



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, November 19, 2018 at 8:48 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

PRESENT: Mayor J. Froese

Councillors P. Arnason, D. Davis, S. Ferguson, M. Kunst, B. Long,
K. Richter, B. Whitmarsh, and E. Woodward

W. Bauer, S. Richardson and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - November 19, 2018

Moved by Councillor Davis,
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
November 19, 2018.
CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

C.1 Temporary Use Permits Bylaw No. 5419 Report 18-136 File CD BA 000020

“Township of Langley Zoning Bylaw 1987 No. 2500 and Township of
Langley Development Application Fee Bylaw 1987 No. 2470 Amendment
(Temporary Use Permits) Bylaw 2018 No. 5419”

Explanation – Bylaw No. 5419

S. Richardson explained that Bylaw 2018 No. 5419 amends Township of
Langley Zoning Bylaw 1987 No. 2500 and Township of Langley
Development Application Fee Bylaw 1987 No. 2470 to designate areas
where temporary uses may be allowed and establishes fees and
procedures.

Submissions from the public:

There were no submissions received from the public.

C.2

**Rezoning Application No. 100520
(381282 BC Ltd. / Dhaliwal / 3227 - 264 Street)
Bylaw No. 5404
Report 18-131
File CD 10-25-0037**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC Ltd. / Dhaliwal) Bylaw 2018 No. 5404”

Explanation – Bylaw No. 5404

S. Richardson explained that Bylaw 2018 No. 5404 rezones an approximately 1.28 ha (3.17 ac) portion of a lot located at 3227 – 264 Street from Comprehensive Development Zone CD-35 to an amended Comprehensive Development Zone CD-35 uses including Community Commercial Zone C-2 uses. 118 Public Notices were mailed out.

Submissions from the public:

There were no submissions received from the public.

C.3

**Rezoning Application No. 100514 and
Development Permit Application No. 100976
(1133305 BC Ltd. / 20214 - 82 Avenue)
Bylaw No. 5418
Report 18-138
File CD 08-26-0196**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1133305 BC Ltd.) Bylaw 2018 No. 5418”

Explanation – Bylaw No. 5418

S. Richardson explained that Bylaw 2018 No. 5418 rezones 1.93 ha (4.77 ac) of land located at 20214 – 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-130 to permit 52 rowhouse units in 10 buildings. 339 Public Notices were mailed out. Development Permit No. 100976

Running concurrently with this Bylaw is Development Permit No. 100976 (1133305 BC Ltd. / 20214 – 82 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “L”;
- b. On-site landscaping plans being in substantial compliance with Schedules “M” through “R”, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of the subdivision to create 52 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- g. 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
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public:

- 1. C. Hamilton, a Langley resident, was in attendance and asked for sidewalks on the same side as the church.
- 2. J. Sulmona, Sulmona Holdings Ltd, was in attendance and stated his support of the proposal.

Explanation by the proponent:

Anya Pasovic, Alpin Martin, was in attendance and stated that all engineering requirements will be met.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 8:59pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk