



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, November 6, 2023 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, S. Ferguson, B. Martens, M. Pratt, K. Richter, R. Rindt, and
M. vanPopta

S. Richardson

S. Little and K. Stepto

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

<https://youtu.be/SmgOLDmvlpk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=440>

Mayor Woodward acknowledged the Traditional Territories of the Coast Salish Peoples.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – November 6, 2023

<https://youtu.be/SmgOLDmvlpk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=457>

Moved by Councillor Martens,
Seconded by Councillor Baillie,
That Council adopt the agenda and receive the agenda items of the
Regular Meeting for Public Hearing and Development Permits held
November 6, 2023.

CARRIED

B. PRESENTATIONS

1. Sharlene Brunjes – IPF World Classic & Equipped Masters Powerlifting Championships

<https://youtu.be/SmgOLDmvlpk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=470>

Mayor and Council presented Sharlene Brunjes with an achievement certificate for winning gold at the IPF World Classic & Equipped Masters Powerlifting Championships.

C. PUBLIC HEARING

1. Official Community Plan Amendment and Rezoning Application No. 100182 and Development Permit Application No. 101375 (North Arc Properties 200th Street Inc. / 8393 – 200 Street)

Bylaw No. 5946

Bylaw No. 5947

Report 23-229

File CD 08-27-0066

<https://youtu.be/SmgOLDmvlpk?list=PLcsR1gaLwRUj-WR-V5zZzSf-F3Xrya6bh&t=922>

“Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947”

Explanation – Bylaw No. 5946

S. Richardson explained that Bylaw No. 5946 amends the Carvolth Neighbourhood Plan for lands located at 8393 - 200 Street to accommodate development of 195 apartment units and 74 townhouse units by changing the land use designations for a portion of the site from Townhouse (50 upa) to Medium Density Apartment (1.9 FSR) with a site specific density allowance of 2.1 FSR. 428 Public Notices were mailed out.

Explanation – Bylaw No. 5947

S. Richardson explained that Bylaw No. 5947 rezones property located at 8393 - 200 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-197 to accommodate development of 195 apartment units and 74 townhouse units.

C. PUBLIC HEARING

Development Permit No. 101375

Running concurrently with this Bylaw is Development Permit No. 101375 (North Arc Properties 200th Street Inc. / 8393 – 200 Street) in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule “A”.
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township’s Street Trees and Boulevard Plantings Policy and Age Friendly Amenity Area requirements.
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
- d. All rooftop mechanical equipment to be screened from view.
- e. All refuse areas to be located in an enclosure and screened.

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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
- b. Completion of a site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
- c. On-site landscaping to be secured by letter of credit at building permit stage.
- d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
- e. Payment of supplemental development permit application fees, Development Cost Charges and building permit administration fees.

Submissions from the public:

There were no submissions received from the public.

MOTION

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,

That Council consider third reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947”.

CARRIED

C. PUBLIC HEARING

MOTION

Moved by Councillor Ferguson,
Seconded by Councillor Baillie,
That Council grant grant reading of “Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5946”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (North Arc Properties 200th Street Inc.) Bylaw No. 5947”.

CARRIED

D. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:11pm.

CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk