



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 24, 2017 at 7:00 PM  
following the Regular Evening Council Meeting  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## 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, May 8, 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 -  
April 24, 2017**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 24, 2017.

**B. DEVELOPMENT PERMITS****B.1                      Development Variance Permit  
Application No. 100083 (Lee / 9477 - 204 Street)  
Report 17-38  
File CD 08-35-0258**

**Recommendation:** That Council consider Development Variance Permit No. 100083 for property located at 9477 - 204 Street, to facilitate a subdivision into four (4) lots, subject to the following:

a. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1D from 18.25 m (59.88 ft) to 17.27 m (56.67 ft) for proposed "Lot A" and "Lot B" as indicated in Schedule "A";

That Council adopt one of the following resolutions:

That Council authorize issuance of Development Variance Permit No. 100083 for property located at 9477 - 204 Street.

or

That Council not authorize issuance of Development Variance Permit No. 100083 for property located at 9477 - 204 Street.

Submissions from the public.

Explanation by the proponent.

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

**B.2**

**Heritage Alteration Permit Application No. 100826  
(Lanstone Properties (Fort Langley) Ltd. / 9084 Glover Road,  
23203 Francis Avenue, and 9045 and 9059 Church Street)  
Report 17-42  
File CD 11-33-0119**

**Recommendation:** That Council authorize issuance of Heritage Alteration Permit No. 100826 to Lanstone Properties (Fort Langley) Ltd. for properties located at 9084 Glover Road, 23203 Francis Avenue, and 9045 and 9059 Church Street, subject to the following conditions:

- a. Section 104.5(2) of the Township's Zoning Bylaw 1987 No. 2500 (Height of Buildings and Structures) being varied to permit a three (3) storey building as shown in Schedules "C" and "D";
- b. Section 602.3(1) of the Township's Zoning Bylaw 1987 No. 2500 (Residential Uses) being varied to permit residential uses to be located on the first floor of the building;
- c. Section 602.5(b) of the Township's Zoning Bylaw 1987 No. 2500 (Siting of Buildings and Structures) being varied to allow a rear yard setback of 0.169 metres from Church Street as shown in Schedule "B";
- d. Registration of an access easement in favour of properties within the block over the rear access to the acceptance of the Township;
- e. Registration of a public access right of way over the pedestrian path connecting Glover Road with Church Street to the acceptance of the Township;
- f. Consolidation of the four (4) properties;
- g. Building plans being in substantial compliance with Schedules "A" through "G";
- h. Provision of two (2) units in accordance with Schedule 2 Adaptable Housing Requirements of the Township of Langley Official Community Plan including registration of a restrictive covenant identifying the units;
- i. Landscape plans being in substantial compliance with Schedules "H" through "N" and the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements to the final acceptance of the Township;
- j. Provision of a final tree management plan incorporating tree retention, replacement and protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township;
- k. All signage being in substantial compliance with Schedules "A" through "E" and "G", the Fort Langley Building Facade Design Guidelines, and the Township's Sign Bylaw;
- l. Rooftop mechanical equipment being located so that it is not visible from adjacent roads or alternatively screened from view by

compatible architectural treatments as shown in Schedules "C" and "D";

m. All refuse areas to be located underground or in an enclosure and screened to the acceptance of the Township.

Although not part of the Heritage Alteration 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 Demolition Permits for the existing buildings on the site to the acceptance of the Township;
- b. 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;
- c. Landscape and boulevard improvements being secured by letter of credit at Building Permit;
- d. Written confirmation from the owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and connections in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- f. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
- g. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- h. A Highways Use Permit being secured for any projections (i.e. awnings and signage) onto municipal roads, if any, to the satisfaction of the Township;
- i. Submission of a geotechnical report prepared by a geotechnical engineer to the acceptance of the Township; and
- j. Payment of additional heritage alteration permit application fees, and applicable Development Cost Charges and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.2 cd HAP Lanstone.pdf](#)

**C. PUBLIC HEARING**

**C.1**                      **Rezoning Application No. 100466**  
**(Jagdeo / 7146 - 206 Street)**  
**Bylaw No. 5264**  
**Report 17-32**  
**File CD 08-14-0181**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Jagdeo) Bylaw 2017 No. 5264"

Explanation - Bylaw No. 5264

Bylaw 2017 No. 5264 rezones property located at 7146 - 206 Street to Residential Compact Lot Zone R-CL(B) to facilitate a residential development consisting of five (5) single family lots.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.1\\_cd Jagdeo RZ.pdf](#)

**C.2**                      **Rezoning Application No. 100456**  
**(Edgar / Woodhaven Homes Inc. / 7000 Block of 206 Street)**  
**Bylaw No. 5269**  
**Report 17-33**  
**File CD 08-14-0198**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Edgar / Woodhaven Homes Inc.) Bylaw 2017 No. 5269"

Explanation - Bylaw No. 5269

Bylaw 2017 No. 5269 rezones three (3) properties located at the 7000 Block of 206 Street to Residential Compact Lot Zone R-CL(A), Residential Compact Lot Zone R-CL(B), and Residential Zone R-1B to facilitate a residential development consisting of 24 single family lots.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.2\\_cd Woodhaven RZ.pdf](#)

**D. TERMINATE**

