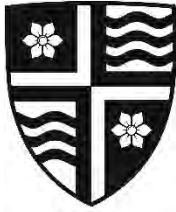


Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: FEBRUARY 7, 2022 - REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: REZONING APPLICATION NO. 100669 AND
 DEVELOPMENT PERMIT APPLICATION NO. 100866
 (1261208 BC LTD. / HUB ENGINEERING INC. / 4875 AND
 4881 – 224 STREET; AND 22365 AND 22373 FRASER HIGHWAY)

REPORT: 22-09
FILE: 11-06-0202

PROPOSAL:

Application to rezone approximately 0.45 ha (1.11 ac) of land located at 4875 and 4881 – 224 Street and 22365 and 22373 Fraser Highway to Residential Zone R-1A with an accompanying development permit to facilitate development of nine (9) single family dwellings.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaw No. 5750 subject to 10 development prerequisites being satisfied prior to final reading; that Council authorize issuance (at time of final reading of Bylaw No. 5750) of Development Permit No. 100866; and that staff be authorized to proceed with the written submission opportunity.

RATIONALE:

The proposed development is consistent with the overall objectives of the Murrayville Community Plan.



REZONING APPLICATION NO. 100669 AND
 DEVELOPMENT PERMIT APPLICATION NO. 100866
 (1261208 BC LTD. / HUB ENGINEERING INC. / 4875 AND
 4881 – 224 STREET; AND 22365 AND 22373 FRASER HIGHWAY)
 Page 2 . . .

RECOMMENDATIONS:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1261208 BC Ltd.) Bylaw No. 5750, rezoning 0.45 ha (1.11 ac) of land located at 4875 and 4881 – 224 Street and 22365 and 22373 Fraser Highway to Residential Zone R-1A to facilitate the development of nine (9) single family dwellings subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted, prior to final reading:

1. Completion of a road closure bylaw for a portion of unopened lane dedication located in the central portion of the subject lands as shown on the preliminary subdivision plan;
2. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of road dedications, widenings, and necessary traffic improvements for 224 Street, Fraser Highway and future cul-de-sac bulb in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Street Trees and Boulevard Plantings Policy;
5. Completion of a noise study prepared by an acoustical engineer with recommendations for inclusion of specific single family dwelling construction components to mitigate noise;
6. Confirmation from a Qualified Professional that a contaminated site investigation has been completed for the site and proposed development complies with the provincial Contaminated Sites Regulation;
7. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection);
8. Registration of restrictive covenants:
 - a. Prohibiting access from Fraser Highway; and
 - b. Requiring the protection and long-term maintenance of a 5 m (16.4 ft) wide landscape screen on the south portion of lots adjacent to Fraser Highway;
9. Compliance with the Community Amenity Contributions Policy; and
10. Payment of supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, Murrayville Pedestrian Overpass fee, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5750 authorize issuance of Development Permit No. 100866 subject to the following conditions:

- a. An exterior design control agreement (informed by a Neighbourhood Character Study) shall be entered into for all lots ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with the Murrayville Community Plan, including incorporation of any construction methods or materials recommendations resulting from the noise study; 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; and further

REZONING APPLICATION NO. 100669 AND
DEVELOPMENT PERMIT APPLICATION NO. 100866
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4881 – 224 STREET; AND 22365 AND 22373 FRASER HIGHWAY)
Page 3 . . .

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5750 in conjunction with Development Permit No. 100866.

EXECUTIVE SUMMARY:

Hub Engineering Inc. has applied on behalf of the owner to rezone approximately 0.45 ha (1.11 ac) of land located at 4875 and 4881 – 224 Street and 22365 and 22373 Fraser Highway to Residential Zone R-1A to facilitate the development of nine (9) single family dwellings. Development Permit No. 100866 is being processed in conjunction with the rezoning application to secure an exterior design control agreement for the lots at the time of subdivision.

The proposed development complies with the site's Residential Three land use designation in the Murrayville Community Plan with respect to use and density. The proposal also complies with the provisions of proposed Residential Zone R-1A. In order to mitigate noise from Fraser Highway, a 5 m wide landscape buffer is proposed on lots adjacent to Fraser Highway as well as inclusion of recommendations from a noise study to form part the exterior design control agreement.

