



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 20, 2017 at 8:31 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

R. Seifi

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - February 20, 2017

Moved by Councillor Fox,
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
February 20, 2017.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit No. 100831 (Westlund Investments Ltd. / 19951 - 80A Avenue) Report 17-16 File CD 08-27-0054

Moved by Councillor Quaale,
Seconded by Councillor Long,
That Council authorize issuance of Development Permit No. 100831 to
Westlund Investments Ltd., for property located at 19951 – 80A Avenue,
subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A”
through “F”;
- b. Landscape plans being in substantial compliance with Schedules “G”
through “I”;

- c. Provision of final tree retention, replacement, protection details and security 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 Schedules "A" through "F" and in compliance with the Township's Sign Bylaw;
- 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; and
- f. 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and 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. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental development permit application fees; and
- g. Payment of applicable Development Cost Charges and building permit administration fees.

Submissions from the public:

There were no submissions received from the public.

CARRIED

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100454
 (Studio B Architects / 19900 Block 80A and 81A Avenue)
 Bylaw No. 5243
 Report 17-13
 File CD 08-27-0058**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Studio B Architects) 2017 Bylaw No. 5243”

Explanation – Bylaw No. 5243

S. Richardson explained that Bylaw 2017 No. 5243 amends Comprehensive Development Zone CD-57 to increase the maximum allowable gross floor areas for Sub-Zone 2.2A, 2.2B and 2.3. 96 Public Notices were mailed out.

Submissions from the public:

There were no submissions received from the public.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Arnason,
That the meeting terminate at 8:37pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk