



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, November 19, 2018 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, December 3, 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 - November 19, 2018**

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

**B. DEVELOPMENT PERMITS****C. PUBLIC HEARING****C.1 Temporary Use Permits  
Bylaw No. 5419  
Report 18-136  
File CD BA 000020**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 and Township of Langley Development Application Fee Bylaw 1987 No. 2470 Amendment (Temporary Use Permits) Bylaw 2018 No. 5419"

Explanation - Bylaw No. 5419

Bylaw 2018 No. 5419 amends Township of Langley Zoning Bylaw 1987 No. 2500 and Township of Langley Development Application Fee Bylaw 1987 No. 2470 to designate areas where temporary uses may be allowed and establishes fees and procedures.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.1 cd Temporary Use Permits.pdf](#)

**C.2 Rezoning Application No. 100520  
(381282 BC Ltd. / Dhaliwal / 3227 - 264 Street)  
Bylaw No. 5404  
Report 18-131  
File CD 10-25-0037**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (381282 BC Ltd. / Dhaliwal) Bylaw 2018 No. 5404"

Explanation - Bylaw No. 5404

Bylaw 2018 No. 5404 rezones an approximately 1.28 ha (3.17 ac) portion of a lot located at 3227 - 264 Street from Comprehensive Development Zone CD-35 to an amended Comprehensive

Development Zone CD-35 uses including Community Commercial Zone C-2 uses.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.2 cd Dhaliwal RZ.pdf](#)

**C.3**

**Rezoning Application No. 100514 and  
Development Permit Application No. 100976  
(1133305 BC Ltd. / 20214 - 82 Avenue)  
Bylaw No. 5418  
Report 18-138  
File CD 08-26-0196**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1133305 BC Ltd.) Bylaw 2018 No. 5418"

Explanation - Bylaw No. 5418

Bylaw 2018 No. 5418 rezones 1.93 ha (4.77 ac) of land located at 20214 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-130 to permit 52 rowhouse units in 10 buildings.

Development Permit No. 100976

Running concurrently with this Bylaw is Development Permit No. 100976 (1133305 BC Ltd. / 20214 - 82 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" through "R", 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 52 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;
  - g. 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; and
  - h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.3 cd 1133305 BC Ltd RZ DP.pdf](#)

#### **D. TERMINATE**