



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 30, 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, February 6, 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 -
January 30, 2017**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 30, 2017.

B. DEVELOPMENT PERMITS**B.1 Development Variance Permit
Application No. 100081 (Walker / 23662 - 62A Crescent)
Report 17-08
File CD 11-09-0031**

Recommendation: That Council consider Development Variance Permit No. 100081 for property located at 23662 - 62A Crescent, to facilitate a subdivision into three (3) lots, subject to Schedule A (Minimum Service Level Standards - Water Systems) of Township of Langley Subdivision and Development Servicing Bylaw 2011 No. 4861 being varied from requiring connection to a municipal water system to private well to permit subdivision; and adopt one of the following resolutions:

That Council authorize issuance of Development Variance Permit No. 100081 for property located at 23662 - 62A Crescent.

or

That Council not authorize issuance of Development Variance Permit No. 100081 for property located at 23662 - 62A Crescent.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1_cd Walker DVP.pdf](#)

C. PUBLIC HEARING

C.1 **Rezoning Application No. 100470**
(Grenor Homes Ltd. / 8707 - 217A Street)
Bylaw No. 5256
Report 17-04
File CD 11-30-0028

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Grenor Homes Ltd.) 2017 Bylaw No. 5256"

Explanation - Bylaw No. 5256

Bylaw 2017 No. 5256 rezones property located at 8707 - 217A Street
to Suburban Residential Zone SR-3A to accommodate a two (2) lot
residential subdivision.

Submissions from the public.

Explanation by the proponent.

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

D. TERMINATE