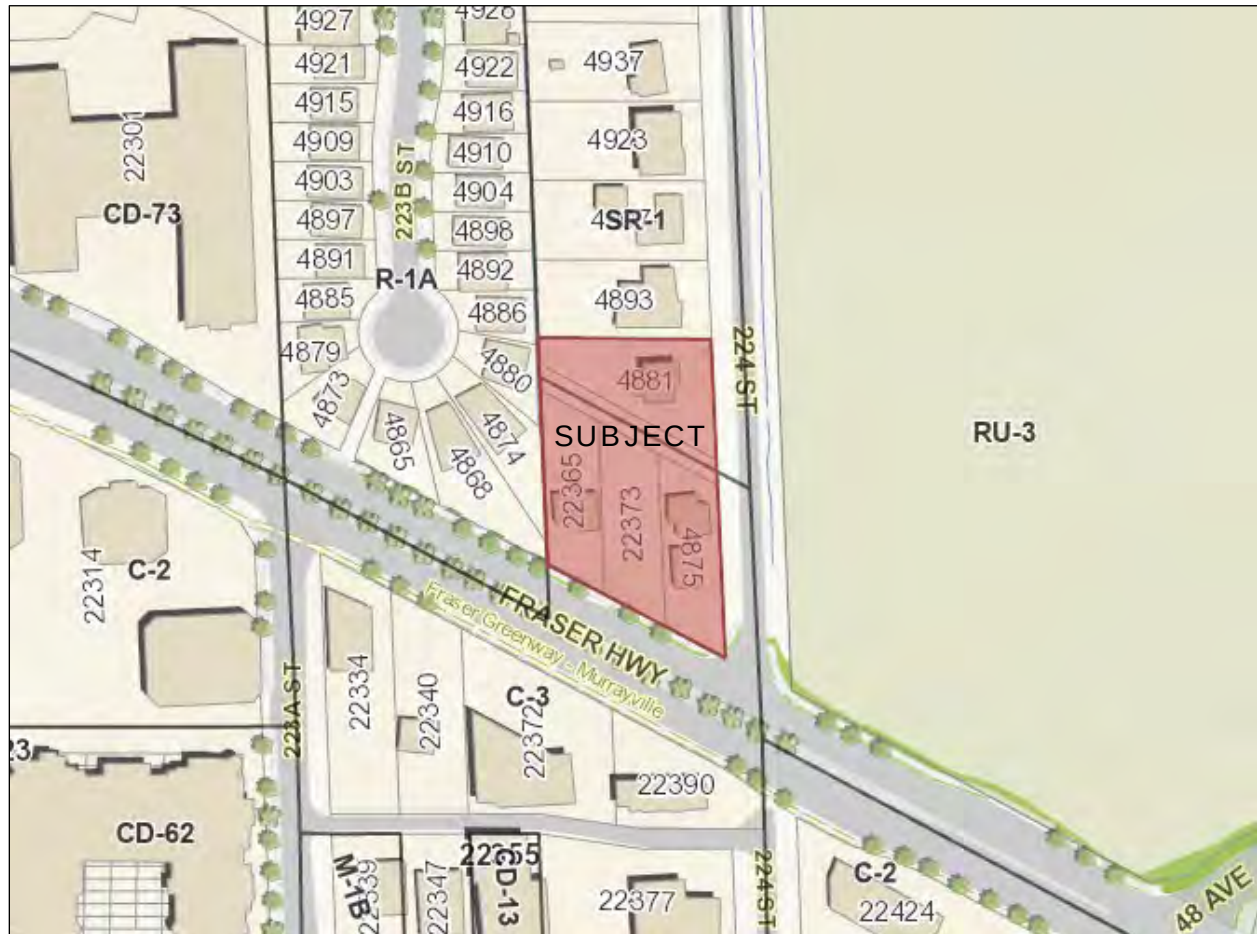
Staff recommend that Council support the rezoning request as it is consistent with the site's Residential Three land use designation and proposed R-1A zoning, subject to the completion of 10 development prerequisites. Staff also recommend that Council authorize issuance of Development Permit No. 100866 at time of final reading of Rezoning Bylaw No. 5750.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Rezoning Bylaw No. 5750 and Development Permit No. 100866.

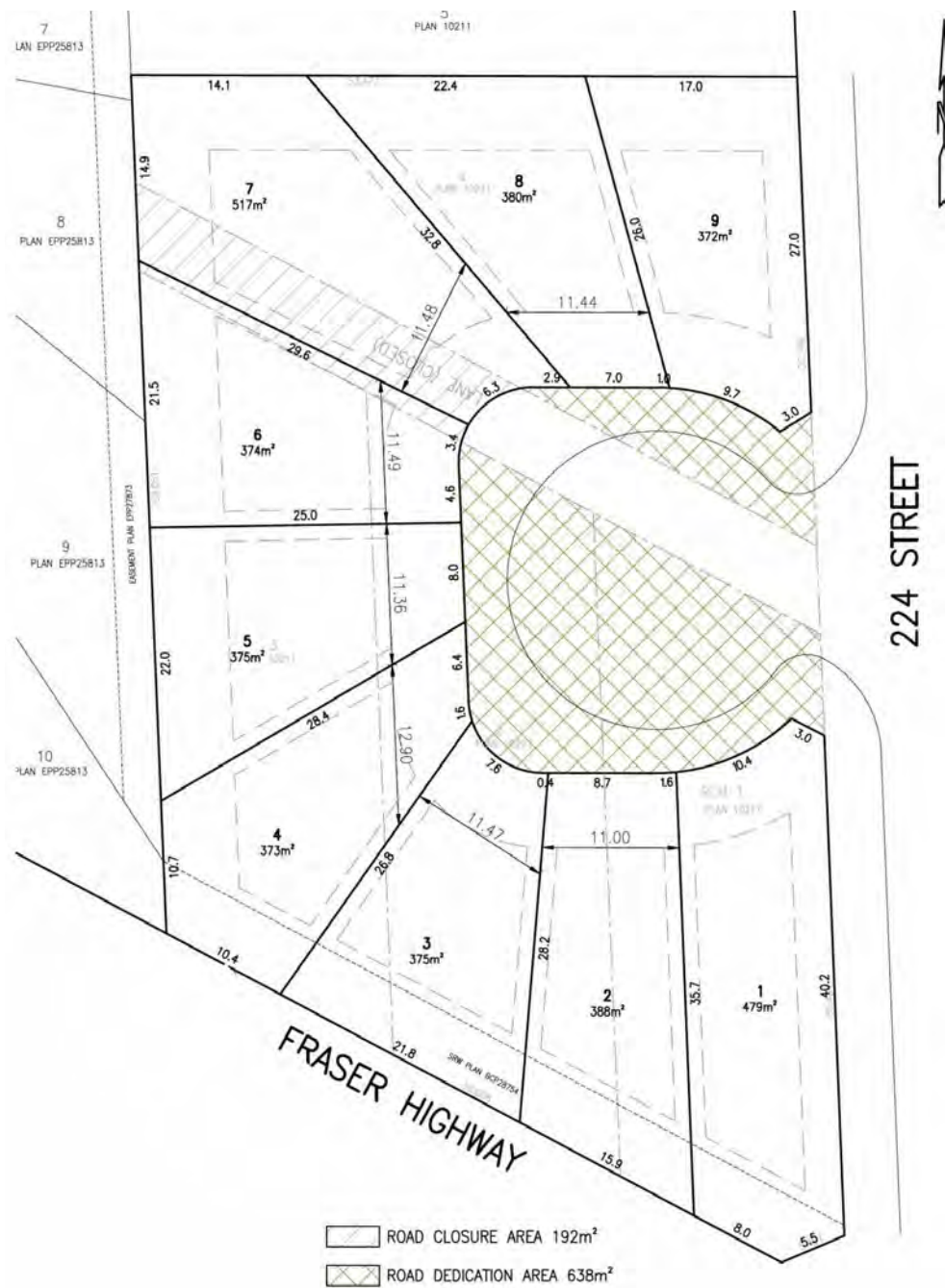


REZONING APPLICATION NO. 100669 AND
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ZONING BYLAW NO. 2500

REZONING APPLICATION NO. 100669 AND
 DEVELOPMENT PERMIT APPLICATION NO. 100866
 (1261208 BC LTD. / HUB ENGINEERING INC. / 4875 AND
 4881 – 224 STREET; AND 22365 AND 22373 FRASER HIGHWAY)
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PROPOSED SUBDIVISION PLAN – SUBMITTED BY APPLICANT

REZONING APPLICATION NO. 100669 AND
DEVELOPMENT PERMIT APPLICATION NO. 100866
(1261208 BC LTD. / HUB ENGINEERING INC. / 4875 AND
4881 – 224 STREET; AND 22365 AND 22373 FRASER HIGHWAY)
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REFERENCE:

Owner:	1261208 BC Ltd. 14578 – 55 Avenue Surrey BC V3X 0H5
Agent:	Hub Engineering Inc. 212, 12992 – 76 Avenue Surrey BC V3W 2V6
Legal Description:	Lot 1 Except: Part Dedicated Road on plan BCP28754, Section 6 Township 11 New Westminster District Plan 10211 Lots 2 – 4 Section 6 Township 11 New Westminster District Plan 10211 Unconstructed lane immediately south of Lot 4 Section 6 Township 11 New Westminster District Plan 10211
Civic Address:	4875 and 4881 – 224 Street; and 22365 and 22373 Fraser Highway
Area:	0.45 ha (1.11 ac)
Murrayville Community Plan:	Residential Three (10 units per acre (UPA))
Existing Zoning:	Suburban Residential Zone SR-1 and Service Commercial Zone C-3
Proposed Zoning:	Residential Zone R-1A

BACKGROUND/HISTORY:

The subject site consists of four (4) properties that are currently zoned Suburban Residential Zone SR-1 and Service Commercial Zone C-3 and designated Residential Three in the Murrayville Community Plan. The site also includes an unopened lane dedication.

DISCUSSION/ANALYSIS:

Hub Engineering Inc. has applied on behalf of the owner to rezone 0.45 ha (1.11 ac) of land located at 4875 and 4881 – 224 Street and 22365 and 22373 Fraser Highway to Residential Zone R-1A to facilitate the development of nine (9) single family dwellings. A Development Permit for the single family detached lots is being processed in conjunction with the application.

Adjacent Uses:

North:	Single family residential properties designated Residential Three in the Murrayville Community Plan and zoned Suburban Residential Zone SR-1;
South:	Fraser Highway, beyond which are properties designated Commercial in the Murrayville Community Plan, zoned Service Commercial Zone C-3;

REZONING APPLICATION NO. 100669 AND
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East: 224 Street, beyond which is property designated Agricultural / Countryside in the Rural Community Plan and zoned Rural Zone RU-3; and
 West: Properties designated Residential Three in the Murrayville Community Plan and zoned Residential Zone R-1A.

Zoning Amendment:

The subject site is currently zoned Suburban Residential Zone SR-1 and Service Commercial Zone C-3. Bylaw No. 5750 proposes to rezone the site to Residential Zone R-1A to facilitate development of nine (9) single family dwellings. The project complies with the density provisions of the site's Residential Three land use designation in the Murrayville Community Plan (10 UPA permitted / 8.1 UPA proposed), and with the provisions of the proposed Residential Zone R-1A.

The Murrayville Community Plan includes recommendations for residential development lots that are adjacent to Fraser Highway, and consistent with them, no lots with direct access to Fraser Highway are proposed. Vehicular access to all of the lots are proposed from a new cul-de-sac accessed from 224 Street. Section 4.3(6) of the Plan states:

Where new residential developments are built adjacent to the Fraser Highway or arterial roads the minimum lot depth should be 45 metres (147.6 feet). Provision shall be made for landscape screening for residential developments built adjacent to the Fraser Highway or arterial roads.

The four (4) proposed lots backing onto Fraser Highway range in depth from 27.6 m to 37.95 m (124.5 ft) (exceeding the 25 m minimum lot depth required by the R-1A zone). Although the proposed lot depths are less than the 45 m lot depth suggested in the Murrayville Community Plan, they are able to accommodate installation of a 5 m (16 ft) wide landscape buffer (see Attachment D) on the southerly portion of the lots adjacent to Fraser Highway consistent with the development to the west approved in 2012. The proposed buffer will be secured via restrictive covenant that will also contain a setback requirement to ensure that a useable backyard is provided that is consistent with other R-1A lots. In addition, to ensure adequate noise attenuation for the proposed homes adjacent to Fraser Highway, a noise study has been included as a condition of final reading of Rezoning Bylaw No. 5750. Given these measures and requirements, staff do not object to the lot depths proposed.

Public Consultation:

Per Policy No. 07-169, the applicant held a Public Information Meeting on September 22, 2021. In accordance with the policy, the applicant mailed notices to the surrounding area and posted notification in the local newspaper. The results are compiled and provided as Attachment E.

Development Permit:

The subject site is located in "Development Permit Area 'B' – Residential" in the Murrayville Community Plan which establishes objectives and guidelines for the form, character, and siting of residential development. The primary objective of the development permit area designation is to encourage the development of attractive and safe residential areas and reduce conflict with adjacent land uses.

The specific development permit area guidelines outlined in the Plan related to single family residential development are attached to this report (Attachment B). For the single-family residential lots, the Development Permit guidelines are implemented by a Development Permit requirement that the proponent enter into an exterior design control agreement at the time of subdivision.

REZONING APPLICATION NO. 100669 AND
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The exterior design control agreement typically addresses the form, character, and siting of individual single-family homes constructed in a development, as well as recommendations of the noise study including specific construction components to mitigate noise.

Subdivision:

The subject application includes four (4) existing parcels and an unopened lane dedication. The applicant is proposing to subdivide the lands to create nine (9) single family Residential Zone R-1A lots with vehicular access from 224 Street via a proposed cul-de-sac.

The lot configuration is arranged to match the proposed zoning. As the site is being rezoned to accommodate single family dwellings (consistent with the Murrayville Community Plan), a portion of an existing unopened lane dedication is no longer required and is proposed to be consolidated with the adjacent parcels via a road closure bylaw and is included as a development prerequisite prior to final reading.

Further details of the subdivision will be addressed at the subdivision stage pursuant to the requirements of the Subdivision and Development Servicing Bylaw.

Tree Protection/Replacement:

The tree management plans submitted by the applicant indicate that three (3) significant trees exist on the subject site with none proposed for retention. In accordance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), a total of 36 replacement trees are required and 36 replacement trees are proposed.

Approximately five (5) street trees are required along the road frontages (in compliance with the Township's Street Trees and Boulevard Plantings Policy). Post development, approximately 41 trees will be in place. Final tree retention, protection, and replacement plans are subject to the final acceptance of the Township. In particular, staff note that existing mature Douglas Fir tree C480 located within the 224 Street boulevard is to be retained on an interim basis, subject to detailed off-site design. This requirement has been included in the list of development prerequisites to be completed prior to final reading of the rezoning bylaw.

Community Amenity Contributions:

Staff note that the Community Amenity Contributions (CAC) Policy (adopted by Council on July 23, 2018 and revised as recently as October 18, 2021) is applicable to the subject residential rezoning application. The policy specifies target contribution amounts based on unit types. The applicant has reviewed the policy and has agreed to provide the current target contribution amounts specific to this development, which are \$6,808 per single family lot for a total of \$61,272.

School Sites:

School District 35 has provided comments (Attachment C) estimating that the proposed development will generate approximately five (5) new students for Peterson Road Elementary School (located approximately 2 km east of the subject site) and three (3) students for DW Poppy Secondary School (located approximately 2.5 km east of the site).

Servicing:

Prior to final reading, the applicant is required to enter into a Servicing Agreement to secure works and services such as construction of road works, tree replacement, and utility upgrades and/or extensions in accordance with the Subdivision and Development Servicing Bylaw and Murrayville Community Plan. Road dedications and widening, and necessary traffic improvements will be required in accordance with the Township's Master Transportation Plan.

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The applicant will also be required to provide erosion and sediment control measures in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development prior to issuance of the Building Permits.

Environmental Considerations:

The Township's Sustainability Charter includes environmental objectives to protect and enhance rivers, streams, wildlife habitats, and environmentally sensitive areas in the Township. These environmental objectives are supported by policy and guidance outlined in the Township's Environmentally Sensitive Areas Study, Wildlife Habitat Conservation Strategy, Schedule 3 of the OCP, Erosion and Sediment Control Bylaw, and Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) which promote sound environmental management practices and outline Township environmental performance expectations. The provision of stormwater management and sediment control measures and compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) satisfies the objectives of the Sustainability Charter.

Parks:

The closest existing park is Murrayville Outdoor Activity Park located approximately 375 m to the west of the site.

Transit:

Currently, transit service is provided along Fraser Highway (approximately 60 m from the subject site) via the 503 bus.

Policy Considerations:

The proposed development will facilitate nine (9) single family dwellings and is consistent with the site's Residential Three land use designation in the Murrayville Community Plan as well as the proposed Residential Zone R-1A Zone.

Staff recommend that Council give first and second reading to Bylaw No. 5750 (subject to 10 development prerequisites) and authorize issuance (at time of final reading of Bylaw No. 5750) of accompanying Development Permit No. 100866 and authorize staff to schedule the written submission opportunity.

Respectfully submitted,

Joel Nagtegaal
 DEVELOPMENT PLANNER
 for
 COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	Development Permit No.100866
ATTACHMENT B	Murrayville Community Plan Development Permit Area B Guidelines
ATTACHMENT C	School District 35 Comments
ATTACHMENT D	Conceptual Cross Section of Landscape Buffer
ATTACHMENT E	Public Information Meeting Summary

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100866

This Permit is issued this _____ day of _____, 2022 to:

1. Name: 1261208 BC Ltd.

Address: 14578 – 55 Avenue
Surrey BC V3X 0H5

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 1 Except: Part Dedicated Road on plan BCP28754, Section 6 Township 11 New Westminster District Plan 10211

Lots 2 – 4 Section 6 Township 11 New Westminster District Plan 10211

Unconstructed road immediately south of Lot 4 Section 6 Township 11 New Westminster District Plan 10211

CIVIC ADDRESS: 7491 – 198B Street
7500 Block of 198B Street

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit and subject to the following conditions being satisfied to the acceptance of the General Manager of Engineering and Community Development:
- a. An exterior design control agreement (informed by a Neighbourhood Character Study) shall be entered into for all lots ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with the Murrayville Community Plan, including incorporation of any construction methods or materials recommendations resulting from the noise study; 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.
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

DEVELOPMENT PERMIT APPLICATION NO. 100866
(1261208 BC LTD. / HUB ENGINEERING INC. / 4875 AND
4881 – 224 STREET; AND 22365 AND 22373 FRASER HIGHWAY)
Page 2 . . .

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2022.

- (13) Direct access to residential properties abutting the Fraser Highway shall not be permitted. Access must be provided by reverse frontage lots or other satisfactory means.
- (14) To maximize safety of residential areas along 48th Avenue, 56th Avenue, 216th Street and 222nd/224th Streets, driveway access and new road intersections shall be kept to a minimum.
- (15) Developers of residential property are encouraged to take advantage of scenic views, topography and natural vegetation to ensure and maintain a pleasing and desirable residential character in Murrayville.
- 3667
28/7/97
4888
25/07/11
- (16) To assist with cost recovery for the pedestrian overpass crossing of the Fraser Highway referenced in Section 4.3(7) a levy will be assessed for new residential and commercial development in the Murrayville Community Plan area at the rate of \$332.00 for each new residential lot or unit created and \$4.15 per m² gross floorspace for commercial development. The levy does not apply to developments that are defined as institutional for Development Cost Charge purposes. The levy will be assessed prior to final subdivision approval for single family lots or prior to issuance of a building permit for multiple family, commercial, mixed use and comprehensive developments.
- 4833
29/11/10
- (17) In the event of the rezoning or proposed subdivision of lands adjacent to the Heritage Conservation Area boundaries, new development adjacent to the boundaries should be developed in consideration of the form, scale and character of historic Murrayville as expressed in the *Murrayville Heritage Conservation Area Design Guidelines*, and will require an exterior design control agreement.

3.4 Residential Development Permit Area

Multi Family and adjacent Institutional areas are designated as development permit areas under Section 945(4)(e) of the Municipal Act to establish objectives and provide guidelines for the form and character of development. These areas are shown as Development Permit Area A on Map 3.

The objective of the development permit area designation is to ensure safe and attractive multiple family neighbourhoods and to reduce conflicts with adjacent uses. The development permit guidelines for this area are:

- a) Development should be designed to integrate with and be compatible with adjacent development with respect to siting of buildings, exterior finish and design. Pitched roofs shall be encouraged.
- b) Buildings should be designed and sited so that sun penetration to roads and adjacent properties is maximized.
- c) Landscaping shall be required to enhance the appearance of the development. Careful consideration shall be given to retaining as many of the existing trees as possible. Buildings and parking, loading and storage areas should be screened from adjacent roads and single family residential development. Garbage receptacles and other service areas should be screened. A landscaping plan shall be submitted as part of a development permit

application.

- d) Building materials, design and massing shall support the creation of an attractive residential environment. The use of "untreated" concrete or "unfinished" metal or aluminum as a final building finish shall not be permitted.
- e) Signs should be designed so that they are compatible with buildings.
- f) Walkways should be developed to ensure convenient access to and from adjacent commercial and institutional uses. For security, walkways should be lighted and allow overview from adjacent dwellings.
- g) *deleted by Bylaw 4833 Nov. 29, 2010*

3.5 Commercial Policies

- (1) In accordance with Map 2, commercial development shall be limited to areas designated as Commercial. Minor variations in conformity with (5) below may be permitted.
- (2) New retail commercial facilities shall be considered by Council in relation to the available supply of services to the local community and to population.
- (3) Council shall encourage the establishment of retail uses and business and professional offices in the area designated Commercial along 48th Avenue east and west of the civic core and along 222nd Street between 48th Avenue and the Fraser Highway. Special attention will be paid to development proposals in this area to ensure a high quality and attractive development compatible with the civic core area.
- (4) Auto oriented and service commercial uses, including tourist accommodation and related uses, shall be confined primarily to areas with access to the Fraser Highway.
- (5) Small convenience shopping facilities may be located in any area of Murrayville, subject to zoning of a specific site. Zoning for convenience stores shall be subject to:
 - a) a location abutting an arterial or collector road designated on Map 2;
 - b) a location within 50 metres (164 ft.) of the centreline of an arterial or collector road;
 - c) a total maximum gross floor area of 450 m² (4844 sq.ft.);
 - d) the suitability of the site for commercial use; and
 - e) compatibility with surrounding land uses.
- (6) Commercial uses shall provide adequate and safe access to adjacent roads and provide sufficient space for parking and loading facilities.

Because of restricted site access and configuration, development of the Commercially designated lands located northeast of the Fraser Highway and 223 Street will require coordination in a comprehensive development plan.



6 October, 2021

Joel Nagtegaal
Development Planner
Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Re: Development Application Project 11-06-0202 / 1261208 BC LTD/HUB ENG

CIVIC: 4875 & 4881 224 Street and 22365 & 22373 Fraser Highway

LEGAL: Lot 1 Except: Part dedicated road on Plan BCP28754, Lots 2, 3, and 4; all of Section 6 Township 11 NWD Plan 10211

We have reviewed the above proposal.

We calculate the approximate number of students generated by this proposal will be as follows:

Type of Housing	Number of Units	Elementary K-7	Secondary 8-12
Single Family Units	9	5	3

Given the current school catchments this development would impact Peterson Road Elementary School, and DW Poppy Secondary School. As you know, while the Langley School District is not responsible for the amount or pace of development we work closely with the Township of Langley in order to advocate to the Ministry of Education for the development of joint sites to benefit our students.

We make every effort to keep students in their catchment schools, but if there is insufficient space in the catchment school we will find them a space at another school in the district.

Please advise if you need any other information.

Yours sincerely,

Brian Iseli, CPA, CMA
Secretary Treasurer

September 23, 2021

Hub File: 19034

Township of Langley
Development Planning and Community Development
20338 65 Avenue
Langley, BC
V2Y 3J1

Attention Joel Nagtegaal

**Re: Public Information Meeting Summary for Project
11-06-0202 at 22365 & 22373 Fraser Hwy and 4875 & 4881 - 224 St, Langley, BC**

A public information meeting was held on September 22, 2021, from 6:00 to 8:00 PM at the United Church of Langley for the project located at 22365 & 22373 Fraser Highway and 4875 & 4881 - 224 Street, Langley, BC. The meeting was attended by the Township of Langley's planner, Hub Engineering, the client and the landowners to answer the public's questions. One (1) member of the public from the surrounding area attended the meeting and none provided written comments.

In addition, an email was received from FOIPPA s. 22(1) A copy of the email is attached.

Based on the discussions with the attending resident and email, the public is in support of the development. Enclosed are the original scans of the attendance sheet and email for your reference.

Kind regards,

Hub Engineering Inc.

Mike Kompter, B.A.Sc., M.A.Sc., P. Eng.

Enclosed: Public Information Meeting Attendance Sheet
Public Information Meeting Comments

Mike Kompter

From: HUB Info
Sent: Wednesday, September 22, 2021 11:19 AM
To: Mike Kompter
Subject: FW: Development project 11-06-0202 hub 19034

From: [REDACTED] FOIPPA s. 22(1)
Sent: Wednesday, September 22, 2021 11:14 AM
To: HUB Info
Subject: Re: Development project 11-06-0202 hub 19034

Hi Anthony,

Thanks for sending that over. We have no real concerns about the plan. It looks really good. We are definitely in favour of single family homes being built [REDACTED] FOIPPA s. 22(1)

One question is about the existing retaining wall that runs north to south [REDACTED] FOIPPA s. 22(1) Are there any plans to change or modify the wall? Or will the new backyards just go up to it? [REDACTED] FOIPPA s. 22(1)

[REDACTED] FOIPPA s. 22(1)

Thanks again.

[REDACTED] FOIPPA s. 22(1)

[REDACTED] FOIPPA s. 22(1)

Langley City, BC

[REDACTED] FOIPPA s. 22(1)

On Wed, Sep 22, 2021 at 10:56 AM HUB Info <mail@hub-inc.com> wrote:

Good morning [REDACTED] FOIPPA s. 22(1)

Please see attached public information boards for tonight's meeting. If you have comments, please direct them to this email or the Township of Langley.

Cheers,

Anthony Triemstra,

Hub Engineering Inc.

Engineering and Development Consultants

t 604.572.4328 #204 | f 604.501.1625 | anthony@hub-inc.com | www.hub-inc.com

#212, 12992 - 76 Avenue, Surrey British Columbia, V3W 2V6

From: FOIPPA s. 22(1)
Sent: Monday, September 20, 2021 7:19 PM
To: HUB Info <mail@hub-inc.com>
Subject: Development project 11-06-0202 hub 19034

Hi,

FOIPPA s. 22(1) will not be able to attend the public info meeting for this project, but we would love to have the info about it. The idea on paper looks good but as FOIPPA s. 22(1) we'd love to have a fuller understanding of the proposal. Please send us any other information that you have.

Thanks!

FOIPPA s. 22(1)

THE CORPORATION OF THE TOWNSHIP OF LANGLEY**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500****AMENDMENT (1261208 BC LTD.) BYLAW NO. 5750****EXPLANATORY NOTE**

Bylaw No. 5750 rezones 0.45 ha (1.11 ac) of land at 4875 and 4881 – 224 Street, 22365 and 22373 Fraser Highway, and a portion of unopened road dedication from Suburban Residential Zone SR-1 and Service Commercial Zone C-3 to Residential Zone R-1A to accommodate nine (9) single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (1261208 BC LTD.) BYLAW NO. 5750**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1261208 BC Ltd.) Bylaw No. 5750".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 1 Except: Part Dedicated Road on plan BCP28754, Section 6 Township 11 New Westminster District Plan 10211;

Lots 2 – 4 Section 6 Township 11 New Westminster District Plan 10211; and

Unconstructed road immediately south of Lot 4 Section 6 Township 11 New Westminster District Plan 10211

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1A.

READ A FIRST TIME the	day of	, 2022
READ A SECOND TIME the	day of	, 2022
NOTICE WAS ADVERTISED the	day of	, 2022
READ A THIRD TIME the	day of	, 2022
ADOPTED the	day of	, 2022

	Mayor		Township Clerk
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SCHEDULE 'A'

BYLAW NO. 5750

