



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 29, 2017 at 8:24 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, M. Sparrow,
and B. Whitmarsh

R. Seifi

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - May 29, 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 May
29, 2017.

CARRIED

B. DEVELOPMENT PERMITS

B.1 Development Permit Application No. 100877 (Weston Foods (Canada) Inc. / 5345 - 275 Street) Report 17-53 File CD 14-05-0096

Moved by Councillor Long,
Seconded by Councillor Fox,
That Council authorize issuance of Development Permit No. 100877 to
Weston Foods (Canada) Inc. for the property located at 5345 – 275 Street,
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"
and in compliance with the Township's Street Tree and Boulevard Planting
Policy to the acceptance of the Township;
- c. Provision of a 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;
- d. All signage being in compliance with the Gloucester Development Permit Guidelines and 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;
 - f. All outdoor storage areas being covered by a dust free surface;
 - g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - h. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 3.0 metre in depth landscaping area along the rear and interior side lot line in an industrial zone to permit a 1.5 metre in depth landscaping area as shown in Schedule "D".

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. Payment of supplemental Development Permit application fees and Building Permit administration fees.
- b. 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;
- 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. On-site landscaping being secured by a letter of credit at the Building Permit stage.

Submissions from the public:

There were no submissions received from the public.
CARRIED

Councillor Arnason opposed

**B.2 Development Permit Application No. 100867
(Ocean West Projects Ltd. / 20539 - 92A Avenue)
Report 17-54
File CD 08-35-0249**

Moved by Councillor Fox,
Seconded by Councillor Long,
That Council authorize issuance of Development Permit No. 100867 to Ocean West Projects Ltd. for property located at 20539 - 92A Avenue, subject to the following conditions:

- a. Registration of a streamside protection restrictive covenant on proposed Lot 2;
- b. Transfer (and consolidation with Township lands to the south) of proposed Lot 3 to the Township for conservation purposes; and
- c. Installation of fencing and signage to the acceptance of the Township in accordance with Schedule A (Envirowest Consultants Inc. assessment "Proposed Development – 20539 - 92A Avenue, Langley, BC Streamside Protection Development Application, March 30, 2017").

Submissions from the public:

There were no submissions received from the public.
CARRIED

Councillor Davis opposed

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100458
Development Variance Permit Application No. 100087
(Lebcan Developments Inc. / 8738 - 217A Street)
Bylaw No. 5284
Report 17-46
File CD 11-30-0023**

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcan Developments Inc.) 2017 Bylaw No. 5284"

Explanation – Bylaw No. 5284

R. Seifi explained that Bylaw 2017 No. 5284 rezones 0.68 hectares (1.69 acres) of land located at 8738 – 217A Street from Rural Zone RU-1 to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision. 48 public notices were mailed out.

Development Variance Permit No. 100087

Running concurrently with this Bylaw is Development Permit No. 100087 (Lebcan Developments Inc. / 8738 – 217A Street) in accordance with Attachment A subject to the following conditions:

- a) Section 304.4 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule "A"; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for

proposed Lot 2 as indicated in Schedule "A".

Submissions from the public:

There were no submissions received from the public.

**C.2 Aldergrove Community Plan Amendment
Application No. 100138
(Southwest Aldergrove / Area Between 24 and
26 Avenue from 266 to 268 Street)
Bylaw No. 5283
Report 17-50
File CD 13-19-0328**

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment
(Southwest Aldergrove) Bylaw 2017 No. 5283"

Explanation – Bylaw No. 5283

R. Seifi explained that Bylaw 2017 No. 5283 amends the Aldergrove Community Plan to add sixteen (16) properties with a total area of 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street into the Aldergrove Community Plan, and designate the subject lands for Low Density Residential purposes. 126 public notices were mailed out.

Submissions from the public:

1. J. Mangat, a Langley resident, was in attendance and submitted five letters from residents in Aldergrove in support of the project.

The following written submissions were received from the public:

1. D. Strauss, a Langley resident, stating support for the project but expressed concern about increased parking issues on the streets and at Aldergrove Athletic Park. He suggested accessing the northwest corner of Aldergrove Athletic Park from 28 Avenue by developing an additional parking lot from the direction. He further suggested that the lot sizes on 268 Street by 7000 square feet to maintain the character of the neighbourhood.
2. E. Daems, a Langley resident, stating support for the project.
3. R. Daems, a Langley resident, stating support and asking Council for a new Aldergrove Community Plan in-line with the Urban Containment Boundaries.
4. V. Ebenal, a Langley resident, stating support for the project.
5. I. and F. Waddell, Langley residents, stating support for the project.

6. G. Pandher, a Langley resident, stating support for the project.
7. A. Hayer, a Langley resident, stating support for the project.
8. J. Dan, a Langley resident, stating support for the project.
9. G. and M. Amato, Langley residents, stating support for the project.
10. L. McLean and M. Enger, Langley residents, stating support for the project.
11. F. and A. Schoenit, Langley residents, stating support for the project.
12. L. and B. Calmorbidia, Langley residents, stating support for the project.
13. A. and S. Markel, Langley residents, stating support for the project.
14. P. Mangar, a Langley resident, stating support for the project.
15. J. Mangat, a Langley resident, stating support for the project.
16. A. Reglin, a Langley resident, stating support for the project.
17. M. Reglin, a Langley resident, stating support for the project.
18. H. Reglin, a Langley resident, stating support for the project.
19. G. Bual, a Langley resident, stating support for the project.
20. H. Mangat, a Langley resident, stating support for the project.
21. G. Pahwa, a Langley resident, stating support for the project.
22. S. Ahlwat, a Langley resident, stating support for the project.
23. E. and H. Plett, Langley residents, stating support for the project.

Explanation by the proponent:

K. Alberts, Kurt Alberts Urban and Regional Planner, was in attendance and presented 12 letters of support for the project.

C.3

**Aldergrove Community Plan Amendment Application No. 100136
(Creekland Park Developments Ltd. / 2600 block of 268 Street)
Bylaw No. 5282
Report 17-49
File CD 13-19-0312**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment
(Creekland Park Developments Ltd.) Bylaw 2017 No. 5282”

Explanation – Bylaw No. 5282

R. Seifi explained that Bylaw 2017 No. 5282 amends the Aldergrove Community Plan to add a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street into the plan, designate the subject lands for Low Density Residential and Medium Density Residential purposes, include the site in Development Permit Area ‘A’ and add Townhouses as a permitted Unit Type in the Medium Density Residential and High Density Residential land use designations. 54 public notices were mailed out.

Submissions from the public:

1. D. Kask, a Langley resident, was in attendance and expressed concerns about run off from the concrete into local streams and removal of trees.

The following written submissions were received from the public:

1. D. Strauss, a Langley resident, stating support for the project but expressed concern about increased parking issues on the streets and at Aldergrove Athletic Park. He suggested accessing the northwest corner of Aldergrove Athletic Park from 28 Avenue by developing an additional parking lot from the direction. He further suggested that the lot sizes on 268 Street by 7000 square feet to maintain the character of the neighbourhood.
2. E. Daems, a Langley resident, stating support for the project.
3. R. Daems, a Langley resident, stating support and asking Council for a new Aldergrove Community Plan in-line with the Urban Containment Boundaries.
4. V. Ebenal, a Langley resident, stating support for the project.

Explanation by the proponent:

C. Hogan, Focus Architecture, was in attendance and stated that the waterway on the property has been surveyed and will be protected. He further stated that medium density is 10-12 units per acre and a portion of the site is dedicated to 9 units per acre.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Sparrow,
That the meeting terminate at 8:45pm
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk