



REGULAR EVENING MEETING OF TOWNSHIP COUNCIL

Monday, September 19, 2016 at 7:00 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, S. Gamble, R. Seifi, and H. Tsikayi

W. Bauer, P. Tulumello, and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Evening Council Meeting - September 19, 2016

Moved by Councillor Davis,
Seconded by Councillor Fox,
That Council adopt the agenda and receive the agenda items of the
Regular Evening Council meeting held September 19, 2016.
CARRIED

B. ADOPTION OF MINUTES

B.1 Regular Evening Council Meeting - September 12, 2016

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Regular Evening Council meeting
held September 12, 2016.
CARRIED

B.2 Public Hearing Meeting - September 12, 2016

Moved by Councillor Fox,
Seconded by Councillor Whitmarsh,
That Council adopt the Minutes of the Public Hearing meeting held
September 12, 2016.
CARRIED

C. PRESENTATIONS

D. DELEGATIONS

E. REPORTS TO COUNCIL

**E.1 Development Permit Application No. 100827
(Sarahbond Investments Ltd. / 4061 - 200 Street)
Report 16-90
File CD 07-34-0063**

Moved by Councillor Fox,
Seconded by Councillor Davis,
That Council authorize issuance of Development Permit No. 100827 to Sarahbond Investments Ltd. for property located at 4061- 200 Street, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "C";
- b. All signage being in compliance with Schedules "A" and "C", and in compliance with the Township's Sign Bylaw;
- c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- d. 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. 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;
- b. Provision of a pedestrian connection from the building to 41 Avenue including necessary boulevard landscaping removal and replacement; and
- c. Payment of supplemental development permit application and building permit administration fees.

Submissions from the public:

The following written submissions were received from the public:

1. P. and T. Chevrier, Langley residents, expressing support for the development permit if it alleviates the food disposal issue and if the proposed addition is used for storage only, not a "drive-thru" window.
- CARRIED

**E.2 Development Permit Application No. 100847
(Sahota / 7434 - 202A Street)
Report 16-92
File CD 08-23-0138**

Moved by Councillor Fox,
Seconded by Councillor Arnason,
That Council authorize issuance of Development Permit No. 100847 to
Jaspal, Rajwinder and Baldip Sahota for property located at 7434 – 202A
Street, subject to the following condition:

- a. Building construction to be in substantial accordance with the recommendations contained in Schedule A (Energy Conservation and GHG Emission Reduction Plan) including installation of 12 deciduous trees on the site and participation in the Township's Green Building Permit Rebate Program;

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

- a. Payment of applicable Building Permit administration fees.

Submissions from the public:

There were no submissions received from the public.
CARRIED

**E.3 Development Permit Application No. 100834
(High Noon Investment Corp. / Klondike Cold Storage /
5775 - 272 Street)
Report 16-91
File CD 14-07-0041**

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council authorize issuance of Development Permit No. 100834 to
High Noon Investment Corporation for the property located at 5775 – 272
Street, subject to the following conditions:

- a. Building plans being in substantial 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 the Schedules "A" through "D", the

Gloucester Development Permit Guidelines and the Township's Sign Bylaw;

- d. Provision of 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;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- 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;
- h. Registration of a restrictive covenant restricting the use of the subject site to a cold storage warehouse with accessory office space to ensure the provision of an adequate number of parking spaces;
- i. Section 702A.6 of the Township Zoning Bylaw 1987 No. 2500 being varied from a maximum building height of 12 metres to a maximum building height of 19 metres as shown in Schedules "A" through "D";
- j. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 99 parking spaces to a minimum of 43 parking spaces as shown in Schedule "B";

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. Replacement trees being secured by a letter of credit in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
- c. 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;
- d. 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;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Payment of supplemental Development Permit application fees and Building Permit administration fees.

Submissions from the public:

1. T. Lightfoot, a Langley resident, was in attendance and expressed concerns about the Storm Water Management Plan and lack of a drainage pond for this project. He further expressed concerns about the setbacks from West Creek.

The following written submissions were received from the public:

1. T. Lightfoot, a Langley resident, expressing concerns about more development in Gloucester and the potential for storm water being routed directly into West Creek which is designated as a "sensitive stream".

