



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, November 4, 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, November 18, 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 - November 4, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held November 4, 2019.

B. DEVELOPMENT PERMITS**C. PUBLIC HEARING**

**C.1 Rezoning Application No. 100537
(Denbow Transport Ltd. / 1030 - 272 Street)
Bylaw No. 5503
Report 19-157
File CD 13-08-0013**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Denbow Transport Ltd.) Bylaw 2019 No. 5503"

Explanation - Bylaw No. 5503

Bylaw 2019 No. 5503 amends Rural Zone RU-2 to permit storage and distribution facilities for wood and soil based products including parking of commercial vehicles related to the storage and distribution facility on property located at 1030 - 272 Street to accommodate an agricultural distribution centre.

Submissions from the public.

Explanation by the proponent.

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

**C.2 Rezoning Application No. 100515
Development Permit Application No. 100983 and
Development Variance Application No. 100104
(Qualico Developments (Vancouver) Inc. / 7664 - 204 Street,
20431 and 20495 - 76 Avenue, and a
Portion of 20525 - 76 Avenue)
Bylaw No. 5501
Bylaw No. 5514
Report 19-162
File CD 08-23-0176**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5501"; and

"Township of Langley Phased Development Agreement (Qualico Developments (Vancouver) Inc.) Bylaw 2019 No. 5514"

Explanation - Bylaw No. 5501

Bylaw 2019 No. 5501 rezones 4.08 ha (10.07 ac) of land at 7664 - 204 Street, 20431 and 20495 - 76 Avenue and a portion of 20525 - 76 Avenue from Suburban Residential Zone SR-2 to Residential Zone R-1A and Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate 88 residential lots.

Explanation - Bylaw No. 5514

Bylaw 2019 No. 5514 authorizes the Township of Langley to enter into a phased development agreement with Qualico Developments (Vancouver) Inc.

Development Permit No. 100983

Running concurrently with this Bylaw is Development Permit No. 100983 Qualico Developments (Vancouver) Inc. / 7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Development Variance Permit No. 100104

Running concurrently with this Bylaw is Development Variance Permit No. 100104 (Qualico Developments (Vancouver) Inc. / 7664 - 204 Street, 20431 and 20495 - 76 Avenue, and a Portion of 20525 - 76 Avenue) in accordance with Attachment B subject to the following conditions:

- a. Section 401.5 (1) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 6.0 metres to 2.5 metres for the principal building on proposed Lots 25 and 26.
- b. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum interior side lot line setback requirement for a detached garage from 0.9 metres to 0.6 metres on proposed Lots 47, 48, 54, 55, and 63;
- c. Section 401.5 (3) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum side lot line setback requirement for a principal building abutting a street from 3.0 metres to 2.5 metres on proposed Lots 25 and 26.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd Qualico RZ DP DVP.pdf](#)

D. TERMINATE