



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 27, 2020 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. Council may consider third reading, or third and final adoption, at this meeting or at its next Regular Meeting to be held:

**Monday, February 10, 2020 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 -  
January 27, 2020**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 27, 2020.

**B. DEVELOPMENT PERMITS****B.1                      Development Permit Application No. 101058  
(Kiarav Capital Inc. / 26827 Fraser Highway)  
Report 20-05  
File CD 13-19-0325**

**Recommendation:** That Council authorize issuance of Development Permit No. 101058 to Kiarav Capital Inc. for property at 26827 Fraser Highway, subject to the following conditions:

- a. Building plans being in substantial 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 General Manager of Engineering and Community Development;
- c. All signage being in compliance with Schedules "A" through "F", the Aldergrove Community Plan 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 General Manager of Engineering and Community Development;
- e. Rooftop mechanical equipment to be screened or integrated within the roof form in a manner consistent with the overall architecture of the building;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the General Manager of Engineering and Community Development;
- g. Section 603.5(c) - Siting of Buildings and Structures of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a side lot line abutting a flanking street in Service Commercial Zone C-3 from 4.5 m (14.8 ft) to 3.1 m (10.2 ft) as shown in Schedule "B";
- h. Section 111.3 - Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the landscape area along a front lot line, side lot line abutting

a flanking street and rear lot line in a commercial zone as shown in Schedule "G";

i. Section 107.5(6) - Design Criteria of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum amount of small car parking stalls permitted from 20% to 50% as shown in Schedule "B".

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. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions for the south half of Old Yale Road in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the General manager of Engineering and Community Development;
- 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 General Manager of Engineering and Community Development;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development;
- d. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- f. Landscaping and boulevard treatment being secured by letter of credit;
- g. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems; and
- h. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [B.1 cd Kiarav Capital 13-19-0325.pdf](#)

**C. PUBLIC HEARING**

**C.1                      Official Community Plan Amendment and  
Rezoning Application No. 100171  
Development Permit Application No. 101022  
(1159338 BC Ltd. / 22356 - 48 Avenue)  
Bylaw No. 5547  
Bylaw No. 5548  
Bylaw No. 5549  
Report 20-03  
File CD 10-31-0146**

**Recommendation:** "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC LTD.) Bylaw 2020 No. 5548"; and

"Township of Langley Phased Development Agreement (1159338 BC Ltd.) Bylaw 2020 No. 5549"

Explanation - Bylaw No. 5547

Bylaw 2020 No. 5547 amends the Murrayville Community Plan by re-designating the property located at 22356 - 48 Avenue, from Commercial and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a six unit townhouse project.

Explanation - Bylaw No. 5548

Bylaw 2020 No. 5548 rezones 0.12 ha (0.29 ac) of land located at 22356 - 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-141 to accommodate 6 townhouse units.

Explanation - Bylaw No. 5549

Bylaw 2019 No. 5549 authorizes the Township of Langley to enter into a phased development agreement with 1159338 BC Ltd.

Development Permit No. 101022

Running concurrently with this Bylaw is Development Permit No. 101022 (1159338 BC Ltd. / 22356 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "G" and "H" 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. 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees.

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.1 cd 1159338 BC Ltd.pdf](#)

**D. TERMINATE**