



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 20, 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, March 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 -
February 20, 2017**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 20, 2017.

B. DEVELOPMENT PERMITS**B.1 Development Permit No. 100831
(Westlund Investments Ltd. / 19951 - 80A Avenue)
Report 17-16
File CD 08-27-0054**

Recommendation: That Council authorize issuance of Development Permit No. 100831 to Westlund Investments Ltd., for property located at 19951 - 80A Avenue, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F";
- b. Landscape plans being in substantial compliance with Schedules "G" through "I"
- c. Provision of final tree retention, replacement, protection details and security in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- d. All signage being in compliance with Schedules "A" through "F" and in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

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

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in

- accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report to the acceptance of the General Manager of Engineering and Community Development and incorporation of its recommendations into the final development design;
- f. Payment of supplemental development permit application fees; and
- g. Payment of applicable Development Cost Charges and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd Westlund Investments.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100454
(Studio B Architects / 19900 Block 80A and 81A Avenue)
Bylaw No. 5243
Report 17-13
File CD 08-27-0058**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Studio B Architects) 2017 Bylaw No. 5243"

Explanation - Bylaw No. 5243

Bylaw 2017 No. 5243 amends Comprehensive Development Zone CD-57 to increase the maximum allowable gross floor areas for Sub-Zone 2.2A, 2.2B and 2.3.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Studio B RZ.pdf](#)

D. TERMINATE