

Notice of Road Closure, Highway Dedication Removal and Disposal

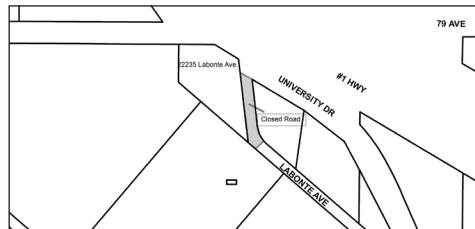
Notice is hereby given of the intention of the Council of The Corporation of the Township of Langley, pursuant to Sections 40 and 94 of the *Community Charter S.B.C. 2003, c. 26*, to adopt "Highway Closing and Dedication Removal (Hayhurst) Bylaw 2020 No. 5649".

The intent of the Bylaw is to close and remove the dedication of road from a 729.5 square metre portion of redundant Labonte Avenue at University Drive. The closed road will be transferred to the owner of 22235 Labonte Avenue, Vincent Hayhurst, in exchange for the dedication of road required for University Drive.

The road being closed is noted on the plan.

Prior to noon at Thursday, November 26, written comments should be directed to the Township Clerk, as follows:

Email: legservicesinfo@tol.ca
 Mail: 20338 – 65 Avenue, Langley, BC V2Y 3J1
 Fax: 604.533.6054



Property Services | 604.533.6063 | propinfo@tol.ca

Christmas in Williams Park

Enjoy a winter wonderland full of twinkling lights and joyful decorations when Christmas in Williams Park returns this season. While this year's holiday festivities will undoubtedly look a little different for everyone, this long-standing tradition will continue to bring holiday cheer to visitors with a drive-through experience.

Saturday, November 28 through Sunday, December 20

Nightly from 5:00 – 9:00pm

Williams Park, 238 Street and 68 Avenue

No registration is required, though all visitors taking in the festive sights are asked to remain in their vehicles at all times, and strictly follow all posted signage. Find full event details at www.tol.ca/events.

Engineering Division | 604.532.7300 | opsinfo@tol.ca

Dates to Note

Monday, December 7 | 1:00pm
Regular Council Meeting
 Fraser River Presentation Theatre

Monday, December 7 | 7:00pm
Public Hearing Meeting
 Fraser River Presentation Theatre

Written submissions are strongly encouraged to ensure the health and safety of everyone, and social distancing.

Council members are continuing to attend the meetings electronically and are not physically present. For current information on Council meetings, on-site attendance, safety protocols, and other related updates during COVID-19, please view the Council Meetings information tab at www.tol.ca/COVID19.

Legislative Services | 604.533.6100 | legservicesinfo@tol.ca

Proposed Zoning Changes

NOTICE is hereby given that the Township of Langley Council will meet to consider the following proposed bylaws for third reading at the Monday, December 7, 2020 Regular Council Meeting.

All persons who believe their interest in property is affected by the proposed bylaws have the opportunity to provide written submissions respecting matters contained in the bylaws. There are no speaking opportunities.

BYLAW NO. 5630
PROJECT NO. 08-26-0219
APPLICATION NOS. RZ100621 / CR000001

OWNER: Larry Visco
 2545 Hickory Lane
 Abbotsford, BC V3G 2Z9

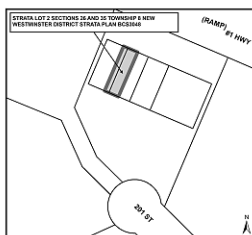
AGENT: L & M Business Consulting Ltd.
 7127 - 208A Street
 Langley, BC V2Y 0J1

LOCATION: 102, 8860 - 201 Street (see Map 1)

LEGAL: Strata Lot 2 Sections 26 and 35 Township 8 NWD
 Strata Plan BCS3048

PURPOSE: Bylaw No. 5630 proposes to amend Comprehensive Development Zone CD-48 by adding "cannabis retail" as a site specific permitted use at the subject site. A non-medical cannabis retail endorsement application is being considered in conjunction with this bylaw.

MAP 1 - BYLAW NO. 5630



BYLAW NO. 5648
PROJECT NO. 08-22-0045
APPLICATION NOS. RZ100517 / DP100985 / DP101146

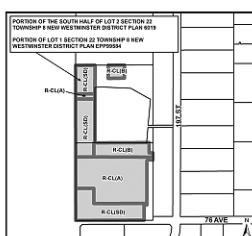
OWNERS: Mitchell Latimer 76 Inc.
 Mitchell Latimer 77 Inc.
 200, 17650 - 66A Avenue
 Surrey, BC V3S 4S4

AGENT: Mitchell Group
 200, 17650 - 66A Avenue
 Surrey, BC V3S 4S4

LOCATION: 19610 - 78 Avenue and 19600 block of 76 Avenue
 (see Map 2)

LEGAL: Portions of:
 Lot 1 Section 22 Township 8 NWD Plan EPP99584
 South Half Lot 2 Section 22 Township 8 NWD Plan 6019

MAP 2 - BYLAW NO. 5648



PURPOSE: Bylaw No. 5648 proposes to rezone property from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD). Development Permits for streamside protection and form and character are being considered in conjunction with this bylaw.

PROPOSAL: This application will facilitate development of 56 single family lots and 50 semi-detached lots.

BYLAW NO. 5650
PROJECT NO. 08-23-0168
APPLICATION NOS. RZ100616 / DP101133

OWNER: Pollyco (Block B) Holdings Ltd.
 320 - 20780 Willoughby Town Centre Drive
 Langley, BC V2Y 0M7

AGENT: Collabor8
 180 - 355 Burrard Street
 Vancouver, BC V6C 2G8

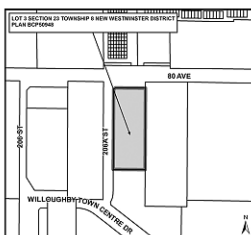
LOCATION: 7980 - 206A Street (see Map 3)

LEGAL: Lot 3 Section 23 Township 8 NWD Plan BCP50948

PURPOSE: Bylaw No. 5650 proposes to amend Comprehensive Development Zone CD-89(E) by increasing the allowable commercial area and height for a low-rise building. A Development Permit is being considered in conjunction with this bylaw.

PROPOSAL: This application will facilitate development of a 4-storey commercial building and a 6-storey mixed use building (2 storeys of commercial space and 92 apartment units above).

MAP 3 - BYLAW NO. 5650



BYLAW NO. 5651
PROJECT NO. 11-33-0127
APPLICATION NOS. RZ100629 / CR000007

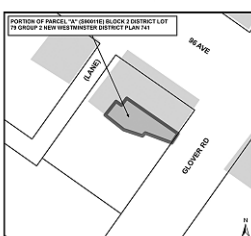
OWNER: Burg Properties Ltd.
 5 - 9124 Glover Road
 Box 310
 Fort Langley, BC V1M 2R6

AGENT: 1135648 BC Ltd.
 12362 - 63A Avenue
 Surrey, BC V3X 3H4

LOCATION: 103 - 9103 Glover Road (see Map 4)

LEGAL: Portion of Parcel "A" (S90011E) Block 2 District Lot 79 Group 2 NWD Plan 741

MAP 4 - BYLAW NO. 5651



PURPOSE: Bylaw No. 5651 proposes to amend Community Commercial Zone C-2 by adding "cannabis retail" as a site specific permitted use at the subject site. A non-medical cannabis retail endorsement application is being considered in conjunction with this bylaw.

BYLAW NO. 5652
PROJECT NO. 11-33-0133
APPLICATION NOS. RZ100635 / CR000014

OWNER: 1042725 BC Ltd.
 11 - 3993 Chatham Street
 Richmond, BC V7E 2Z6

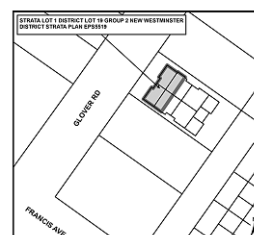
AGENT: Kansas Enterprises (Franchises) Ltd.
 1044 Austin Avenue
 Coquitlam, BC V3K 3P3

LOCATION: 100 - 9084 Glover Road (see Map 5)

LEGAL: Strata Lot 1 District Lot 19 Group 2 NWD
 Strata Plan EPS5519

PURPOSE: Bylaw No. 5652 proposes to amend Community Commercial Zone C-2 by adding "cannabis retail" as a site specific permitted use at the subject site. A non-medical cannabis retail endorsement application is being considered in conjunction with this bylaw.

MAP 5 - BYLAW NO. 5652



BYLAW NO. 5653
PROJECT NO. 11-33-0111
APPLICATION NOS. RZ100641 / CR000018

OWNER: Billy Brown Investments Ltd.
 9273 Glover Road
 Fort Langley, BC V0X 1J0

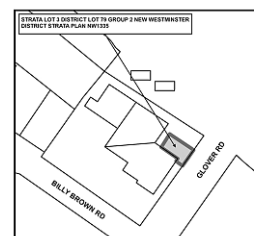
AGENT: Thrive Liquor & Cannabis Inc.
 21639 - 90A Avenue
 Langley, BC V1M 4C8

LOCATION: 9273 Glover Road (see Map 6)

LEGAL: Strata Lot 3 District Lot 79 Group 2 NWD
 Strata Plan NW1335

PURPOSE: Bylaw No. 5653 proposes to amend Community Commercial Zone C-2 by adding "cannabis retail" as a site specific permitted use at the subject site. A non-medical cannabis retail endorsement application is being considered in conjunction with this bylaw.

MAP 6 - BYLAW NO. 5653



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Proposed Zoning Changes

NOTICE is hereby given that the Township of Langley Council will meet to consider the following proposed bylaws for third reading at the Monday, December 7, 2020 Regular Council Meeting.

All persons who believe their interest in property is affected by the proposed bylaws have the opportunity to provide written submissions respecting matters contained in the bylaws. There are no speaking opportunities.

BYLAW NO. 5654
PROJECT NO. 08-35-0270
APPLICATION NOS. RZ100628 / CR000008

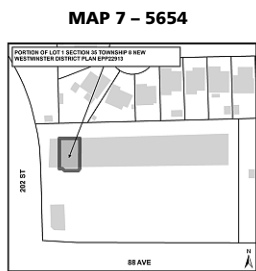
OWNER: Rieding Projects Ltd.
 13815 - 33 Avenue
 Surrey, BC V4P 2B4

AGENT: Springs Retail Holdings Ltd.
 7160 Oliver Street
 Mission, BC V2V 6K5

LOCATION: 1, 20349 - 88 Avenue (see Map 7)

LEGAL: Portion of Lot 1 Section 35 Township 8 NWD
 Plan EPP22913

PURPOSE: Bylaw No. 5654 proposes to amend Community Commercial Zone C-2B by adding "cannabis retail" as a site specific permitted use at the subject site. A non-medical cannabis retail endorsement application is being considered in conjunction with this bylaw.



BYLAW NO. 5657
PROJECT NO. 08-36-0201
APPLICATION NOS. RZ100639 / CR000016

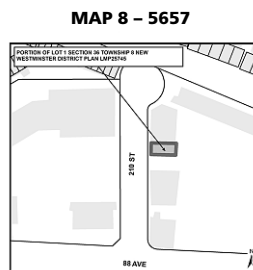
OWNERS: North Langley Shopping Centre Ltd.
 700 Chilco Street
 Vancouver, BC V6G 2R1

AGENT: Thrive Liquor & Cannabis Inc.
 21639 - 90A Avenue
 Langley, BC V1M 4C8

LOCATION: 401A, 8840 - 210 Street (see Map 8)

LEGAL: Portion of Lot 1 Section 36 Township 8 NWD
 Plan LMP25745

PURPOSE: Bylaw No. 5657 proposes to amend Community Commercial Zone C-2 by adding "cannabis retail" as a site specific permitted use at the subject site. A non-medical cannabis retail endorsement application is being considered in conjunction with this bylaw.



