



REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, November 4, 2024 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

Councillors T. Baillie, M. Kunst, B. Martens, M. Pratt, K. Richter, and M. vanPopta

S. Richardson

W. Bauer and K. Stepto

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing and Development Permits – November 4, 2024

https://youtu.be/pba_EK9vU-A?t=468

Moved by Councillor Pratt,
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 4, 2024.

CARRIED

B. PUBLIC HEARING

**1. Official Community Plan Amendment and
Rezoning Application No. 100246 and
Development Permit Application No. 101460 and
Development Variance Permit Application No. 100156
(Qualico Communities / 20565, 20577, 20593,
20605 – 74B Avenue and 20560, 20572, 20596,
20608 - 76 Avenue)**

Bylaw No. 5957

Bylaw No. 5958

Report 24-212

File CD 08-23-0220

https://youtu.be/pba_EK9vU-A?t=480

B. PUBLIC HEARING

“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 (Qualico Communities) Bylaw No. 5957”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958”

Explanation – Bylaw No. 5957

S. Richardson explained that Bylaw No. 5957 amends the Willoughby Community Plan for land located at 20565, 20577, 20593 - 74B Avenue and 20572, 20596, 20560 - 76 Avenue to change the land use designation from Mixed Residential to Multi Family.

Bylaw No. 5957 also amends the Yorkson Neighbourhood Plan to designate the northwest portion of the site to Townhouse (22 UPA) and to amend Table 4.1 requirements for Single Family Mixed Residential. 156 public notices were mailed out.

Explanation – Bylaw No. 5958

S. Richardson explained that Bylaw No. 5958 rezones a 4.0 ha (9.6 ac) site located at 20565, 20577, 20593, 20605 - 74B Avenue and 20560, 20572, 20596, and 20608 - 76 Avenue to Comprehensive Development Zone CD-208, Residential Zone R-1A, and Residential Compact Lot Zones R-CL(SD), and R-CL(RH) to facilitate development of approximately 52 lots (one townhouse lot, two single family lots, 17 rowhouse lots, and 32 semi-detached lots).

Development Permit No. 101460

Running concurrently with this Bylaw is Development Permit No. 101460 (Qualico Communities / 20565, 20577, 20593, 20605 – 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
- b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on “Schedule B” to the acceptance of the Township.
- 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.

B. PUBLIC HEARING

- 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.
- e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

Development Variance Permit No. 100156

Running concurrently with this Bylaw is Development Permit No. 100156 (Qualico Communities / 20565, 20577, 20593, 20605 – 74B Avenue and 20560, 20572, 20596, 20608 - 76 Avenue) in accordance with Attachment C subject to the following conditions:

- a. 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 detached garage abutting a lane from 1.5 m to 1.2 m on proposed Lots 31 and 32, indicated on “Schedule A”.
- b. Section 401.8 – Subdivision Requirements (rear loaded lot) of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum lot depth requirement on proposed Lot 31 from 28.0 m to 26.4 m, indicated on “Schedule A”.

Submissions from the public:

There were no submissions received from the public.

Explanation by the proponent.

The following written submission was received from the proponent:

N. Hildebrand, Vice President, Qualico Communities, stating that they have worked with Township staff to ensure a more diverse mix of housing which aligns with current market trends and provides additional attainable housing options in the neighbourhood. The proposal will extend the Township road network by connecting 206 Street to 74B Avenue. Significant habitat lands will be preserved as well.

MOTION

Moved by Councillor Pratt,

Seconded by Mayor Woodward,

That Council consider third reading of “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 (Qualico Communities) Bylaw No. 5957”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958”.

CARRIED

B. PUBLIC HEARING

MOTION

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council give third reading of “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 (Qualico Communities) Bylaw No. 5957”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Communities) Bylaw No. 5958”.

CARRIED

2. **Official Community Plan Amendment and Rezoning Application No. 100242 (Isle of Mann Property Group / 7258, 7240 – 210 Street; 21031, 21133, 21156, and 21081 – 72 Avenue and 21300 Block of 72 Avenue) Bylaw No. 5836 Bylaw No. 5837 Report 24-213 File CD 08-24-0093 https://youtu.be/pba_EK9vU-A?t=674**

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Isle of Mann Property Group) Bylaw No. 5836”, and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw No. 5837”

Explanation – Bylaw No. 5836

S. Richardson explained that Bylaw No. 5836 amends the Willoughby Community Plan and Northeast Gordon Estate Neighbourhood Plan to redesignate property at 7258, 7240 – 210 Street, 21031, 21133, 21156, 21081 – 72 Avenue, and 21300 Block of 72 Avenue and add it to Development Permit Areas ‘B’ – Residential. 291 public notices were mailed out.

Explanation – Bylaw No. 5837

S. Richardson explained that Bylaw No. 5837 rezones a portion of a 6.93 ha (17.12 ac) site located at 7258 and 7240 – 210 Street, 21031, 21133, 21156 and 21081 – 72 Avenue, and 21300 Block of 72 Avenue to Comprehensive Development Zone CD-176 to facilitate development of townhouses at 16 – 22 UPA.

B. PUBLIC HEARING

Submissions from the public:

1. D. Ross, a Langley resident, was in attendance and stated that she and her husband support the revised plan but expressed concerns about the roads, traffic and drainage. She asked Council to consider the road structure and drainage issues before approving this plan.

The following written submission was received from the public:

1. D. Ross and J. Comeau, Langley residents, expressing support for the development plan however have concerns about the road structure and drainage issues.

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:18pm.
CARRIED

CERTIFIED CORRECT:

Mayor

Township Clerk