



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 27, 2015 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 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 its next Regular Evening Meeting to be held

Monday, May 11, 2015

at 7:00pm

at the 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 -
April 27, 2015**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 27, 2015.

B. PUBLIC INPUT OPPORTUNITY

**B.1 Brewery Lounge Endorsement
Application No. 000024
(Trading Post Brewing Corporation / 107, 20120 - 64 Avenue)
Report 15-46
File CD 08-11-0085**

Recommendation: That Council consider the endorsement request for a new brewery lounge for the Trading Post Brewing Corporation located at 107, 20120 - 64 Avenue; and further

That Council adopt the following resolution, should it decide to endorse the Trading Post Brewing Corporation request:

"That Council has considered and ENDORSED the request by the Trading Post Brewing Corporation to locate a 50 person manufacturing brewery lounge serving the Trading Post Brewing Corporation located at 107, 20120 - 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 1:00AM (Sunday - Saturday).

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other social or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; the impact of noise on the community in the immediate vicinity of the brewery lounge; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents and business owners expressed to Council at a Liquor Endorsement Hearing held on April 27, 2015 at the Township of Langley Civic Facility (Fraser River Presentation Theatre),

20338 - 65 Avenue, Langley, BC, the minutes of which and written submissions provided by the public being attached to this resolution.

ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Liquor Control and Licensing Act Regulations."

Submissions regarding Brewery Lounge Endorsement Application No. 000024 from the public.

Explanation by the proponent.

Attachments: [B.1 cd Brewery Lounge Trading Post.pdf](#)

C. DEVELOPMENT PERMITS

**C.1 Telecommunication Tower Application No. 000001
(Cypress Land Services / Telus / 20289 - 102 Avenue)
Report 15-47
File CD 09-02-0104**

Recommendation: That Council authorize staff to forward this report, the minutes of the telecommunication tower hearing and any accompanying correspondence from area residents, to Industry Canada for information;

That Council consider Cypress Land Services application to Industry Canada regarding a proposed 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue and adopt one of the following resolutions:

"That Council advise Industry Canada that it objects to Cypress Land Services Ltd. application to construct a 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue."

OR

"That Council advise Industry Canada that it does not object to Cypress Land Services Ltd. application to construct a 40 metre (131 ft.) high telecommunication tower and accessory compound at 20289 - 102 Avenue."

Submissions regarding Telecommunication Tower Application No. 000001 from the public.

Explanation by the proponent.

Attachments: [C.1 cd Cypress Land Tower.pdf](#)

D. PUBLIC HEARING

D.1 **Latimer Neighbourhood Plan**
 Bylaw No. 5100
 Bylaw No. 5101
 Report 15-36
 File CD LRP00002

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Latimer) Bylaw 2015 No. 5100"; and

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101"

Explanation - Bylaw No. 5100

Bylaw 2015 No. 5100 amends the Official Community Plan by designating lands west of 198A Street and east of Latimer Creek as "Designated Industrial Growth" and land at the northwest corner of 200 Street and 80 Avenue as "Designated Urban Growth".

Explanation - Bylaw No. 5101

Bylaw 2015 No. 5101 amends the Willoughby Community Plan by incorporating the Latimer Neighbourhood Plan and related amendments to the land use and road classification provisions of the Willoughby Community Plan. Development permit provisions of the Willoughby Community Plan are also amended, including updating of landscaping guidelines and addition of an Energy Conservation and GHG Emission Reduction Development Permit Area.

Submissions regarding Bylaw No. 5100 from the public.

Submissions regarding Bylaw No. 5101 from the public.

Explanation by the proponent.

Attachments: [D.1 cd Latimer NP.pdf](#)

E. TERMINATE