



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, September 12, 2016 at 7:18 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, C. Fox, B. Long, A. Quaale, K. Richter,
M. Sparrow, and B. Whitmarsh

M Bakken

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - September 12, 2016

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
September 12, 2016.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

C.1 Rezoning Application No. 100457 (Thunderbird Centre / 20159 - 88 Avenue) Bylaw No. 5211 Report 16-77 File CD 08-35-0260

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Thunderbird Centre) 2016 Bylaw No. 5211"

Explanation – Bylaw No. 5211

S. Richardson explained that Bylaw 2016 No. 5211 amends
Comprehensive Development Zone CD-29 to allow a licensee retail store
as a permitted use, without the requirement for it to be accessory to a
liquor primary use. 1350 public notices were mailed out.

Submissions from the public:

1. K. Vucic, a Langley resident and business owner, was in attendance and stated her opposition to application as she feels it will negatively affect her local business and the community surrounding Thunderbird Centre.
2. I. Ferguson, a Langley resident and business owner, was in attendance and stated that the existing wine store in the Thunderbird Centre will be negatively affected by this application.
3. C. Graham, a Langley resident, was in attendance and stated his opposition due to the potential negative impact on the local wine store.
4. R. Tour, legal representation for the Shark Club, was in attendance and stated that the Shark Club has no position on this application.

The following written submissions were received from the public:

1. K. Vucic, a local business owner, stating opposition.
2. M. Piticco, a Langley resident, stating opposition.
3. 64 signature petition stating opposition.
4. M. Ratel, a local business owner, stating opposition.
5. W. Stange, Rieding Projects Ltd., stating opposition.

Explanation by the proponent.

A. Lower, Bentall Kennedy, was in attendance and stated that this application will put the Thunderbird Centre in line with other shopping centres in the Township.

C.2

**Official Community Plan Amendment and
Rezoning Application No. 100125
Development Permit Applications No. 100840 and 100835
(Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street)
Bylaw No. 5206
Bylaw No. 5207
Report 16-79
File CD 08-23-0126**

“Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Garcha Properties) Bylaw 2016 No. 5206”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Garcha Properties) Bylaw 2016 No. 5207”

Explanation – Bylaw No. 5206

S. Richardson explained that Bylaw No. 5206 amends the Yorkson Neighbourhood Plan by amending Table 4.1 – Residential Housing Mix and Densities concerning the type mix and minimum gross density provisions for lands designated Mixed Residential located at 7615 – 208 Street. The bylaw also amends Table 4.1 concerning the type provisions of the Townhouse designation to permit a single family residential lot to be created to accommodate retention of the Parry-Evans residence. 251 public notices were mailed out.

Explanation – Bylaw No. 5207

S. Richardson explained that Bylaw No. 5207 rezones 4.3 ha (10.6 ac) of land located at 7615, 7633, 7649 and 7697 – 208 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-77 to facilitate development of 184 townhouse units, eight (8) single family lots and two (2) semi-detached lots. 251 public notices were mailed out.

Development Permit No. 100840

Running concurrently with this Bylaw is Development Permit No. 100840 (Garcha Properties / 7615, 7633, 7649 and 7697 – 208 Street) in accordance with Attachment A, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for lands zoned Residential Compact Lot Zone R-CL(A), 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 Permit No. 100835

Running concurrently with this Bylaw is Development Permit No. 100835 (Garcha Properties / 7615, 7633, 7649 and 7697 – 208 Street) in accordance with Attachment B, to modify the Streamside Protection and Enhancement Area (SPEA) widths adjacent to Class B watercourses in accordance with Section 3.2.20 of the Streamside Protection and Enhancement Bylaw 2006 No. 4485 and to undertake works within SPEAs on the project site, subject to the following conditions:

- a. Dedication and protection (i.e. fencing, signage) of the Streamside Protection and Enhancement Area as shown in Schedule "A" to the acceptance of the Township;
- b. Completion of a streamside restoration and enhancement plan in substantial compliance with Schedule "A" and in compliance with Streamside Protection Bylaw No. 4485 to the acceptance of the Township;
- c. Completion of works in accordance with the accepted streamside restoration and enhancement plan, or provision of a security deposit for completion of works subsequent to issuance of Development Permit No. 100835;
- d. Designation of an Environmental Monitor (EM) having the authority to stop any work(s) that, in the EM's opinion, have the potential to impact on the SPEA;
- e. Attainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township; and,
- f. Completion of a four-year monitoring program including annual inspections in accordance with Schedule "A" and Streamside Protection and Enhancement Bylaw 2006 No. 4485 to the acceptance of the Township.

Submissions from the public:

1. M. Connerty, a Langley resident, was in attendance and asked Council to not approve any more developments in the Township of Langley.
2. K and D. Grewal, Langley residents, were in attendance and expressed concerns about the roads, sewer services, and their property being land locked with this development. They asked Council to request the developer to sell them the strip of land in front of their property.

The following written submissions were received from the public:

1. D. and K. Grewal, Langley residents, expressing concerns regarding proposed one-way roads in the neighbourhood, future services, and the capability to develop their property in the future.

Explanation by the proponent.

J. Pernu, McElhanney Consulting, was in attendance and stated that 206 Street will contain a riparian area as well as commercial properties. He further commented that the right of way that the delegation referred to will be used for roadway and services.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Fox,
That the meeting terminate at 8:27pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk