



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 14, 2019 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, January 21, 2019 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 -
January 14, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 14, 2019.

B. PUBLIC INPUT OPPORTUNITY**B.1 Cidery Lounge and Special Event Area
Endorsement Application No. 000041
(Fraser Valley Cider Company / 22128 - 16 Avenue)
Report 19-01
File CD 10-07-0024**

Recommendation: That Council consider the endorsement request for a new Cidery Lounge (indoor and outdoor) and Special Event Area for Fraser Valley Cider Company located at 22128 - 16 Avenue; and further

That Council adopt the following resolution, should it decide to endorse Fraser Valley Cider Company's request:

"That Council has considered and ENDORSED the request by Fraser Valley Cider Company to locate a 72 person cidery lounge (22 person interior and 50 person patio) and 150 person special event area serving the Fraser Valley Cider Company located at 22128 - 16 Avenue, Langley, characterized as having liquor service from 11:00AM to 10:00PM seven days a week.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cidery lounge and special event area; the proximity of the cidery lounge and special event area to other special or recreational facilities and public buildings; the person capacity of the cidery lounge; the hours of liquor service of the cidery 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 January 14, 2019 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 Fraser Valley Cider.pdf](#)

C. DEVELOPMENT PERMITS

D. PUBLIC HEARING

**D.1 Rezoning Application No. 100506 and
Development Permit Application No. 100949
(Hayer Builders Group (Frame Townhomes) Ltd. /
20088 - 82 Avenue)
Bylaw No. 5422
Report 18-166
File CD 08-26-0187**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hayer Builders Group (Frame Townhomes) Ltd.) Bylaw 2018 No. 5422"

Explanation - Bylaw No. 5422

Bylaw 2018 No. 5422 rezones 0.97 ha (2.40 ac) of land located at 20088 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 46 townhouses.

Development Permit No. 100949

Running concurrently with this Bylaw is Development Permit No. 100949 (Hayer Builders Group (Frame Townhomes) Ltd. / 20088 - 82 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "N";
- b. On-site landscaping plans being in substantial compliance with Schedules "O" 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. 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 Hayer RZ DP.pdf](#)

E. TERMINATE