



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING AND DEVELOPMENT PERMITS

Monday, July 11, 2022 at 7:00pm
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

R. Seifi

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – July 11, 2022

Moved by Councillor Ferguson,
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
July 11, 2022.

CARRIED

B. DEVELOPMENT PERMITS

C. PUBLIC HEARING

- 1. Official Community Plan Amendment and
Rezoning Application No. 100227 and
Development Permit Application No. 100940
(Qualico Mitchell Williams LLP /
8000 – 8200 Block of 212 Street)
Bylaw No. 5791
Bylaw No. 5792
Report 22-68
File CD 08-25-0103**

C. **PUBLIC HEARING**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5792”

Explanation – Bylaw No. 5791

S. Richardson explained that Bylaw No. 5791 amends the Williams Neighbourhood Plan by amending Section 5.4.2 to provide flexibility for use of tandem parking configuration subject to provision of offsetting lot size and securities. 208 Public Notices were mailed out.

Explanation – Bylaw No. 5792

S. Richardson explained that Bylaw No. 5792 rezones a 1.1 ha (2.7 ac) portion of land located in the 8000 to 8200 Block of 212 Street in the Williams Neighbourhood Plan area from Suburban Residential SR-2 to Residential Compact Lot Zone R-CL(A).

Development Permit No. 100940

Running concurrently with this Bylaw is Development Permit No. 100940 (Qualico Mitchell Williams LLP / 8000 – 8200 Block of 212 Street) 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 Compact Lot Zones R-CL(A) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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.

C. PUBLIC HEARING

Submissions from the public:

1. J. Lymburner, a Langley resident, was in attendance and expressed concerns about increasing the density in the area and stated his opposition.

The following written submission was received from the public:

1. R. Edmunds, a Langley resident, expressing support for this development as it will bring another school and park space to the area, and will provide more housing options for families.

Explanation by the proponent:

J. Pernu, McElhanney Consulting, was in attendance and stated that the proposed land use is permissible in the current zoning designation, and that secondary suites are embedded in the Williams Plan and will help provide affordable housing.

MOTION

Moved by Councillor Long,

Seconded by Councillor Kunst,

That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5791”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5792”.

DEFEATED

Councillors Arnason, Davis, Long, Richter, and Woodward opposed

2. **Official Community Plan Amendment and Rezoning Application No. 100191 and Development Permit Applications No. 101027 and 101213 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue) Bylaw No. 5786 Bylaw No. 5787 Report 22-69 File CD 08-24-0085**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786”; and

C. **PUBLIC HEARING**

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5787”

Explanation – Bylaw No. 5786

S. Richardson explained that Bylaw No. 5786 amends the Willoughby Community Plan and Williams Neighbourhood Plan by amending the land use designation of a portion of lands south of 80 Avenue and west of 214 Street from Single Family Mixed Residential to Townhouse Strata and moving the collector road and bicycle network from 79A Avenue to 79 Avenue alignment. 111 Public Notices were mailed out.

Explanation – Bylaw No. 5787

S. Richardson explained that Bylaw No. 5787 rezones 12.9 ha (31.9 ac) of land located in the Williams Neighbourhood Plan area to Residential Zone R-1F and Comprehensive Development Zone CD-172 to provide for development of 7 front loaded single family lots and 327 townhouses.

The Residential Zone R-1F is written to implement the policies in the Williams Neighbourhood Plan for front loaded lots for lands designated Single Family Mixed Residential (6-10 upa).

The Comprehensive Development Zone CD-172 is written to implement the policies in the Williams Neighbourhood Plan for lands designated Townhouse Strata (8-22 upa).

Development Permit No. 101027

Running concurrently with this Bylaw is Development Permit No. 101027 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 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-1F ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development, incorporates relevant design provisions from the Williams Neighbourhood Plan including porches, tree planting and parking, and in accordance with Willoughby Community Plan Development Permit Area guidelines; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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:

C. PUBLIC HEARING

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

Development Permit No. 101213

Running concurrently with this Bylaw is Development Permit No. 101213 (Qualico Mitchell Williams LLP / 21247 to 21397 - 78 Avenue and 21264 to 21392 – 80 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEA's) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No.1842;
- 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 SPEAs;
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Councillor Kunst,

Seconded by Councillor Whitmarsh,

That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Williams Neighbourhood Plan) Bylaw 2018 No. 5335 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5786"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Mitchell Williams LLP) Bylaw No. 5787".

DEFEATED

Councillors Arnason, Davis, Long, Richter, and Woodward opposed

C. PUBLIC HEARING

- 3. Official Community Plan Amendment and Rezoning Application No. 100201 (Bath Investments Ltd. / 23699 and 23737 Fraser Highway) Bylaw No. 5793 Bylaw No. 5794 Report 22-70 File CD 10-33-0104**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bath Investments Ltd.) Bylaw No. 5794”

Explanation – Bylaw No. 5793

S. Richardson explained that Bylaw No. 5793 amends the Official Community Plan and Rural Plan by adding provisions to the “Small Farms / Country Estates” designation to accommodate industrial uses on a site specific basis at 23699 and 23737 Fraser Highway and includes the site as a mandatory Development Permit Area. 59 Public Notices were mailed out.

Explanation – Bylaw No. 5794

S. Richardson explained that Bylaw No. 5794 rezones 4.12 ha (10.19 ac) of land at 23699 and 23737 Fraser Highway from Rural Zone RU-1 to Service Industrial Zone M-1B.

Submissions from the public:

The following written submission was received from the public:

1. A. Vander eyk, a Langley resident, expressing concerns about size of buffer zones between the properties and the adjacent farmland, and the need for water and storm sewer to be installed down Fraser Highway to control the runoff.

Explanation by the proponent:

P. Giesbrecht, Giesbrecht & Company, was in attendance and commented that the landscaping is in compliance with the industrial provisions.

MOTION

Moved by Councillor Ferguson,
Seconded by Councillor Richter,
That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Bath Investments Ltd.) Bylaw No. 5793”; and

C. PUBLIC HEARING

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Bath Investments Ltd.) Bylaw No. 5794”.

CARRIED

Councillor Arnason opposed

MOTION

Moved by Councillor Whitmarsh,

Seconded by Councillor Woodward,

That Council grant third reading of “Langley Official Community Plan Bylaw
1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment
(Bath Investments Ltd.) Bylaw No. 5793”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Bath Investments Ltd.) Bylaw No. 5794”.

CARRIED

D. TERMINATE

Moved by Councillor Davis,

Seconded by Councillor Kunst,

That the meeting terminate at 7:21pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk