



# REGULAR MEETING FOR THE PURPOSE OF PUBLIC HEARING

Monday, January 11, 2021 at 7:00 PM  
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, January 25, 2021**  
**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 11, 2021**

**Recommendation:** That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing and Development Permits held January 11, 2021.

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

**C.1                      Official Community Plan Amendment and  
Rezoning Application No. 100193 and  
Development Permit Application No. 101154  
(Christian Life Assembly / 21277 - 56 Avenue)  
Bylaw No. 5673  
Bylaw No. 5674  
Bylaw No. 5675  
Report 20-160  
File CD 08-12-0034**

**Recommendation:** "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Christian Life Assembly) Bylaw 2020 No. 5673";

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Christian Life Assembly) Bylaw 2020 No. 5674"; and

"Township of Langley Housing Agreement (Christian Life Assembly) Bylaw 2020 No. 5675"

Explanation - Bylaw No. 5673

Bylaw 2020 No. 5673 amends the Murrayville Community Plan by amending the land use designation and amending the "Multi Family Two" designation to permit a density of 83 units per hectare (34 units per acre) on a portion of property located at 21277 - 56 Avenue.

Explanation - Bylaw No. 5674

Bylaw 2020 No. 5674 rezones a 1.19 ha (2.94 ac) portion of land located at 21277 - 56 Avenue Street from Civic Institutional Zone P-1 and Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-156 and Civic Institutional Zone P-1 to accommodate 98 apartment units.

Explanation - Bylaw No. 5675

Bylaw 2020 No. 5675 authorizes the Township of Langley to enter into a Housing Agreement with Christian Life Assembly to secure rental housing and affordable rental units on the subject property.

Development Permit No. 101154

Running concurrently with this Bylaw is Development Permit No. 101154 (Christian Life Assembly / 21277 - 56 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 and Age Friendly Amenity Area requirements;
- c. Section 107.5(7) of the Township's Zoning Bylaw No. 2500 being varied to permit a maximum of 23% of the required residential apartment parking spaces to be small car parking;
- d. All signage being in compliance with the Township's Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
- f. All refuse areas to be located in an enclosure and screened;
- g. Final approval being obtained from Transport Canada with respect to the height of the building in relation to the Langley Municipal Airport, including incorporation of any recommendations from the federal agencies into the final development plans; and

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. Payment of supplemental Development Permit application fees.
- b. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- c. 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;
- d. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- e. 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;  
f. Payment of applicable Development Cost Charges, Murrayville Pedestrian Overpass fee, 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 Christian Life Assembly](#)

**C.2                   Hospital Parking Requirement  
Bylaw No. 5646  
Report 20-157  
File CD / ENG BA000033**

**Recommendation:** "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Hospital Parking) Bylaw 2020 No. 5646"

Explanation - Bylaw No. 5646

Bylaw 2020 No. 5646 amends Sections 102 and 107 to include a definition for the term hospital and to establish a parking requirement specifically for a hospital.

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing. As the above-noted bylaw does not have prerequisites requiring completion between third and final readings, Council should be advised that they have the option to also grant final reading to the bylaw.

Submissions from the public.

Explanation by the proponent.

**Attachments:** [C.2 cd en Hospital Parking Zoning Bylaw Amendment](#)

**C.3                   Non-Medical Cannabis Retail Sales  
Development Applications (Group 2)  
Bylaw No. 5666  
Report 20-163  
File CD BA000027**

**Recommendation:** "Township of Langley Land Use Contract No. 76 Authorization Bylaw 1977 No. 1692 Amendment (Valley Properties Ltd.) Bylaw 2020 No. 5666"

Explanation - Bylaw No. 5666

Bylaw 2020 No. 5666 amends Land Use Contract No. 76 by adding cannabis retail as a site specific permitted use on a portion of the property located at 6225 - 200 Street.

That Council, at time of final reading of the above referenced Bylaw, should the application be endorsed by Council and the provincial Liquor and Cannabis Control Branch to proceed, adopt the following resolution:

"That Council has considered and ENDORSED the request by \_\_\_\_\_ to locate a non-medical cannabis retail store at \_\_\_\_\_, Langley, as meeting the objectives of the Cannabis Retail Sales Policy No. 07-410.

In ENDORSING this request, Council deems that it has considered and found acceptable the location of the cannabis retail store; the proximity of the store to other special or recreational facilities and public buildings; the size of the store; potential traffic, noise and parking impacts; zoning; and the impact on the community if the application is approved.

In ENDORSING this request, Council has considered the views of area residents expressed to Council as part of a public input opportunity, the records of which are provided as attachments to this resolution. ENDORSEMENT of this request is subject to compliance with Municipal Bylaws and Policies and Cannabis Control and Licensing Act Regulations."

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.3 cd Cannabis Retail Sales \(Group 2\)](#)

**D. TERMINATE**