



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 29, 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, June 12, 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 -
May 29, 2017**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held May 29, 2017.

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 100877
(Weston Foods (Canada) Inc. / 5345 - 275 Street)
Report 17-53
File CD 14-05-0096**

Recommendation: That Council authorize issuance of Development Permit No. 100877 to Weston Foods (Canada) Inc. for the property located at 5345 - 275 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C";
- b. Landscape plans being in substantial compliance with Schedule "D" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Provision of a final tree management plan incorporating tree retention, replacement and protection details 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 the Gloucester Development Permit Guidelines and 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;
- f. All outdoor storage areas being covered by a dust free surface;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 3.0 metre in depth landscaping area along the rear and interior side lot line in an industrial zone to permit a 1.5 metre in depth landscaping area as shown in Schedule "D".

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. Payment of supplemental Development Permit application fees and Building Permit administration fees;

- b. 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;
- c. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. On-site landscaping being secured by a letter of credit at the Building Permit stage.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd DP Weston Foods \(Canada\) Inc.pdf](#)

**B.2 Development Permit Application No. 100867
(Ocean West Projects Ltd. / 20539 - 92A Avenue)
Report 17-54
File CD 08-35-0249**

Recommendation: That Council authorize issuance of Development Permit No. 100867 to Ocean West Projects Ltd. for property located at 20539 - 92A Avenue, subject to the following conditions:

- a. Registration of a streamside protection restrictive covenant on proposed Lot 2;
- b. Transfer (and consolidation with Township lands to the south) of proposed Lot 3 to the Township for conservation purposes; and
- c. Installation of fencing and signage to the acceptance of the Township in accordance with Schedule A (Envirowest Consultants Inc. assessment "Proposed Development - 20539 - 92A Avenue, Langley, BC Streamside Protection Development Application, March 30, 2017").

Submissions from the public.

Explanation by the proponent.

Attachments: [B.2 cd Ocean West.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100458
Development Variance Permit Application No. 100087
(Lebcan Developments Inc. / 8738 - 217A Street)
Bylaw No. 5284
Report 17-46
File CD 11-30-0023**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcan Developments Inc.) 2017 Bylaw No. 5284"

Explanation - Bylaw No. 5284

Bylaw 2017 No. 5284 rezones 0.68 hectares (1.69 acres) of land located at 8738 - 217A Street from Rural Zone RU-1 to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision.

Development Variance Permit No. 100087

Running concurrently with this Bylaw is Development Permit No. 100087 (Lebcan Developments Inc. / 8738 - 217A Street) in accordance with Attachment A subject to the following conditions:

a) Section 304.4 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule "A"; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule "A".

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1_cd Lebcan Dev RZ DVP.pdf](#)

**C.2 Aldergrove Community Plan Amendment
Application No. 100138
(Southwest Aldergrove / Area Between 24 and
26 Avenue from 266 to 268 Street)
Bylaw No. 5283
Report 17-50
File CD 13-19-0328**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Southwest Aldergrove) Bylaw 2017 No. 5283"

Explanation - Bylaw No. 5283

Bylaw 2017 No. 5283 amends the Aldergrove Community Plan to add sixteen (16) properties with a total area of 15.0 ha (37.0 ac) located between 24 and 26 Avenue from 266 to 268 Street into the Aldergrove Community Plan, and designate the subject lands for Low Density Residential purposes.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2_cd SW Aldergrove.pdf](#)

**C.3 Aldergrove Community Plan Amendment Application No. 100136
(Creekland Park Developments Ltd. / 2600 block of 268 Street)
Bylaw No. 5282
Report 17-49
File CD 13-19-0312**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Aldergrove Community Plan) Bylaw 1978 No. 1802 Amendment (Creekland Park Developments Ltd.) Bylaw 2017 No. 5282"

Explanation - Bylaw No. 5282

Bylaw 2017 No. 5282 amends the Aldergrove Community Plan to add a 3.0 ha (7.4 ac) property located in the 2600 block of 268 Street into the plan, designate the subject lands for Low Density Residential and Medium Density Residential purposes, include the site in Development Permit Area 'A' and add Townhouses as a permitted Unit Type in the Medium Density Residential and High Density Residential land use designations.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.3 cd Creekland RO.pdf](#)

D. TERMINATE