Explanation by the proponent:

Doug Mitchell, Klondike Cold Storage, was in attendance and stated that there was a permit in place in 2009, but that it had lapsed. He stated that all requirements have been met in regards to this application.
CARRIED

Councillors Arnason and Davis opposed

**E.4 Development Permit Application No. 100828
(Demers Investments Ltd. / 27200 Block of 48 Avenue)
Report 16-89
File CD 14-05-0093**

Moved by Councillor Fox,
Seconded by Councillor Sparrow,
That Council authorize issuance of Development Permit No. 100828 to Demers Investments Ltd. for property located in the 27200 block of 48 Avenue subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "E";
- 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 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. Section 702 A.5 Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 1987 No. 2500 being varied to reduce the minimum side lot line setback abutting a flanking street (to the west) from

5.0 metres to 0.6 metres and the minimum front lot line setback (to the north /northeast) from 10.0 metres to 5.0 metres as indicated on Schedule "B";

f. Section 111.3 of the Township of Langley Zoning Bylaw No. 1987 No. 2500 (landscaping area along a side lot line abutting a flanking street) being varied from a minimum 5.0 metres to 0 metres along the western lot line as shown on Schedule "E"; and varying the landscaping area requirement adjacent to 48 Avenue from 5.0 metres to the area as shown on Schedule "E";

g. All outdoor refuse areas to be located in an enclosure and screened to the acceptance of the Township;

h. All chain link fences being black vinyl with black posts and rails; and

i. 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 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 or exemption 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. On-site landscaping being secured by a letter of credit at the Building Permit stage;

e. Payment of applicable Building Permit administration fees and supplemental Development Permit application fees.

Submissions from the public.

The following written submissions were received from the public:

1. T. Lightfoot, a Langley resident, expressing concerns about more development in Gloucester and the potential for storm water being routed directly into West Creek which is designated at a "sensitive stream".

CARRIED

Councillors Arnason and Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

- F.1 Rezoning Application No. 100462
(Western Casing Distributors Ltd. / 22958 Fraser Highway)
Bylaw No. 5241
Report 16-96
File CD 10-32-0081**

Moved by Councillor Quaale,
Seconded by Councillor Long,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Western Casing Distributors Ltd.) Bylaw 2016 No. 5241 to rezone a 0.39 ha (0.96 ac) property located at 22958 Fraser Highway to Comprehensive Development Zone CD 113 to allow office uses in addition to the currently permitted Service Commercial Zone C-3 uses, subject to payment of applicable supplemental rezoning fees prior to final reading; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5241.
CARRIED

- F.2 Rezoning Application No. 100461
(Austeville Properties Ltd. / 20146 - 100A Avenue)
Bylaw No. 5235
Report 16-94
File CD 09-02-0096**

Moved by Councillor Davis,
Seconded by Councillor Quaale,
That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Austeville Properties Ltd.) Bylaw 2016 No. 5235 to rezone a 3.7 ha (9.1 ac) property located at 20146 – 100A Avenue to Comprehensive Development Zone CD-112 to allow production studio uses, subject to payment of applicable supplemental Rezoning fees; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5235.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

H. BYLAWS FOR CONSIDERATION AT THIRD READING

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

COUNCILLOR DECLARES CONFLICT

Councillor Richter declared a Conflict of Interest under Section 100 of the Community Charter, and left the meeting at 7:19pm.

Moved by Councillor Long,
Seconded by Councillor Davis,
That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Thunderbird Centre) Bylaw 2016 No. 5211".
DEFEATED

Mayor Froese and Councillors Arnason, Fox, Quaale, Sparrow, and Whitmarsh opposed

Councillor Richter re-entered the meeting at 7:26pm.

- H.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**

Moved by Councillor Long,
Seconded by Councillor Fox,
That Council give third reading to "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".
CARRIED

Councillors Arnason and Richter opposed

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.

I. BYLAWS FOR FINAL ADOPTION**J. MAYOR AND COUNCIL REPORT**

Mayor Froese attended several events during the course of his duties including the Langley Hospital Foundation Golf Tournament, Provincial Special Announcement regarding schools on the Willoughby Slope, Coulter Berry Grand Opening, and the Terry Fox run.

K. METRO VANCOUVER REPRESENTATIVES REPORT

Councillor Fox reported that he attended a Metro Vancouver Utilities Meeting.

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM SPECIAL CLOSED MEETINGS**M. OTHER BUSINESS****M.1 DP Applications No. 100840 and 100835**

Moved by Councillor Richter,
Seconded by Councillor Fox,
Whereas Mr. and Mrs. Grewal expressed extensive concerns during the Public Hearing on Bylaw 5206 and 5207 on September 12, 2016 about the strip of land to the west of them leftover as a result of servicing in this 206 Street area of development;

Therefore be it resolved that staff send a letter to the Grewals specifying that they can develop on their own without the need for consolidation with the strip of property to the west of them subject to all other typical requirements be addressed.

CARRIED

Mayor Froese and Councillor Whitmarsh opposed

N. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Fox,
That the meeting terminate at 7:55pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk