



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, December 2, 2019 at 19:00
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. Council may consider third reading, or third and final adoption, at this meeting or at its next Regular Meeting to be held:

Monday, December 16, 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 -
December 2, 2019**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held December 2, 2019.

B. DEVELOPMENT PERMITS**C. PUBLIC HEARING****C.1 Rezoning Application No. 100591
(Dethomas Family Holdings Ltd. / 5543 - 275 Street)
Bylaw No. 5538
Report 19-184
File CD 14-05-0022**

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dethomas Family Holdings Ltd.) Bylaw 2019 No. 5538"

Explanation - Bylaw No. 5538

Bylaw 2019 No. 5538 amends the zoning of an approximately 0.29 ha (0.71 ac) property located at 5543 - 275 Street to add cannabis production and processing uses on a site specific basis to the list of uses permitted in the General Industrial M-2 Zone.

Clerk's Note: Council may consider third reading and final adoption of this application at the conclusion of the item's Public Hearing. The development prerequisites identified in the Community Development Division Report to Council of November 19, 2019 attached to the above noted bylaw have been satisfactorily addressed.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Dethomas Family Holdings RZ.pdf](#)

**C.2 Official Community Plan Amendment RO100190 and
Heritage Revitalization Agreement Amendment
Henry Leaf Residence / 5458 - 272 Street
Bylaw No. 5536
Bylaw No. 5537
Report 19-182
File CD 14-05-0036 / 6800-25-HEN02**

Recommendation: "Langley Official Community Plan Bylaw 1988 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Lightfoot) Bylaw 2019 No. 5536"; and

"Heritage Revitalization Agreement Bylaw (Leaf House) 2004 No. 4307 Amendment Bylaw 2019 No. 5537" (the "Amending Agreement")

Explanation - Bylaw No. 5536

Bylaw 2019 No. 5536 amends the Gloucester Industrial Park Community Plan by updating the legal description of the Leaf House property and the corresponding map ("Schedule A") to reflect an additional 0.2 ha (0.5 ac) of land being added to the property.

Explanation - Bylaw No. 5537

Bylaw 2019 No. 5537 amends Heritage Revitalization Agreement Bylaw (Leaf House) 2004 No. 4307 and Schedule A of that Agreement to increase the lot area of the Heritage Property for the purpose of providing sufficient parking to support the restaurant, retail and office uses outlined in the Heritage Revitalization Agreement, to reflect such changes in the legal description for the property, and to update the legislative references, standards and regulations applicable to the Heritage Property.

Clerk's Note: Council may consider third reading and final adoption of this application at the conclusion of the item's Public Hearing. The above-noted bylaws do not have any development prerequisites requiring completion between third and final readings.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd Leaf Residence RO HRA.pdf](#)

C.3**Official Community Plan Amendment****Application No. 100174 (Brown / 7566 - 197 Street)****Bylaw No. 5539****Report 19-177****File CD 08-22-0087**

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 (Brown) Bylaw 2019 No. 5539"

Explanation - Bylaw No. 5539

Bylaw 2019 No. 5539 amends the Willoughby Community Plan and Latimer Neighbourhood Plan for a portion of 7566 - 197 Street to allow for future development that is consistent with the remainder of the block.

Clerk's Note: Council may consider third reading and final adoption of this application at the conclusion of the item's Public Hearing. The above-noted bylaw does not have any development prerequisites requiring completion between third and final readings.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.3 cd Brown RO.pdf](#)

D. TERMINATE