

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (SUNLIFE ASSURANCE COMPANY OF CANADA INC.)  
BYLAW 2019 NO. 5545**

**EXPLANATORY NOTE**

Bylaw 2019 No. 5545 amends the Comprehensive Development Zone CD-29 by adding Group Children's Daycare to the list of permitted uses to accommodate a proposed daycare facility at 20090 – 91A Avenue.

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (SUNLIFE ASSURANCE COMPANY OF CANADA INC.)**

**BYLAW 2019 NO. 5545**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended:
  - (1) By amending "Section 929 – Comprehensive Development Zone CD-29" by adding as Section 929.1(15) after Section 929.1(14) the following:

*"group children's day care"*

READ A FIRST TIME the	16	day of	December	, 2019.
READ A SECOND TIME the	16	day of	December	, 2019.
PUBLIC HEARING HELD the	13	day of	January	, 2020.
READ A THIRD TIME the	27	day of	January	, 2020.
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	05	day of	February	, 2020.
ADOPTED the		day of		, 2020.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101139

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2020 to:

1. Name: Sunlife Assurance Company of Canada Inc.

Address: E204 20159 – 88 Avenue  
Langley, BC V1M 0A4

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 1 Except Dedicated Road On Plan BCP24578 Section 35  
Township 8 New Westminster District Plan BCP18268

CIVIC ADDRESS: 20090 – 91A Avenue (Building F)

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:
  - a. Building plans being in compliance with Schedules “A” through “C”;
  - b. Landscape plans being in substantial compliance with Schedule “D”;
  - c. All signage being in compliance with Schedules “A” through “C” and the Township’s Sign Bylaw;
  - d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
  - e. All refuse areas to be located in an enclosure and screened 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. Landscaping being secured by letter of credit at the Building Permit stage;
  - b. Payment of applicable Development Cost Charges and Building Permit administration fees;
4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

DEVELOPMENT PERMIT NO. 101139  
(SUNLIFE ASSURANCE COMPANY)  
Page 2 . . .

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

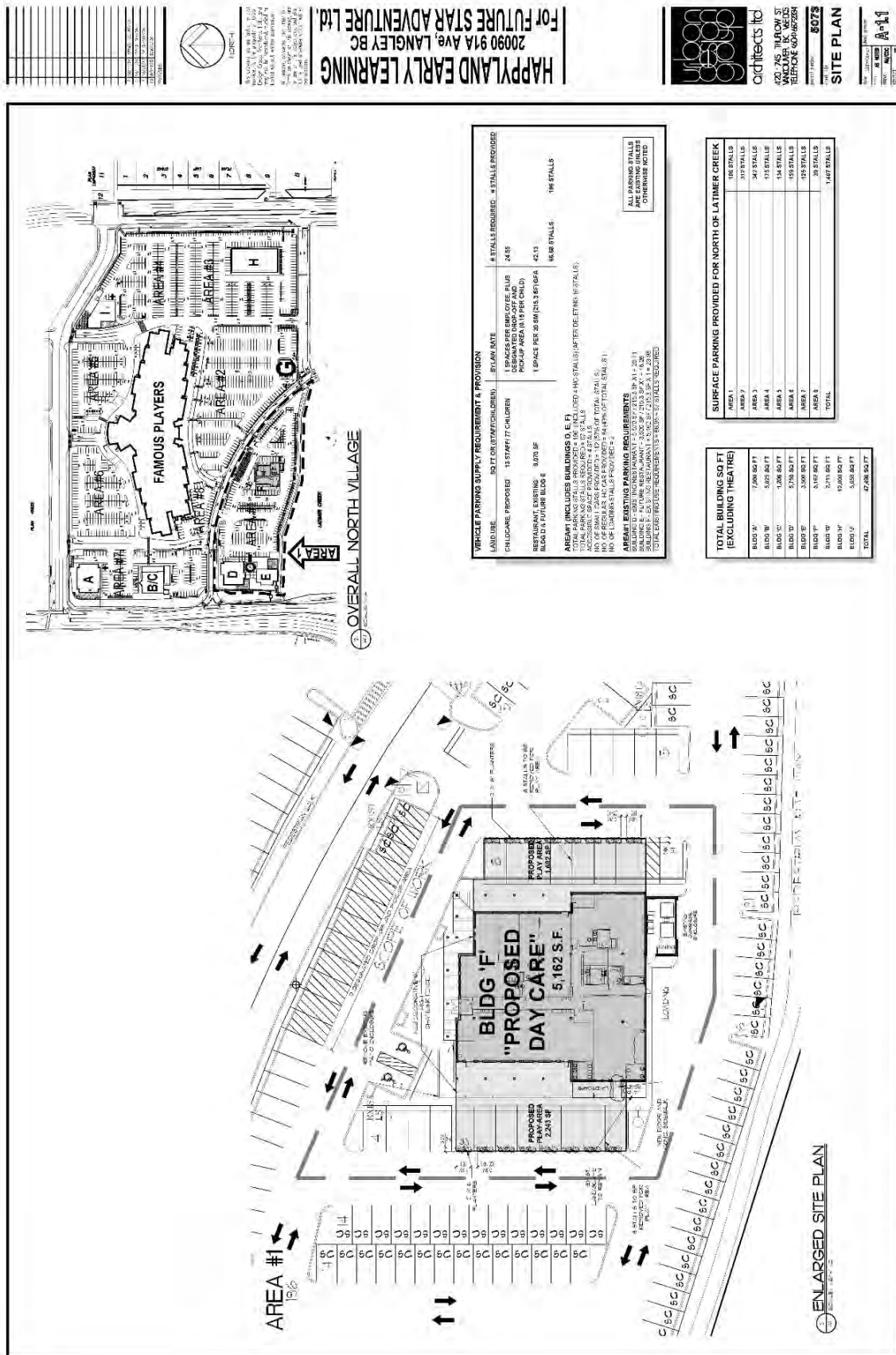
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

