



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 24, 2017 at 8:26 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,
and B. Whitmarsh

M. Bakken and 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 - April 24, 2017

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 April
24, 2017.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Variance Permit Application No. 100083 (Lee / 9477 - 204 Street) Report 17-38 File CD 08-35-0258

Moved by Councillor Fox,
Seconded by Councillor Quaale,
That Council authorize issuance of Development Variance Permit No.
100083 for property located at 9477 204 Street, to facilitate a subdivision
into four (4) lots, subject to the following:

- a. Section 110.1 – Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (59.88 ft) to 17.27 m (56.67 ft) for proposed “Lot A” and “Lot B” as indicated in Schedule “A”.

Submissions from the public:

1. C. Henry, a Langley resident, was in attendance and expressed his opposition.

Explanation by the proponent:

J. McGovern, was in attendance and stated that only three lots will back onto the properties directly behind the subject property.

DEFEATED

Mayor Froese and Councillors Arnason, Davis, Fox, Long, Quaale, Richter, and Whitmarsh opposed

B.2

**Heritage Alteration Permit Application No. 100826
(Lanstone Properties (Fort Langley) Ltd. / 9084 Glover Road,
23203 Francis Avenue, and 9045 and 9059 Church Street)
Report 17-42
File CD 11-33-0119**

Moved by Councillor Fox,

Seconded by Councillor Quaale,

That Council authorize issuance of Heritage Alteration Permit No. 100826 to Lanstone Properties (Fort Langley) Ltd. for properties located at 9084 Glover Road, 23203 Francis Avenue, and 9045 and 9059 Church Street, subject to the following conditions:

- a. Section 104.5(2) of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a three (3) storey building as shown in Schedules "C" and "D";
- b. Section 602.3(1) of the Township's Zoning Bylaw 1987 No. 2500 (Residential Uses) being varied to permit residential uses to be located on the first floor of the building;
- c. Section 602.5(b) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to allow a rear yard setback of 0.169 metres from Church Street as shown in Schedule "B";
- d. Registration of an access easement in favour of properties within the block over the rear access to the acceptance of the Township;
- e. Registration of a public access right of way over the pedestrian path connecting Glover Road with Church Street to the acceptance of the Township;
- f. Consolidation of the four (4) properties;
- g. Building plans being in substantial compliance with Schedules "A" through "G";
- h. Provision of two (2) units in accordance with Schedule 2 Adaptable Housing Requirements of the Township of Langley Official Community

- Plan including registration of a restrictive covenant identifying the units;
- i. Landscape plans being in substantial compliance with Schedules “H” through “N” and the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements to the final acceptance of the Township;
 - j. Provision of a final tree management plan incorporating tree retention, replacement and protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) to the acceptance of the Township;
 - k. All signage being in substantial compliance with Schedules “A” through “E” and “G”, the Fort Langley Building Façade Design Guidelines, and the Township’s Sign Bylaw;
 - l. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments as shown in Schedules “C” and “D”;
 - m. All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township.

Although not part of the Heritage Alteration 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 Demolition Permits for the existing buildings on the site to the acceptance of the Township;
- b. 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;
- c. Landscape and boulevard improvements being secured by letter of credit at Building Permit;
- d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township’s Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- f. 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;
- g. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- h. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any, to the satisfaction of the Township;

- i. Submission of a geotechnical report prepared by a geotechnical engineer to the acceptance of the Township; and
- j. Payment of additional heritage alteration permit application fees, and applicable Development Cost Charges and building permit administration fees.

Submissions from the public:

The following written submissions were received from the public:

- 1. S. Stefanik, a Fort Langley resident, expressing support.
- 2. H. Hazelton, a Fort Langley resident, expressing support.
- 3. N. Kott, a Fort Langley resident, expressing support.
- 4. M. and R. Van Huizen, Fort Langley residents, expressing support.
- 5. J. Doyle, a Fort Langley resident, expressing support.

Explanation by the proponent:

K. Alberts, Lanstone Properties, was in attendance and submitted letters of support for the project.

CARRIED

Councillors Arnason and Davis opposed

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100466
(Jagdeo / 7146 - 206 Street)
Bylaw No. 5264
Report 17-32
File CD 08-14-0181**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264”

Explanation – Bylaw No. 5264

S. Richardson explained that Bylaw 2017 No. 5264 rezones property located at 7146 – 206 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots. 28 Public Notices were mailed out.

Submissions from the public:

The following written submissions were received from the public:

1. M. Mahdavian and M. Nasser, Langley residents, expressing opposition due to easement issues with his property, which is north of the subject property.

C.2

Rezoning Application No. 100456
(Edgar / Woodhaven Homes Inc. / 7000 Block of 206 Street)
Bylaw No. 5269
Report 17-33
File CD 08-14-0198

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269”

Explanation – Bylaw No. 5269

S. Richardson explained that Bylaw 2017 No. 5269 rezones three (3) properties located at the 7000 Block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots. 42 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 8:55pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk