



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, November 6, 2017 at 7:00 PM
following the Regular Evening Council Meeting
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A Public Hearing is a statutory requirement under Section 464 of the Local Government Act, and must be held before third reading of a community plan, rural land use bylaw, zoning bylaw, land use contract amendment bylaw, heritage designation bylaw or heritage revitalization agreement bylaw which would change the use, or density of use, of property.

During a Public Hearing, Council acts in a quasi-judicial role for the purpose of allowing persons who believe their interest in property is affected by a bylaw, permit or other matter, to make representations to Council either orally or by written submission, or add comments or elaborate upon correspondence that may have already been presented to Council concerning the bylaws. It is important to note that Council is not in a position to receive any additional information on the bylaws following the Public Hearing, as dictated by case law.

The hearing procedure involves an explanation from the Community Development Division on the purpose of the proposed bylaws and to hear from individuals regarding the bylaws. In order to ensure that all interested parties have a reasonable opportunity to be heard, speakers are requested to keep representations as brief and succinct as possible and no longer than five minutes, excluding time required for questions from Council. Speakers will be asked to state their name, neighbourhood and city for the record and if referring to prepared remarks, to submit copies of these to the Township Clerk. Decorum must be maintained at all times, this includes refraining from applause, booing, or heckling.

To assist with large numbers of speakers, individuals may advise the Township Clerk and sign the speakers list prior to the commencement of the public hearing. The names on the speakers list will be read out during the hearing; however the Chair will also call for any other speakers wishing to present their views once the speakers on the list have all been heard. Individuals who have already addressed Council and wish to add further submissions will wait until the people that have not yet addressed Council have had an opportunity to speak. All submissions and speakers lists are considered part of the public record.

Council members should not express their views nor debate the bylaws, but may question speakers to clarify particular points in the submissions; further, no decisions will be made concerning the bylaws at this hearing, as third reading will be considered by Council at its next Regular Meeting to be held

Monday, November 27, 2017 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 - 65 Avenue, Langley, BC

A. ADOPTION AND RECEIPT OF AGENDA ITEMS**A.1 Regular Meeting for Public Hearing and Development Permits - November 6, 2017**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held November 6, 2017.

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 100890
(161884 Canada Inc. / Beedie Development Group / 4825 - 275 Street)
Report 17-114
File CD 14-05-0098**

Recommendation: That Council authorize issuance of Development Permit No. 100890 to 161884 Canada Inc. for property located at 4825 - 275 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with Schedule "E" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "C" and "D" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All outdoor storage areas being covered by a dust free surface;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. All chain link fences being black vinyl with black posts and rails;
and
- i. Section 702A.5(a) - Siting of Buildings and Structures of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a front lot line in General Industrial Zone M-2A from 10 m (32.8 ft) to 5 m (16.4 ft).

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. Payment of supplemental Development Permit application fees and Building Permit administration fees.
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage;
- f. Modification of Statutory Right of Way BB184653 (Plan BCP 34343).

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 11 06 cd DP Beedie 4825 - 275 St](#)

C. PUBLIC HEARING

- C.1 Rezoning Application No. 100441
(Hub Engineering / 525618 BC Ltd. /
3514, 3520, 3560 and 3584 - 200 Street and
20076 - 36 Avenue and 20121 - 35 Avenue)
Bylaw No. 5308
Bylaw No. 5309
Report 17-95
File 07-26-0150**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (525618 BC Ltd.) Bylaw 2017 No. 5308"

"Township of Langley Phased Development Agreement (525618 BC Ltd.) Bylaw 2017 No. 5309"

Explanation - Bylaw No. 5308

Bylaw 2017 No. 5308 rezones 4.26 ha (10.5 ac) of land located at 3514, 3520, 3560 and 3584 - 200 Street and 20121 - 35 Avenue and 20076 - 36 Avenue to Residential Zone R-1D to permit the

subdivision of 43 fee simple single family lots. The Bylaw also adjusts property zoning to reflect addition of land on the east side of the proposed development into Noel Booth Park as Civic Institutional Zone P-1.

Explanation - Bylaw No. 5309

Bylaw 2017 No. 5309 authorizes the Township of Langley to enter into a phased development agreement with 525618 BC Ltd.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 11_06 cd Hub Eng RZ](#)

C.2

Rezoning Application No. 100468
Development Permit Application No. 100909
(Township of Langley / 3350, 3400 and 3438 - 205 Street)
Bylaw No. 5303
Bylaw No. 5304
Report 17-85
File CD 07-26-0153

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw 2017 No. 5303"

"Township of Langley Phased Development Agreement (Township of Langley) Bylaw 2017 No. 5304"

Explanation - Bylaw No. 5303

Bylaw 2017 No. 5303 rezones 3.82 ha (9.45 ac) of land located at 3350, 3400 and 3438 - 205 Street to Residential Zone R-1D to permit the subdivision of 25 single family lots.

Explanation - Bylaw No. 5304

Bylaw 2017 No. 5304 authorizes the Township of Langley to enter into a phased development agreement with the Township of Langley.

Development Permit No. 100909

Running concurrently with this Bylaw is Development Permit No. 1009069 in accordance with Attachment B subject to the following conditions:

a. Dedication and protection of Streamside Protection and

Enhancement Development Permit Areas as shown on Schedule A to the acceptance of the Township;

b. 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, including a restoration and enhancement plan for Streamside Protection and Enhancement Development Areas shown in Schedule A;

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 the Streamside Protection and Enhancement Development Permit Area; and

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.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 11 06 cd Township of Langley RZ DP](#)

D. TERMINATE