



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, May 27, 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, June 10, 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 -
May 27, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held May 27, 2019.

B. DEVELOPMENT PERMITS**B.1 Development Permit Application No. 101002
(Davesar / 3110 - 271 Street)
Report 19-82
File CD 13-19-0320**

Recommendation: That Council authorize issuance of Development Permit No. 101002 to Dewan Davesar for property located at 3110 - 271 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 Schedule "E" 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 Schedule "C" and the Township's Sign Bylaw;
- 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. All refuse cans to be located in an enclosure and screened to the acceptance of the Township; and
- f. Section 111.3 of the Township's Zoning Bylaw No. 2500 being varied from a minimum 2.0 m (6.6 ft) wide landscaping area along the rear and side lot lines to permit a 1.6 m (5.2 ft) wide landscaping area on the rear and southern side lot line and 1.0 m (3.3 ft) on the northern side lot line as shown on 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. 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;
- b. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control 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. Payment of applicable Development Cost Charges and Building Permit administration fees; and
- e. Payment of supplemental Development Permit fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd Davesar DP.pdf](#)

B.2

**Development Permit Application No. 101016
(Interface Architecture Inc. / 5600 Block of 272 Street)
Report 19-87
File CD 14-08-0041**

Recommendation: That Council authorize issuance of Development Permit No. 101016 to Gloucester Capital Partners Ltd. for property located in the 5600 block of 272 Street, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "F";
- b. Landscape plans being in substantial compliance with Schedule "G" 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 the Township's Sign Bylaw and Development Permit Guidelines of the Gloucester Industrial Park Community Plan;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules "D" through "F";
- 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; and
- h. All chain link fences being black vinyl with black posts and rails.

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. On-site landscaping being secured by a letter of credit at the Building Permit stage; and
- 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.

Submissions from the public.

Explanation by the proponent.

Attachments: [B.2 cd Interface Architecture.pdf](#)

**B.3 Development Variance Permit
Application No. 100075
(WREN Pacific Holdings Ltd. / 26049 - 30A Avenue)
Report 19-85
File CD 10-24-0091**

Recommendation: That Council authorize issuance of Development Variance Permit No. 100075 to WREN Pacific Holdings Ltd. located at 26049 - 30A Avenue, subject to the following condition:

- 1. Schedule D of Township of Langley Land Use Contract No. 92 being varied from a side yard setback of 4.6 metres (15 ft) to 1.0 metre (3.3 ft) as shown on Schedules "A" through "E".

Submissions from the public.

Explanation by the proponent.

Attachments: [B.3 cd WREN Holdings.pdf](#)

C. PUBLIC HEARING

**C.1 Rezoning Application No. 100572
(Segra International Corp. / 3254 - 262 Street)
Bylaw No. 5476
Report 19-75
File CD 10-25-0046**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Segra International Corp.) Bylaw 2019 No. 5476"

Explanation - Bylaw No. 5476

Bylaw 2019 No. 5476 amends the zoning of an approximately 0.23 ha (0.57 ac) property located at 3254 - 262 Street to add cannabis production use on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Segra RZ 1.pdf](#)

C.2

Rezoning Application No. 100503
Development Permit Application No. 100945
(Genaris Properties Ltd. / 20559 - 86 Avenue)
Bylaw No. 5436
Report 19-73
File CD 08-26-0192

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019 No. 5436"

Explanation - Bylaw No. 5436

Bylaw 2019 No. 5436 rezones a portion of property located at 20559 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units.

Development Permit No. 100945

Running concurrently with this Bylaw is Development Permit No. 100945 (Genaris Properties Ltd. / 20559 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M";
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Planting 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. On-site landscaping to be secured by letter of credit at Building Permit stage;
- b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the tree management plan is in place;
- 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. 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 Genaris RZ DP.pdf](#)

D. TERMINATE