



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, October 3, 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/Deputy 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, October 17, 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 -  
October 3, 2016**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held October 3, 2016.

**B. DEVELOPMENT PERMITS****B.1                      Development Variance Permit  
Application No. 100078  
(Tilley / 127 - 8888 - 216 Street)  
Report 16-99  
File CD 11-31-0047**

**Recommendation:** That Council authorize issuance of Development Variance Permit No. 100078 for property located at 127 - 8888 - 216 Street, to facilitate the construction of an addition to a single family dwelling, as follows:

a. Section 921.5 2) b) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the Comprehensive Development CD-21 zone principal building minimum rear lot line setback abutting a RU-10 zone from 15 m to 13.5 m as indicated in Schedule "A".

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.1\\_cd Tilley DVP.pdf](#)

**C. PUBLIC HEARING****C.1                      Rezoning Application No. 100462  
(Western Casing Distributors Ltd. / 22958 Fraser Highway)  
Bylaw No. 5241  
Report 16-96  
File CD 10-32-0081**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Western Casing Distributors Ltd.) 2016 Bylaw No. 5241"

Explanation - Bylaw No. 5241

Bylaw 2016 No. 5241 rezones the property located at 22958 Fraser Highway to a new Comprehensive Development Zone

CD-113 to accommodate a limited amount of office use in addition to the Service Commercial Zone C-3 uses currently permitted on the site.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.1 cd Western Casing Distributors RZ.pdf](#)

**C.2**

**Rezoning Application No. 100461  
(Austeville Properties Ltd. / 20146 - 100A Avenue)  
Bylaw No. 5235  
Report 16-94  
File CD 09-02-0096**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Austeville Properties Ltd.) 2016 Bylaw No. 5235"

Explanation - Bylaw No. 5235

Bylaw 2016 No. 5235 rezones the property located at 20146 - 100A Avenue to a new Comprehensive Development Zone (CD-112) to accommodate production studio uses.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.2 cd Austeville RZ.pdf](#)

**D. PUBLIC INPUT OPPORTUNITY**

**D.1**

**Liquor Primary Structural Change  
Endorsement Application No. 000027  
(George Preston Recreation Centre / 20699 - 42 Avenue)  
Report 16-97  
File CD 07-35-0120**

**Recommendation:** That Council consider the endorsement request for a Liquor Primary structural change (addition of a new licensed area) for the George Preston Recreation Centre located at 20699 - 42 Avenue; and further

That Council adopt the following resolution, should it decide to endorse the George Preston Recreation Centre request:

"That Council has considered and ENDORSED the request by the Township of Langley for the addition of a new licensed area for the

existing Liquor Primary establishment (George Preston Recreation Centre) located at 20699 - 42 Avenue, Langley.

In ENDORSING this request, Council deems that it has considered and found acceptable the potential for noise and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council at a Liquor Endorsement Hearing held on October 3, 2016 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 from the public.

Explanation by the proponent.

**Attachments:** [D.1 cd George Preston LP.pdf](#)

## **E. TERMINATE**