



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, March 10, 2014 at 7:00 PM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

A.1 Regular Meeting for Public Hearing and Development Permits - March 10, 2014

Recommendation: Recommendation that Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 10, 2014.

B. ADOPTION OF MINUTES

B.1 Public Hearing Meeting - March 3, 4, and 5, 2014

Recommendation: Recommendation that Council adopt the Minutes of the Public Hearing meeting held March 3, 4, and 5, 2014.

Attachments: [B.1_03_03 Brookwood Fernridge PH minutes.pdf](#)
[B.1_03_04 Brookwood Fernridge PH minutes.pdf](#)
[B.1_03_05 Brookwood Fernridge PH minutes.pdf](#)

C. PRESENTATIONS

D. DELEGATIONS (TENTATIVE)

A Public Hearing is a statutory requirement under Section 890 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 and address 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 sign the speakers list prior to the commencement of the public hearing in the foyer outside the Fraser River Presentation Theatre. The names on the speakers list will be read out during the hearing by the General Manager, Engineering and Community Development; 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 a Regular Evening Meeting, date to be determined

**at 7:00pm
at the Fraser River Presentation Theatre
4th Floor, 20338 - 65 Avenue, Langley, BC**

E. DEVELOPMENT PERMITS

F. PUBLIC HEARING

- F.1 **Rezoning Application No. 100411 and
Official Community Plan Amendment Application No. 000006
Heritage Alteration Permit Application No. 100748
(Statewood Properties Ltd. / 9220 Glover Road)
Bylaw No. 5063
Bylaw No. 5064
Bylaw No. 5068
Report 14-21
File CD 11-33-0112**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Fort Langley Community Plan) Bylaw 1987 No. 2527 Amendment (Fort Langley Design Guidelines Intent) Bylaw 2014 No. 5063";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Statewood Properties Ltd.) Bylaw 2014 No. 5064"; and

"Township of Langley Sign Bylaw 2012 No. 4927 Amendment (Fort Langley Guidelines) Bylaw 2014 No. 5068"

Explanation - Bylaw No. 5063

Bylaw 2014 No. 5063 amends the Fort Langley Community Plan by clarifying the informative purpose of the Fort Langley Building Facade Design Guidelines, namely to assist but not bind Council in implementing the Fort Langley Community Plan.

Explanation - Bylaw No. 5064

Bylaw 2014 No. 5064 rezones property located at 9220 Glover Road from Community Commercial Zone C-2 to Comprehensive Development Zone CD-100 to permit the development of a three storey, mixed use development.

Explanation - Bylaw No. 5068

Bylaw 2014 No. 5068 amends the Township of Langley Sign Bylaw to ensure consistency with the informative intent of the Fort Langley Community Plan and specifically the general building design guidelines.

Heritage Alteration Permit No. 100748

Running concurrently with this Bylaw is Heritage Alteration Permit No. 100748 (Statewood Properties Ltd. / 9220 Glover Road) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "K";
- b. Landscape plans being in substantial compliance with Schedules "L" through "P", in compliance with the Township's Street Tree and Boulevard Planting Policy, and to the final acceptance of the Township;
- c. 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) to the acceptance of the Township;
- d. Compliance with the Child Friendly Amenity Area requirements to the acceptance of the Township;
- e. All signage being in substantial compliance with Schedules "A" through "F" and "H" through "K", and the Township of Langley Sign Bylaw;
- f. Rooftop mechanical equipment being located so that it is screened from view by compatible architectural treatments; and,
- g. All refuse areas being either located inside the building or in an enclosure in compliance with Schedule "F" to the acceptance of the Township.

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. 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;
- b. Provision of a restrictive covenant, acceptable to the Township, that identifies and secures the three (3) adaptable housing units and one (1) accessible housing unit as defined by the Township's Basic Adaptable Housing Requirements Policy;
- c. Payment of cash-in-lieu amount for Child Friendly Amenity Area equivalency, to include land and improvement value, to the acceptance of the Township;
- d. Payment of cash-in-lieu amount for Replacement Tree shortfall to the acceptance of the Township;
- e. Landscape and boulevard improvements being secured by letter of credit at Building Permit;
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- g. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any, to the satisfaction of the Township;
- h. Submission of a geotechnical report prepared by a geotechnical engineer to the acceptance of the Township;
- i. Payment of applicable Development Cost Charges, 5% Neighbourhood Parkland Acquisition Fee, and Building Permit Administration Fees; and,
- j. Payment of supplemental Heritage Alteration Permit application fees, if any.

Submissions regarding Bylaw No. 5063 from the public.

Submissions regarding Bylaw No. 5064 from the public.

Submissions regarding Bylaw No. 5068 from the public.

Submissions regarding Heritage Alteration Permit No. 100748 from the public.

Explanation by the proponent.

Attachments: [F.1 cd Statewood RZ OCP Amend Sign HAP.pdf](#)

G. PUBLIC INPUT OPPORTUNITY

H. TERMINATE