



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, March 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, April 1, 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 -
March 11, 2019**

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

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 100994
(Integrated Construction / 5762 - 268 Street)
Report 19-31
File CD 14-07-0051**

Recommendation: That Council authorize issuance of Development Permit No. 100994 to 0827532 BC Ltd. for property located at 5762 - 268 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "D";
- b. Landscape plans being in substantial compliance with Schedules "B" and "E" and in compliance with the Township's Street Tree and Boulevard Planting Policy 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. All signage being in compliance with Schedule "C" through "D" and the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "A" through "D";
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. All outdoor storage areas being covered by a dust free surface;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. Section 111.3 of the Township of Langley Zoning Bylaw No. 2500 being varied from a minimum 3.0 metre in depth landscaping area along the rear and interior side lot line in an industrial zone to permit a 1.54 metre in depth landscaping area as shown in Schedule "E".

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 supplemental Development Permit application fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- 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.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd Integrated Construction 5762 268 St.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100535 and
Development Permit Application No. 101014
(Yorkson Medical Ltd. / 7900 Block 206 Street)
Bylaw No. 5447
Report 19-23
File CD 08-23-0132**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Yorkson Medical Ltd.) Bylaw 2019 No. 5447"

Explanation - Bylaw No. 5447

Bylaw 2019 No. 5447 rezones property located in the 7900 block of 206 Street from Civic Institutional Zone P-1 to Comprehensive Development Zone CD-89 to permit development of a four storey mixed used building.

Development Permit No. 101014

Running concurrently with this Bylaw is Development Permit No. 101014 (Yorkson Medical Ltd. / 7900 Block 206 Street) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "H";
- b. Landscape plans being in substantial compliance with

Schedules "I" through "L", and in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;

- c. All signage being in substantial compliance with Schedules "A", "C" through "F" and "H", and the Township's Sign Bylaw;
- d. All refuse areas to be located in the building and fully screened in substantial compliance with Schedule "B";
- e. All rooftop mechanical equipment to be centrally located on the roof and screened in substantial compliance with Schedules "F" and "J".

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 supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- c. 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;
- d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the Tree Management Plan is in place.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Yorkson Medical RZ DP.pdf](#)

**C.2 Official Community Plan Amendment and
Rezoning Application No. 100115 and
Development Permit Application No. 100768
(Beedie Development Group / 26550 Gloucester Way)
Bylaw No. 5444
Bylaw No. 5445
Report 19-27
File CD 14-06-0128**

Recommendation: "Langley Official Community Plan Bylaw 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445"

Explanation - Bylaw No. 5444

Bylaw 2019 No. 5444 amends the Gloucester Industrial Park Community Plan by designating property located at 26550 Gloucester Way from Service Commercial to Service & General Industrial.

Explanation - Bylaw No. 5445

Bylaw 2019 No. 5445 rezones 1.52 ha (3.76 ac) of land at 26550 Gloucester Way from Service Commercial Zone C-3 to Service Industrial Zone M-1A to accommodate two industrial buildings.

Development Permit No. 100768

Running concurrently with this Bylaw is Development Permit No. 100768 (Beedie Development Group / 26550 Gloucester Way) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with Schedule "D" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "A" and "C" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. 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;
- 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 outdoor storage areas being covered by a dust free surface;
 - g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
 - h. All chain link fences being black vinyl with black posts and rails; and
 - i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

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 supplemental Development Permit application fees and Building Permit administration fees;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd DP Beedie Development Group.pdf](#)

D. TERMINATE