



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, April 1, 2019 at 7:00 PM  
following the Regular Evening Council Meeting  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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## 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 15, 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 -  
April 1, 2019**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held April 1, 2019.

**B. DEVELOPMENT PERMITS****B.1                      Heritage Alteration Permit Application No. 101033  
(Aitcheson / 21485 - 48 Avenue)  
Report 19-46  
File CD 08-01-0108**

**Recommendation:** That Council authorize issuance of Heritage Alteration Permit No. 101033 for property located at 21485 - 48 Avenue, to facilitate demolition of an existing single family dwelling and construction of a new single family dwelling, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "C";
- b. On-site landscape plans and tree management 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. 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;

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. 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;
- b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
- c. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw 2011 No. 4861; and
- d. Payment of applicable administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.1 cd HAP Aitcheson.pdf](#)

**B.2**                      **Development Variance Permit Application No. 100099**  
**(DLRL Investments Ltd. / 20467 - 92A Avenue)**  
**Report 19-48**  
**File CD 08-35-0268**

**Recommendation:** That Council consider Development Variance Permit No. 100099 for property located at 20467 - 92A Avenue, to facilitate a subdivision into three (3) lots, subject to the following:

- a. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirements in the Residential Zone R-1E from 22 m (72 ft) to 19.8 m (65 ft) as indicated in Schedule A; and
- b. Registration of an exterior design control agreement at the time of subdivision, to the acceptance of the Township; and further

That Council adopt one of the following resolutions:

That Council authorize issuance of Development Variance Permit No. 100099 for property located at 20467 - 92A Avenue.

or

That Council not authorize issuance of Development Variance Permit No. 100099 for property located at 20467 - 92A Avenue.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.2 cd DLRL Investments dvp.pdf](#)

## **C. PUBLIC HEARING**

**C.1**                      **Rezoning Application No. 100512**  
**Development Permit Application No. 100969**  
**(Khotso Investment Ltd. / 8157 - 198A Street)**  
**Bylaw No. 5446**  
**Report 19-34**  
**File CD 08-27-0063**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Khotso Investment Ltd.) Bylaw 2019 No. 5446"

### Explanation - Bylaw No. 5446

Bylaw 2019 No. 5446 rezones a 1.0 ha (2.4 ac) site located at 8157 - 198A Street to Comprehensive Development Zone CD-135 to facilitate development of a two storey 2,305 square metres (24,811 square feet) group children's daycare building.

### Development Permit No. 100969

Running concurrently with this Bylaw is Development Permit No. 100969 (Khotso Investment Ltd. / 8157 - 198A 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 "K" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. Provision of final tree retention, replacement, protection details and security 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 Schedules "D" and in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments; and
- 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Onsite landscaping being secured by a letter of credit at the building permit stage;
- c. Submission of a site specific onsite servicing and storm water management plan in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township and an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. 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;

e. Payment of supplemental Development Permit application fees;

f. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.1 cd Khotso.pdf](#)

**C.2**

**Official Community Plan Amendment and  
Rezoning Application No. 100155 and  
Development Permit Application No. 100942  
(1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue)  
Bylaw No. 5439  
Bylaw No. 5440  
Report 19-37  
File CD 08-22-0082**

**Recommendation:** "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440"

Explanation - Bylaw No. 5439

Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 - 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 - 75A Avenue.

Explanation - Bylaw No. 5440

Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 - 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units

Development Permit No. 100942

Running concurrently with this Bylaw is Development Permit No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "P";
- b. On-site landscaping plans being in substantial compliance with Schedules "Q" 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:** [C.2 cd 1041129 BC Ltd - Focus 08-22-0082.pdf](#)

**C.3**

**Rezoning Application No. 100529 and  
Development Permit Application No. 101008  
(CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue)  
Bylaw No. 5454  
Report 19-36  
File CD 11-31-0045**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment  
(CrewH (Redwood Park) Homes Ltd.) Bylaw 2019 No. 5454"

Explanation - Bylaw No. 5454

Bylaw 2019 No. 5454 rezones property located at 21750 - 96 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-34 to facilitate a fourteen (14) unit townhouse development.

Development Permit No. 101008

Running concurrently with this Bylaw is Development Permit No. 101008 (CrewH (Redwood Park) Homes Ltd. / 21750 - 96 Avenue) in accordance with Attachment A subject to the following conditions:

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

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, applicable Development Cost Charges, and Building Permit administration fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; 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, both with accompanying legal documents as required, to the acceptance of the Township.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.3 cd CrewH \(Redwood Park\) Homes Ltd rz dp.pdf](#)

#### **D. TERMINATE**