BYLAW NO. 5659
PROJECT NO. 07-35-0155
APPLICATION NOS. RZ100649 / CR000021

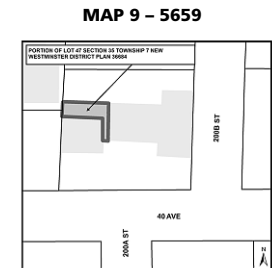
OWNER: 1179858 BC Ltd.
 2nd Floor - 700 Chilco Street
 Vancouver, BC V6G 2R1

AGENT: Platinum Projects Ltd.
 13690 Marine Drive
 White Rock, BC V4B 1A4

LOCATION: 20045 - 40 Avenue (see Map 9)

LEGAL: Portion of Lot 47 Section 35 Township 7 NWD
 Plan 36684

PURPOSE: Bylaw No. 5659 proposes to amend Community Commercial Zone C-2 by adding "cannabis retail" as a site specific permitted use at the subject site. A non-medical cannabis retail endorsement application is being considered in conjunction with this bylaw.



AND TAKE FURTHER NOTICE that copies of the staff reports for these applications are available online at www.tol.ca/hearing or by arranging pick-up of a paper copy at 604.533.6034 between the hours of 8:30am and 4:30pm, Monday through Friday, excluding holidays, from November 26 to December 7, both inclusive, at the Township of Langley Civic Facility, 20338 - 65 Avenue, 2nd floor.

Your comments must be received in writing for Council's consideration. Comments sent in previously should be resubmitted for this meeting.

Email: legservicesinfo@tol.ca
Mail: Legislative Services
 20338 - 65 Avenue
 Langley, BC V2Y 3J1
Fax: 604.533.6054

Comments should be submitted by 12:00 noon on Monday, December 7, 2020 and will be distributed to Council prior to the meeting. Council is not permitted to receive further input following commencement of the meeting.

Community Development Division
604.533.6034

PROPOSED ZONING CHANGES

NOTICE is hereby given that the Township of Langley Council will meet and hold a Public Hearing.

AT THE PUBLIC HEARING, all persons who believe their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of the hearing. To comply with the Provincial Health Officer's order related to gatherings and physical distance measures during the COVID-19 pandemic, written submissions are strongly encouraged and Council members may be in attendance electronically. The Township of Langley is requiring all visitors to wear masks within its facilities, as maintaining physical distancing may not be possible at all times.

BYLAW NOS. 5660, 5661 & 5662
PROJECT NO. 11-06-0207
APPLICATION NOS. RO100204 / DP101144

OWNER: Langley Memorial Hospital Foundation
 22051 Fraser Highway
 Langley, BC V3A 4H4

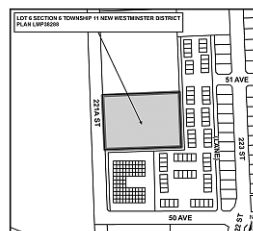
AGENT: Cross (X) Architecture
 11 - 23230 Billy Brown Road
 Langley, BC V1M 4G1

LOCATION: 5068 - 221A Street (see map)

LEGAL: Lot 6 Section 6 Township 11 NWD Plan LMP38288

PURPOSE: Bylaw No. 5660 proposes to amend the Murrayville Community Plan by increasing the maximum permitted density. Bylaw No. 5661 proposes to rezone property from Suburban Residential Zone SR-1 to Comprehensive Development Zone CD-155. Bylaw No. 5662 authorizes the Township of Langley to enter into a Housing Agreement with Langley Memorial Hospital Foundation to secure seniors oriented rental apartment units. A Development Permit including a variance to Zoning Bylaw parking provisions is being considered in conjunction with these bylaws.

APPLICATION NOS. RO100204 / DP101144



PROPOSAL: This application will facilitate development of a 6-storey mixed use building (ground floor commercial space and 148 apartment units).

AND TAKE FURTHER NOTICE that a copy of the staff report for this application is available online at www.tol.ca/hearing or by arranging pick-up of a paper copy at 604.533.6034 between the hours of 8:30am and 4:30pm, Monday through Friday, excluding holidays, from November 26 to December 7, both inclusive, at the Township of Langley Civic Facility, 20338 - 65 Avenue, 2nd floor.

The Public Hearing will be held:

Date: Monday, December 7
Time: 7:00pm
Place: Township of Langley Civic Facility
 Fraser River Presentation Theatre, 4th Floor
Address: 20338 - 65 Avenue

Written submissions, mailed to Legislative Services at the above address or emailed to legservicesinfo@tol.ca, will be accepted up to and during the hearing and will form part of the public record. Mayor and Council are not permitted to receive further input following the conclusion of a Public Hearing.

Community Development Division
604.533.6034