



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, September 12, 2016 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, September 19, 2016 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 -
September 12, 2016**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held September 12, 2016.

B. DEVELOPMENT PERMITS**C. PUBLIC HEARING****C.1 Rezoning Application No. 100457
(Thunderbird Centre / 20159 - 88 Avenue)
Bylaw No. 5211
Report 16-77
File CD 08-35-0260**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Thunderbird Centre) 2016 Bylaw No. 5211"

Explanation - Bylaw No. 5211

Bylaw 2016 No. 5211 amends Comprehensive Development Zone CD-29 to allow a licensee retail store as a permitted use, without the requirement for it to be accessory to a liquor primary use.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1_cd Thunderbird RZ.pdf](#)

**C.2 Official Community Plan Amendment and
Rezoning Application No. 100125
Development Permit Applications No. 100840 and 100835
(Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street)
Bylaw No. 5206
Bylaw No. 5207
Report 16-79
File CD 08-23-0126**

Recommendation: "Langley Official Community Plan Bylaw No. 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Yorkson Neighbourhood Plan) Bylaw 2001 No. 4030 Amendment (Garcha Properties) Bylaw 2016 No. 5206"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment

(Garcha Properties) Bylaw 2016 No. 5207"

Explanation - Bylaw No. 5206

Bylaw No. 5206 amends the Yorkson Neighbourhood Plan by amending Table 4.1 - Residential Housing Mix and Densities concerning the type mix and minimum gross density provisions for lands designated Mixed Residential located at 7615 - 208 Street. The bylaw also amends Table 4.1 concerning the type provisions of the Townhouse designation to permit a single family residential lot to be created to accommodate retention of the Parry-Evans residence.

Explanation - Bylaw No. 5207

Bylaw No. 5207 rezones 4.3 ha (10.6 ac) of land located at 7615, 7633, 7649 and 7697 - 208 Street to Residential Compact Lot Zones R-CL(A) and R-CL(SD) and Comprehensive Development Zone CD-77 to facilitate development of 184 townhouse units, eight (8) single family lots and two (2) semi-detached lots.

Development Permit No. 100840

Running concurrently with this Bylaw is Development Permit No. 100840 (Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street) in accordance with Attachment A, subject to the following conditions:

- a. An exterior design control agreement shall be entered into for lands zoned Residential Compact Lot Zone R-CL(A), ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Permit No. 100835

Running concurrently with this Bylaw is Development Permit No. 100835 (Garcha Properties / 7615, 7633, 7649 and 7697 - 208 Street) in accordance with Attachment B, to modify the Streamside Protection and Enhancement Area (SPEA) widths adjacent to Class B watercourses in accordance with Section 3.2.20 of the Streamside Protection and Enhancement Bylaw 2006 No. 4485 and to undertake works within SPEAs on the project site, subject to the following conditions:

- a. Dedication and protection (i.e. fencing, signage) of the Streamside Protection and Enhancement Area as shown in Schedule "A" to the acceptance of the Township;
- b. Completion of a streamside restoration and enhancement plan in substantial compliance with Schedule "A" and in compliance with Streamside Protection Bylaw No. 4485 to the acceptance of the Township;
- c. Completion of works in accordance with the accepted streamside restoration and enhancement plan, or provision of a security deposit for completion of works subsequent to issuance of Development Permit No. 100835;
- d. Designation of an Environmental Monitor (EM) having the authority to stop any work(s) that, in the EM's opinion, have the potential to impact on the SPEA;
- e. Attainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provision of copies of approval/submissions to the Township; and,
- f. Completion of a four-year monitoring program including annual inspections in accordance with Schedule "A" and Streamside Protection and Enhancement Bylaw 2006 No. 4485 to the acceptance of the Township.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd Garcha RO.pdf](#)

D. TERMINATE