



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, October 26, 2020 at 7:00 PM  
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, November 9, 2020**  
**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 -  
October 26, 2020**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held October 26, 2020.

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

**C.1 Official Community Plan Amendment and  
Rezoning Application No. 100173 and  
Heritage Alteration Permit Application No. 101031  
(Grayrose / 21600 Block 48 Avenue)  
Bylaw No. 5640  
Bylaw No. 5641  
Report 20-127  
File CD 10-31-0160**

**Recommendation:** "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Grayrose) Bylaw 2020 No. 5640"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Grayrose) Bylaw 2020 No. 5641"

Explanation - Bylaw No. 5640

Bylaw 2020 No. 5640 amends the Murrayville Community Plan by changing the designation of 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from "Single Family Two" to "Limited Commercial". Bylaw 5640 also adds policy for the "Limited Commercial" land use designation.

Explanation - Bylaw No. 5641

Bylaw 2020 No. 5641 rezones 0.2 ha (0.5 ac) of vacant land located in the 21600 block of 48 Avenue from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-153 to permit a comprehensive development consisting of two mixed use buildings.

### Heritage Alteration Permit Application No. 101031

Running concurrently with this Bylaw is Heritage Alteration Permit No. 101031 (Grayrose / 21600 Block 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy requirements;
- c. All signage being in compliance with the Murrayville Heritage Conservation Area Guidelines (Bylaw 2661), Schedule "A", and the Township's Sign Bylaw;
- d. Rooftop and ground level mechanical and service equipment to be screened from view by compatible architectural and landscape treatments;
- e. All refuse areas to be located within a building in substantial compliance with Schedule "A";

Although not part of the Heritage Alteration 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 Heritage Alteration Permit application, Murrayville Pedestrian Overpass Fees, Development Cost Charges, and Building Permit Administration Fees;
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- d. Submission of a site specific on-site servicing and stormwater management plan, including onsite detention, 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;
- e. Registration of a restrictive covenant requiring onsite detention.

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 Grayrose OCP RZ HAP.pdf](#)

**D. TERMINATE**