



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 11, 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, February 25, 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 -
February 11, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 11, 2019.

B. DEVELOPMENT PERMITS**B.1 Brewery Lounge Endorsement Application No. 000029
(Pacific Rim Brewing Inc. / #1, 6263 - 202 Street)
Report 19-10
File CD 08-11-0086**

Recommendation: That Council consider the endorsement request for a new brewery lounge for Pacific Rim Brewing Inc. located at #1, 6263 - 202 Street; and further

That Council adopt the following resolution, should it decide to endorse Pacific Rim Brewing Inc.'s request:

"That Council has considered and ENDORSED the request by Pacific Rim Brewing Inc. to locate a 49 person brewery lounge located at #1, 6263 - 202 Street, Langley, characterized as having liquor service from 9:00AM to 1:00AM 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 February 11, 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 Pacific Rim Brewery.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100513 and
Development Permit Application No. 100974
(Zenterra Developments (West End) Ltd. / 7507 - 200 Street)
Bylaw No. 5427
Report 19-04
File CD 08-22-0081**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Zenterra Developments (West End) Ltd.) Bylaw 2019 No. 5427"

Explanation - Bylaw No. 5427

Bylaw 2019 No. 5427 rezones 1.56 ha (3.85 ac) of land located at 7507 - 200 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 and CD-132 to accommodate 38 townhouses and 115 apartment units.

Development Permit No. 100974

Running concurrently with this Bylaw is Development Permit No. 100974 (Zenterra Developments (West End) Ltd. / 7507 - 200 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "R";
- b. On-site landscaping plans being in substantial compliance with Schedules "S" through "V", 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: [C.1 cd Zenterra Dev \(West End\).pdf](#)

C.2

Tandem Parking

Bylaw No. 5442

Report 19-08

File CD BA 000022

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442"

Explanation - Bylaw No. 5442

Bylaw 2019 No. 5442 amends Township of Langley Zoning Bylaw 1987 No. 2500 to provide for a 50 percent (50%) maximum for tandem parking spaces in a townhouse development.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd Tandem Parking.pdf](#)

D. TERMINATE