



## REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 15, 2018 at 8:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### 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 and K. Sinclair

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

### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

#### **A.1 Regular Meeting for Public Hearing and Development Permits - January 15, 2018**

Moved by Councillor Quaale,  
Seconded by Councillor Davis,  
That Council adopt the agenda and receive the agenda items of the  
Regular Meeting for Public Hearing and Development Permits held  
January 15, 2018.

CARRIED

### **B. DEVELOPMENT PERMITS**

#### **B.1 Heritage Alteration Permit Application No. 100908 (Bouwman / 21393 Old Yale Road) Report 18-02 File CD 08-01-0106**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That Council authorize issuance of Heritage Alteration Permit No. 100908  
for property located at 21393 Old Yale Road, to facilitate subdivision into  
two (2) lots, and the construction of two (2) single family dwellings, subject  
to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "D";
- b. On-site landscape plans and tree management 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. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2”.

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to final subdivision approval, the following items will need to be finalized:

- a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, in accordance with the Township’s Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
- c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
- d. Payment of applicable administration fees;
- e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw 2011 No. 4861;
- f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict the location of driveways to the rear lane.

Submissions from the public:

1. J. Pryma, a Langley resident, was in attendance and stated he was speaking on behalf of several neighbours. He commented that they are opposed to using the back lane for primary vehicle access to the property. He suggested a single shared strata title driveway from Old Yale Road to the area of both houses. He submitted a nine signature petition against using the lane for primary access.
2. Rita, a Langley resident, was in attendance and stated that four properties are grandfathered and use the lane for vehicle access. She stated that many of the properties do not have fences. She further stated that the proposed access in the lane would not cause a problem.
3. A. Maliwhany, a Langley resident, was in attendance and stated he is not opposed to the development.

The following written submissions were received from the public:

1. D. Leffers, a Langley resident, stating support for the Heritage Alteration Permit as it is the best use of the property and will help connect

the Saunders Trail to the rest of Murrayville.

2. J. Pyrma, a Langley resident, stating his and some neighbouring properties opposition to using the lane for primary access.

Explanation by the proponent:

J. Bouwman was in attendance and stated that the proposed lane access is to protect Old Yale Road, which is a heritage road, and that this is a Heritage Alteration Permit. He further noted that the front of the property includes a multi-use pathway that would be troublesome to cross for access.

REFERRAL

Moved by Councillor Richter

Seconded by Councillor Arnason,

That Heritage Alteration Permit Application No. 100908 be referred to staff to work with the proponent on an alternative access point.

DEFEATED

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

MAIN MOTION

The question was called on the Main Motion, and it was  
CARRIED

Councillors Davis and Richter opposed

## **C. PUBLIC HEARING**

**C.1        Official Community Plan Amendment and  
Rezoning Application No. 100135  
Development Permit Application Nos. 100836 and 100837  
(Wesmont Homes (Yorkson) Ltd. / Township of Langley /  
20511 - 82 Avenue and 20542 - 84 Avenue)  
Bylaw No. 5325  
Bylaw No. 5326  
Report 17-132  
File CD 08-26-0175**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Wesmont Homes (Yorkson) Ltd.) Bylaw 2017 No. 5325”; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Wesmont Homes (Yorkson) LTD.) Bylaw 2017 No. 5326"

Explanation – Bylaw No. 5325

S. Richardson explained that Bylaw 2017 No. 5325 amends the Table 4.1 – Residential Housing Mix and Densities of the Yorkson Neighbourhood Plan to allow the development of 20511 – 82 Avenue and a portion of 20542 – 84 Avenue with one type of single family residential housing form at a proportion of 58% strata detached single family and 42% attached residential, and an overall density of 7.6 units per hectare (3.1 units per acre), and with one (1) unit type of single family and one (1) unit type of attached residential. The amendment will allow the development of five (5) townhouse units and seven (7) strata detached single family units. 811 Public Notices were mailed out.

Explanation – Bylaw No. 5326

S. Richardson explained that Bylaw 2017 No. 5326 rezones 0.48 ha (1.18 ac) of land located at 20511 – 82 Avenue and 20542 – 84 Avenue from Suburban Residential Zone SR-2 and Civic Institutional Zone P-1 to Comprehensive Development Zone CD-117 to accommodate 5 townhouses and 7 strata detached single family units. 811 Public Notices were mailed out.

Development Permit No. 100836

Running concurrently with this Bylaw is Development Permit 100836 (Streamside Protection), to modify the SPEA widths in accordance with Section 4.20 of Schedule 3 of the Official Community Plan, in accordance with Attachment A subject to the following conditions:

- a. Dedication and protection of Streamside Protection and Enhancement Areas as shown on Schedule A to the acceptance of the Township;
- b. Streamside restoration and enhancement works to be completed to the acceptance of the Township and in accordance with Envirowest Consultants Inc. assessment "Proposed Development - 20511 - 82 Avenue, Langley, BC Updated Streamside Protection Development Permit Application Revision 2" (June 29, 2017) including the following drawings (attached as Schedule A):
  - ☐ Envirowest Drawing No. 2179-01-01, "Habitat Balance", Rev 03, June 26, 2017;
  - ☐ Envirowest Drawing No. 2179-01-02 "Streamside Enhancement; and Restoration Plan", Rev 03, June 29, 2017;
- c. Written designation of an Environmental Monitor for the project

acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on the Streamside Protection and Enhancement Development Permit Area; and

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approvals/submissions to the Township.

Development Permit No. 100837

Running concurrently with this Bylaw is Development Permit 100837 (Form and Character), in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L"; and
- b. On-site landscaping plans being in substantial compliance with Schedule "M", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

The following written submissions were received from the public:

1. T. Hammar, a Langley resident, stating opposition to this development due to overcrowding in local schools and hospitals, and how the development will affect neighbour's views.

**D. TERMINATE**

Moved by Councillor Davis,  
Seconded by Councillor Long,  
That the meeting terminate at 9:16pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Township Clerk