



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, November 4, 2019 at 7:45 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

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 - November 4, 2019

Moved by Councillor Arnason,
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
November 4, 2019.

CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

C.1 Rezoning Application No. 100537 (Denbow Transport Ltd. / 1030 - 272 Street) Bylaw No. 5503 Report 19-157 File CD 13-08-0013

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Denbow
Transport Ltd.) Bylaw 2019 No. 5503"

Explanation – Bylaw No. 5503

S. Richardson explained that Bylaw 2019 No. 5503 amends Rural Zone
RU-2 to permit storage and distribution facilities for wood and soil based
products including parking of commercial vehicles related to the storage
and distribution facility on property located at 1030 – 272 Street to

accommodate an agricultural distribution centre. 30 public notices were mailed out.

Submissions from the public:

1. L. Lockwood, a Langley resident, was in attendance and commented on overweight trucks using 272 Street, parks in the area, materials leaching into the soil, and pedestrian safety.
2. D. Flokstra, a Langley resident, was in attendance and expressed support for the application as this would be a good use of this land and benefit the Aldergrove economy.

The following written submissions were received from the public:

1. L. Lockwood, a Langley resident, stating opposition due the weight of the trucks, pedestrian safety, potential to turn into a processing and composting facility, and leaching of materials into the soil and aquifer.
2. D. MacDonald, a Langley resident, expressing support for the rezoning as the proposed site for a satellite distribution centre is ideally located to serve area farmers.
3. A. Blaauw, a Langley resident, expressing support for the application as it is consistent with Langley's goals for enhancement of the agricultural sector.

Explanation by the proponent:

K. Alberts, representative of Denbow Transport, was in attendance and submitted letters of support for the application.

C.2

**Rezoning Application No. 100515
Development Permit Application No. 100983 and
Development Variance Application No. 100104
(Qualico Developments (Vancouver) Inc. / 7664 - 204 Street,
20431 and 20495 - 76 Avenue, and a
Portion of 20525 - 76 Avenue)
Bylaw No. 5501
Bylaw No. 5514
Report 19-162
File CD 08-23-0176**

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5501"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5514"

Explanation – Bylaw No. 5501

S. Richardson explained that Bylaw 2019 No. 5501 rezones 4.08 ha (10.07 ac) of land at 7664 - 204 Street, 20431 and 20495 - 76 Avenue and a portion of 20525 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate 88 residential lots. 41 public notices were mailed out.

Explanation – Bylaw No. 5514

S. Richardson explained that Bylaw 2019 No. 5514 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

Development Permit No. 100983

Running concurrently with this Bylaw is Development Permit No. 100983 Qualico Developments (Vancouver) Inc. / 7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100104

Running concurrently with this Bylaw is Development Variance Permit No. 100104 (Qualico Developments (Vancouver) Inc. / 7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Section 401.5 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 25 and 26.
- b. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum

interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lots 47, 48, 54, 55, and 63;

c. Section 401.5 (3) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a principal building abutting a street from 3.0 metres to 2.5 metres on proposed Lots 25 and 26.

Submissions from the public:

1. C. Grewal, a Langley resident, was in attendance and expressed concerns about the location of the pocket park not being confirmed before the development proceeds.
2. R. Bhullar, a Langley resident, was in attendance and expressed concerns about the location of the pocket park not being confirmed before the development proceeds.
3. L. Brann, representing J. and G. Brann, Langley residents, was in attendance and expressed concerns regarding the location of the pocket park and the impact on their property value.

The following written submissions were received from the public:

1. B. Richert, a Langley resident, expressing concerns about the proposed development and lack of pedestrian-friendly, emergency vehicle friendly, parking friendly, and traffic friendly street grid. He suggested extending 76A to 204 Street and extending 205 Street to 76B Avenue to provide a better transportation network.
2. R. and D. Bhullar, Langley residents, asking Council to secure a pocket park before issuing Qualico further building permits.
3. J. and G. Brann, Langley residents, expressing concerns regarding the location of the pocket park and the impact on their property value.

Explanation by the proponent:

K. Anderson, Qualico Developments, was in attendance and stated that when Qualico originally purchased the land for development, a pocket park was not required. A pocket park was added at fourth reading of their adjacent development in the area. He further stated that they have been working diligently to secure the pocket park and will inform the residents affected accordingly.

J. Pernu commented that securing the pocket park is also a requirement before fourth reading of this current development.

D. TERMINATE

Moved by Councillor Davis,
Seconded by Councillor Whitmarsh,
That the meeting terminate at 8:30pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk