



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, March 19, 2018 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, April 9, 2018 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 -
March 19, 2018**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 19, 2018.

B. PUBLIC INPUT OPPORTUNITY**B.1 Winery Lounge Endorsement
Application No. 000035
(Backyard Vineyards Corp. / 3033 - 232 Street)
Report 18-31
File CD 10-20-0029**

Recommendation: That Council consider the endorsement request for a new Winery Lounge (indoor and outdoor) for Backyard Vineyards Corp. located at 3033 - 232 Street; and further

That Council adopt the following resolution, should it decide to endorse Backyard Vineyard's request:

"That Council has considered and ENDORSED the request by Backyard Vineyards Corp. to locate a 60 person winery lounge (32 person interior and 28 person patio) serving the Backyard Vineyards Corp. located at 3033 - 232 Street, Langley, characterized as having liquor service from 11:00AM to 5:00PM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the winery lounge; the proximity of the winery lounge to other special or recreational facilities and public buildings; the person capacity of the winery lounge; the hours of liquor service of the winery lounge and special event area; potential traffic, noise and parking impacts; zoning; 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 Licencing Hearing held on March 19, 2018 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: [B.1 cd Backyard Vineyards Winery Lounge Redacted.pdf](#)

C. DEVELOPMENT PERMITS

**C.1 Development Permit Application No. 100952
(Yorkson Downs West Developments Ltd. / 20673 - 78 Avenue)
Report 18-32
File CD 08-23-0123**

Recommendation: That Council authorize issuance of Development Permit No. 100952 to Yorkson Downs West Developments Ltd. for property located in the 20673 - 78 Avenue subject to the following conditions:

- a. Building and signage plans being in substantial compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedules "H" through "J" and in compliance with the Township's Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area Requirements, 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. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- e. Registration of a restrictive covenant requiring a minimum of 15 of units to be provided as adaptable housing and identifying the adaptable units; and,
- f. All refuse areas to be located within buildings and/or in enclosures 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. Completion of all items listed in, and discharge of, restrictive covenant BB4047896 to the acceptance of the Township;
- b. Completion of all items listed in, and discharge of, restrictive covenant BB4047897 to the acceptance of the Township;

- c. Completion of all items listed in, and discharge of, restrictive covenant BB1492122 to the acceptance of the Township;
- d. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- e. Tree retention, replacement and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- f. Submission of a site specific on-site servicing, including construction of the works within the existing access right of way, and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw; and, an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township; and,
- g. Payment of the 5% Neighbourhood Parkland Fee, applicable Development Cost Charges, supplemental development permit application fees and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Yorkson Downs West Developments DP.pdf](#)

D. PUBLIC HEARING

**D.1 Official Community Plan Amendment and
Rezoning Application No. 100150 and
Development Permit Application Nos. 100854 and 100870
(Vesta Properties Ltd. / 20100 Block 84 Avenue)
Bylaw No. 5339
Bylaw No. 5340
Bylaw No. 5349
Report 18-27
File CD 08-26-0183 / 0184 / 0190**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Carvolth Neighbourhood Plan) Bylaw 2013 No. 4995 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5339";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5340"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Vesta Properties Ltd.) Bylaw 2018 No. 5349"; and

Explanation - Bylaw No. 5339

Bylaw 2018 No. 5339 amends the Carvolth Neighbourhood Plan by permitting the development of property at 20144 - 84 Avenue consistent with the density provisions of the Latimer Neighbourhood Plan when developed in conjunction with the properties 20166, 20178 and 20210 - 84 Avenue and Lot 139 EPP71810.

Explanation - Bylaw No. 5340

Bylaw 2018 No. 5340 amends the Latimer Neighbourhood Plan between the Single Family 3, Rowhouse / Townhouse A and Rowhouse / Townhouse B land use designations to accommodate a proposed rowhouse and townhouse development on lands located in the 20100 block of 83 Avenue.

Explanation - Bylaw No. 5349

Bylaw 2018 No. 5349 rezones 4.16 ha (10.28 ac) of land located in the 20100 block of 84 Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zone R-CL(RH) and Comprehensive Development Zone CD-119 to accommodate 25 rowhouse lots and 153 townhouses.

Development Permit No. 100854

Running concurrently with this Bylaw is Development Permit No. 100854 (Vesta Properties Ltd. / 20100 Block 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "L";
- b. On-site landscaping plans being in substantial compliance with Schedules "M" and "N", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. Completion of the subdivision to create 25 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- g. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 100870

Running concurrently with this Bylaw is Development Permit No. 100870 (Vesta Properties Ltd. / 20100 Block 84 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "DD";
- b. On-site landscaping plans being in substantial compliance with Schedules "EE" through "HH", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and

Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.1 cd Vesta OCP RZ DP.pdf](#)

D.2

**Rezoning Application No. 100498
(Broatch / 0802881 BC Ltd. / 995 - 224 Street)
Bylaw No. 5350
Report 18-30
File CD 10-07-0022**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Broatch) Bylaw 2018 No. 5350"

Explanation - Bylaw No. 5350

Bylaw 2018 No. 5350 rezones a 1.2 ha (2.96 ac) portion of a 15.98 ha (39.5 ac) parcel of land located at 995 - 224 Street to Agricultural Processing Zone RU-6 to permit operation of an abattoir facility.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.2 cd Broatch RZ.pdf](#)

E. TERMINATE