



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, February 25, 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, March 11, 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 25, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held February 25, 2019.

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 101056
(Dialog Design / 2725312 / 2973758 Canada Inc /
19705 Fraser Highway)
Report 19-20
File CD 08-10-0061**

Recommendation: That Council authorize issuance of Development Permit No. 101056 for proposed facade changes to the south and west elevations (vacant Sears store) of Willowbrook Mall located at 19705 Fraser Highway, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F";
- b. Landscape plans being in substantial compliance with Schedule "G";
- 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. All signage being in compliance with Schedule "D" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All refuse areas to be located in an enclosure 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. Payment of applicable Development Cost Charges and Building Permit Administration Fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd Willowbrook Mall Sears redemise.pdf](#)

**B.2 Development Permit Application No. 101009
(20880 Holdings Ltd. / 7900 Block of 208 Street)
Report 19-19
File CD 08-24-0081**

Recommendation: That Council authorize issuance of Development Permit No. 101009 to 20880 Holdings Ltd. for property located in the 7900 Block of 208 Street subject to the following conditions:

- a. Building and signage plans being in substantial compliance with Schedules "A" through "M";
- b. Landscape plans being in substantial compliance with Schedules "N" through "S" 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 31 units to be provided as adaptable housing, identifying the adaptable units and release of CA6216367; 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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- b. 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;
- c. 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

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

Submissions from the public.

Explanation by the proponent.

Attachments: [B.2 cd 20880 Holdings.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100542
(Grant Street Development Corporation /
1106662 BC Ltd. - 21615 Fraser Highway)
Bylaw No. 5441
Report 19-14
File CD 11-06-0125**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1106662 BC Ltd.) Bylaw 2019 No. 5441"

Explanation - Bylaw No. 5441

Bylaw 2019 No. 5441 amends Service Commercial Zone C-3 to permit a "licensee retail store" on property located at 21615 Fraser Highway.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Grant Street Development.doc.pdf](#)

D. TERMINATE