



REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, March 23, 2020 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. Council may consider third reading, or third and final adoption, at this meeting or at a future meeting.

A. ADOPTION AND RECEIPT OF AGENDA ITEMS**A.1 Regular Meeting for Public Hearing and Development Permits -
March 23, 2020**

Recommendation: That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held March 23, 2020.

B. PUBLIC INPUT OPPORTUNITY**B.1 Bylaws for an Inter-Municipal Ride-Hailing
Business Licence
Bylaw No. 5580
Bylaw No. 5581
Report 20-26
File CD 3900-25**

Recommendation: "Inter-Municipal Transportation Network Services Business Licence Agreement 2020 No. 5580"; and

"Inter-Municipal TNS Business Licence 2020 No. 5581"

Explanation - Bylaw No. 5580

Bylaw 2020 No. 5580 is a bylaw to enter into an agreement among the Participating Municipalities regarding an Inter-Municipal Transportation Network Services Business Licence scheme.

Explanation - Bylaw No. 5581

Bylaw 2020 No. 5581 is a bylaw to enter into an Inter-municipal Transportation Network Services (TNS) Business Licence scheme pursuant to section 14 of the Community Charter.

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

Submissions from the public.

Explanation by the proponent.

Attachments: [B.1 cd Ride Hailing IMBL.pdf](#)

C. DEVELOPMENT PERMITS

**C.1 Development Permit Application No. 101102
(Langley Tech Properties Ltd. / 19923 - 80A Avenue)
Report 20-36
File CD 08-27-0059**

Recommendation: That Council authorize issuance of Development Permit No. 101102 to Langley Tech Properties Ltd. for property located at the 19923 - 80A Avenue, subject to the following conditions being to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- a. Building plans being in substantial compliance with Schedules "A" through "G";
- b. Landscape plans being in substantial compliance with Schedule "I";
- 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);
- d. All signage being in compliance with Schedules "C" through "F" and "H" and in compliance with the Township's Sign Bylaw;
- e. Section 957.5 - Maximum Building Height of the Township's Zoning Bylaw being varied to increase the maximum building height from 18.0 m (59.0 ft) to 19.4 m (63.6 ft);
- f. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments; and
- g. All refuse areas to be located in an enclosure and screened.

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 to the acceptance to the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted:

- 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;
- 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;
- e. Preparation of a CPTED (Crime Prevention Through Environmental Design) report and incorporation of its recommendations into the final development design;
- f. Payment of supplemental Development Permit application fees; and
- g. Payment of applicable Development Cost Charges and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.1 cd Langley Tech Properties DP.pdf](#)

C.2

Development Variance Permit

Application No. 100118 (Hilton / 24634 - 44 Avenue)

Report 20-35

File CD 10-34-0066

Recommendation: That Council authorize issuance of Development Variance Permit No. 100118 for property located at 24634 - 44 Avenue, to facilitate a subdivision into two (2) lots, subject to the following conditions:

- a. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot depth requirements in the Suburban Residential Zone SR-1 from 55 metres (180 feet) to 51.4 metres (169 feet) 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's General Manager of Engineering and Community Development.

Submissions from the public.

Explanation by the proponent.

Attachments: [C.2 cd Hilton DVP.pdf](#)

D. PUBLIC HEARING

D.1 Cannabis Retail Sales
Bylaw No. 5574
Bylaw No. 5575
Bylaw No. 5576
Bylaw No. 5579
Report 20-20
File CD BA000027

Recommendation: "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Cannabis Retail Sales) Bylaw 2020 No. 5574";

"Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5575";

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw 2020 No. 5576"; and

"Licencing Bylaw 2016 No. 5192 Amendment Bylaw 2020 No. 5579"

Explanation - Bylaw No. 5574

Bylaw 2020 No. 5574 amends the Township of Langley Zoning Bylaw 1987 No. 2500 by adding definitions to implement and regulate retail, processing, production, research, and wholesale of cannabis products.

Explanation - Bylaw No. 5575

Bylaw 2020 No. 5575 amends the Development Application Procedures Bylaw 2018 No. 5428 by adding a new application type and application fee for cannabis retail sales.

Explanation - Bylaw No. 5576

Bylaw 2020 No. 5576 amends the Fees and Charges Bylaw 2007 No. 4616 by adding new fees and charges relating to cannabis retail sales.

Explanation - Bylaw No. 5579

Bylaw 2020 No. 5579 amends the Township of Langley Licencing Bylaw 2016 No. 5192 to provide for the issuance of business licences for cannabis retail.

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: [D.1 cd Cannabis Retail Sales.pdf](#)

D.2

Willowbrook Land Value Capture System

Bylaw No. 5582

Report 20-22

File CD 6480-31-001

Recommendation: "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willowbrook Community Plan) Bylaw 1991 No. 3008 Amendment (Willowbrook Land Value Capture System) Bylaw 2020 No. 5582"

Explanation - Bylaw No. 5582

Bylaw 2020 No. 5582 amends the Willowbrook Community Plan by adding policies to commit the Township to update the planning document, develop a land value capture system in the updated plan, set 2018 as the base year for the land value capture system, and indicate the Township's intention to capture up to 75% of any increase in land value as a result of transit infrastructure upgrades.

Clerk's Note: At the March 9, 2020 Regular Evening Council meeting the bylaw was amended to change the base year to 2018.

Council may consider third reading and final adoption of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.

Attachments: [D.2 cd Willowbrook Land Value Capture System.pdf](#)

E. TERMINATE