



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, December 3, 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, December 10, 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 -
December 3, 2018**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held December 3, 2018.

B. DEVELOPMENT PERMITS**C. PUBLIC HEARING****C.1 Rezoning Application No. 100518
(1092215 BC Ltd / 26264 - 30A Avenue)
Bylaw No. 5416
Report 18-152
File CD 10-24-0066**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1092215 BC Ltd) Bylaw 2018 No. 5416"

Explanation - Bylaw No. 5416

Bylaw 2018 No. 5416 rezones a 2.0 ha (5.0 ac) of land located at 26264 - 30A Avenue to General Industrial Zone M-2 to permit future industrial development.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd 1092215 BC Ltd RZ.pdf](#)

**C.2 Rezoning Application No. 100507 and
Development Permit Application No. 100950
(Essence Properties Inc. / 20139 and 20159 - 80 Avenue)
Bylaw No. 5421
Report 18-155
File CD 08-26-0199**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Essence Properties Inc.) Bylaw 2018 No. 5421"

Explanation - Bylaw No. 5421

Bylaw 2018 No. 5421 rezones 1.98 ha (4.9 ac) of land located at 20139 and 20159 - 80 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 107 townhouses.

Development Permit No. 100950

Running concurrently with this Bylaw is Development Permit No. 100950 (Essence Properties Inc. / 20139 and 20159 - 80 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "Z";
- b. On-site landscaping plans being in substantial compliance with Schedules "AA" through "EE", 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; and
- 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: [C.2 cd Essence RZ DP.pdf](#)

C.3

**Official Community Plan Amendment and
Rezoning Application No. 100169
Brewery Lounge Endorsement Application No. 000040
(Jackpot Properties Ltd. / 19664 - 64 Avenue)
Bylaw No. 5431
Bylaw No. 5432
Bylaw no. 5433
Report 18-154
File CD 08-10-0056**

Recommendation: "Township of Langley Land Use Contract No. 74 Discharge
(Jackpot Properties Ltd.) Bylaw 2018 No. 5431";

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment
(Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment
(Jackpot Properties Ltd.) Bylaw 2018 No. 5432"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Jackpot Properties Ltd.) Bylaw 2018 No. 5433"

Explanation - Bylaw No. 5431

Bylaw 2018 No. 5431 discharges Land Use Contract No. 74 from
property located at 19664 - 64 Avenue. Following the discharge, the
lands will be subject to Regional Commercial Zone C-1.

Explanation - Bylaw No. 5432

Bylaw 2018 No. 5432 amends the "Regional Commercial"
designation of the Willowbrook Community Plan to allow brewing and
distilling uses on a property located at 19664 - 64 Avenue and include
the property in Development Permit Area "B".

Explanation - Bylaw No. 5433

Bylaw 2018 No. 5433 amends Regional Commercial Zone C-1
to permit brewing and distilling uses on property located at
19664 - 64 Avenue.

Brewery Lounge Endorsement Application No. 000040

That Council, upon final reading of the associated Bylaws, should
they proceed, adopt the following resolution, should Council decide to
endorse 1165774 BC Ltd.'s request:

"That Council has considered and ENDORSED the request by 1165774 BC Ltd. to locate a 110 person brewery lounge (55 person interior and 55 person patio) serving the Camp Beer Company located at 19664 - 64 Avenue, Langley, characterized as having liquor service from 10:00AM to 12:00AM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the brewery lounge; the proximity of the brewery lounge to other special or recreational facilities and public buildings; the person capacity of the brewery lounge; the hours of liquor service of the brewery lounge; 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 December 3, 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: [C.3 cd Jackpot Properties OCP RZ.pdf](#)

C.4

**Official Community Plan Amendment and
Rezoning Application No. 100172 and
Development Permit Application No. 100946
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)
Bylaw No. 5429
Bylaw No. 5430
Report 18-157
File CD 08-13-0086**

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018 No. 5430"

Explanation - Bylaw No. 5429

Bylaw 2018 No. 5429 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to accommodate the proposed density of 11.5 units per hectare (4.5 units per acre) for the site and allow the development of eleven (11) single family lots.

Explanation - Bylaw No. 5430

Bylaw 2018 No. 5430 rezones property located at 21020 - 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan area to Comprehensive Development Zone CD-133 to accommodate an eleven (11) lot single family subdivision.

Development Permit No. 100946

Running concurrently with this Bylaw is Development Permit No. 100946 (1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.4 cd Dhillon OCP RZ DP.pdf](#)

D. TERMINATE