconded by Councillor Whitmarsh,

That Council consider third reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545"

DEFEATED

Councillors Long, Richter, and Woodward opposed

C.3

**Rezoning Application No. 100558 and
Development Permit Application No. 101060
(Narayan / Prasad / 19855 - 68 Avenue)
Bylaw No. 5543
Bylaw No. 5544
Report 19-193
File CD 08-15-0152**

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Narayan / Prasad) Bylaw 2019 No. 5543"; and

"Township of Langley Phased Development Agreement (Narayan / Prasad) Bylaw 2019 No. 5544"

Explanation – Bylaw No. 5543

R. Seifi explained that Bylaw 2019 No. 5543 rezones a portion of the property located at 19855 – 68 Avenue to Residential Zone R-1A and Residential Compact Lot Zone R-CL(B) to permit the subdivision of five fee simple single family lots. 105 public notices were mailed out.

Explanation – Bylaw No. 5544

R. Seifi explained that Bylaw 2019 No. 5544 authorizes the Township of Langley to enter into a phased development agreement with Narayan and Prasad.

Development Permit No. 101060

Running concurrently with this Bylaw is Development Permit No. 101060 (Narayan / Prasad / 19855 – 68 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all residential lots, ensuring that the building design and site development standards are high quality, consistent with other lots and development, and conform with the single family development permit guidelines contained in the Willoughby Community Plan;
- b. Section 401.5 – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum rear lot line setback requirement from 6.0 metres to 4.5 metres for the principal building (existing house) on proposed Lot 2.

Submissions from the public:

1. P. Lewison, a Langley resident, was in attendance and expressed support for this development.

The following written submission was received from the public:

1. G. Richardson, a Langley resident, expressing support for this rezoning request.

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Davis,

That Council consider third reading of “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Narayan / Prasad) Bylaw 2019 No. 5543”;

and

“Township of Langley Phased Development Agreement (Narayan / Prasad) Bylaw 2019 No. 5544”

DEFEATED

Councillors Arnason, Long, Richter and Woodward opposed

**C.4 Rezoning Application No. 100521 and
Development Permit Application Nos. 100997, 101156 and
Development Variance Permit No. 100116
(Waterstone Anderson Ltd. / 7491 - 198B Street and
7500 Block of 198B Street)
Bylaw No. 5534
Bylaw No. 5535
Report 19-202
File CD 08-22-0085**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Waterstone Anderson Ltd.) Bylaw 2019 No. 5534”; and

“Township of Langley Phased Development Agreement (Waterstone
Anderson Ltd.) Bylaw 2019 No. 5535”

Explanation – Bylaw No. 5534

R. Seifi explained that Bylaw 2019 No. 5534 rezones 4.29 ha (10.6 ac) of land at 7491 – 198B Street and 7500 Block of 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to accommodate a mixed residential development consisting of 83 lots (47 single family lots and 36 semi-detached lots). 51 public notices were mailed out.

Explanation – Bylaw No. 5535

R. Seifi explained that Bylaw 2019 No. 5535 authorizes the Township of Langley to enter into a phased development agreement with Waterstone Anderson Ltd. and 1078289 BC Ltd.

Development Permit No. 100997

Running concurrently with this Bylaw is Development Permit No. 100997 (Waterstone Anderson Ltd. / 7491 – 198B Street and 7500 Block of 198B Street) (proposed single family lots) 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 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 11.4 of the Latimer 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;

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

Development Permit No. 101156

Running concurrently with this Bylaw is Development Permit No. 101156 (Waterstone Anderson Ltd. / 7491 – 198B Street and 7500 Block of 198B Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

Development Variance Permit No. 100116

Running concurrently with this Bylaw is Development Variance Permit No. 100116 (Waterstone Anderson Ltd. / 7491 – 198B Street and 7500 Block of 198B Street) (lot depth variance) in accordance with Attachment C subject to the following conditions:

- a. Section 405.9 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot Zone R-CL(B) from 25 metres to 24.2 metres for proposed Lots 1 – 4 and 42 – 45 as indicated in Schedule “A”.

Submissions from the public:

The following written submissions were received from the public:

1. Dr. Joe Sulmona, Sulmona Holdings Ltd., expressing full support for the development application.
2. Ken Mitchell, Mitchell Group, expressing support for the development application.

C.5

Rezoning Application No. 100494
Development Permit Application No. 101140 and
Development Variance Permit Application No. 100114
(Wesmont Homes (76 Avenue) Ltd. / 20525 - 76 Avenue)
Bylaw No. 5540
Bylaw No. 5546
Report 19-199
File CD 08-23-0162

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5540”; and

“Township of Langley Phased Development Agreement (Wesmont Homes (76 Avenue) Ltd.) Bylaw 2019 No. 5546”

Explanation – Bylaw No. 5540

R. Seifi explained that Bylaw 2019 No. 5540 rezones 1.01 ha (2.5 ac) of land at 20525 - 76 Avenue and a portion of 20495 – 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(SD) and R-CL(RH) to accommodate 12 single family residential lots, 6 semi-detached lots and 7 rowhouse lots. 45 public notices were mailed out.

Explanation – Bylaw No. 5546

R. Seifi explained that Bylaw 2019 No. 5546 authorizes the Township of Langley to enter into a phased development agreement with Wesmont Homes (76 Avenue) Ltd.

Development Permit No. 101140

Running concurrently with this Bylaw is Development Permit No. 101140 (Wesmont Homes (76 Avenue) Ltd. / 20525 – 76 Avenue) (form, siting and character) 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. Building plans being in substantial compliance with Schedules “A” through “S”;
- c. On-site landscaping plans being in substantial compliance with Schedules “T” through “V”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township’s Street Trees and Boulevard Plantings 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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) and R-CL(RH) zoned lots;
- b. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD) and R-CL(RH);
- c. On-site landscaping to be secured by letter of credit at building permit stage;
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Variance Permit No. 100114

Running concurrently with this Bylaw is Development Variance Permit No. 100114 (Wesmont Homes (76 Avenue) Ltd. / 20525 – 76 Avenue) (siting variance) 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 lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 7, 8, 11, and 12.

Submissions from the public:

1. R. Bhular, a Langley resident, was in attendance and expressed concerns regarding the pocket park not being secured yet. He asked Council to solve the issue of the pocket park before approving any further developments.
2. J. and G. Brann's daughter, spoke on their behalf and expressed concerns regarding the pocket park and further the negative effects on their property value due to the infrastructure running through their property.
3. J. Sumona, a Langley resident, was in attendance and expressed concerns regarding the pocket park in the area.
4. J. and G. Brann's daughter spoke for a second time and commented on the consequences of this site not being developed, including no habitat for wildlife and incomplete development to the north.

The following written submissions were received from the public:

1. J. and G. Brann, Langley residents, expressing concerns regarding the location of the pocket park and the fact that their property has become not viable for development because of all the measures that were put in place on their property to support the development in the area; ie a 30 metre greenway through the centre of their property, a roadway across the east side of the property, and a mandatory wildlife tunnel to be incorporated into the greenway.

Explanation by the proponent:

Kasel Yamashita, McElhanney, was in attendance and commented that the road network proposed is consistent with other sites to the west, and that securing the pocket park is a requirement of final reading.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 9:44pm.
CARRIED

CERTIFIED CORRECT:

Acting Mayor

Deputy Township Clerk