Attachments:

SCHEDULE A	Site Plan
SCHEDULE B	Building Elevations
SCHEDULE C	Building Elevations
SCHEDULE D	Landscape Plan

# SCHEDULE A SITE PLAN



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**HAPPYLAND EARLY LEARNING**  
 20900 91A AVE, LANGLEY BC  
 FOR FUTURE STAR ADVENTURE LTD.

**ucon architects ltd**  
 400-765 TILSON ST  
 VANCOUVER BC V6C 2S8  
 TEL: 604-675-0204

**ELEVATIONS & FINISH COLOURS**

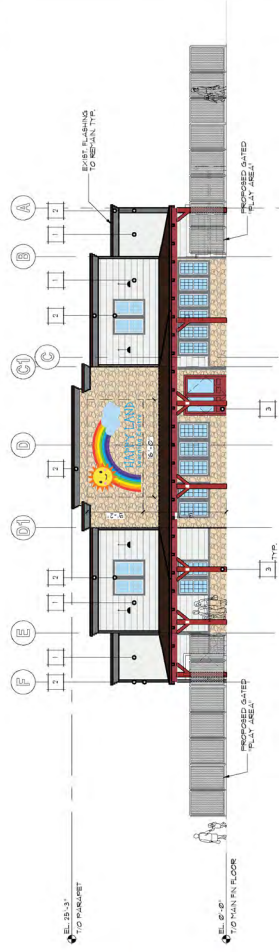
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 DATE: 10/11/19  
 DRAWN BY: A.S.  
 CHECKED BY: A.S.  
 SCALE: A-3.1



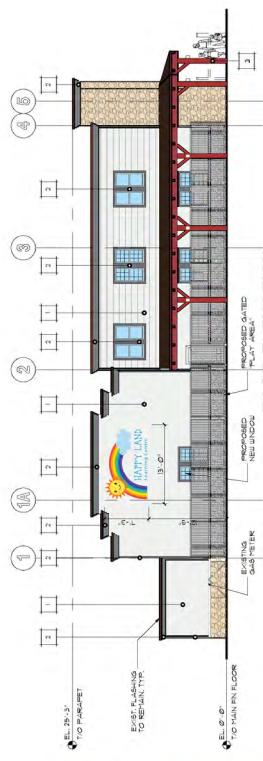
**EXIST. NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**EXIST. EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**PROPOSED NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



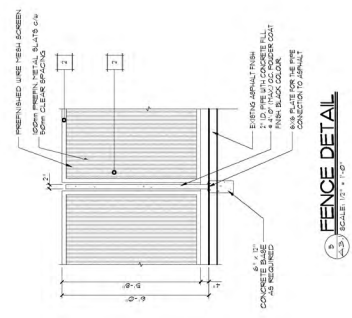
**PROPOSED EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES	
1	WEDGVA VEL BM 225-10
2	GRAY SHOWER BM 225-10
3	BURNT PEANUT RED BM 208-10

**WEDGVA VEL BM 225-10**  
**GRAY SHOWER BM 225-10**  
**BURNT PEANUT RED BM 208-10**

**NEW DOOR ELEVATION**  
**NEW WINDOW ELEVATION**  
**NEW PORCH ELEVATION**

**NEW DOOR ELEVATION**  
**NEW WINDOW ELEVATION**  
**NEW PORCH ELEVATION**



**FENCE DETAIL**  
 SCALE: 1/2" = 1'-0"

## 1.1





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pmg LANDSCAPE ARCHITECTS  
20560 91A AVENUE  
LANGLEY, BC V3A 9K2  
P: 604 236-0911 F: 604 236-0922

SCALE

NO.	DATE	REVISION DESCRIPTION	BY
1	2020-07-17	ISSUED FOR PERMITTING	DR
2	2020-07-17	ISSUED FOR PERMITTING	DR
3	2020-07-17	ISSUED FOR PERMITTING	DR

CLIENT

PROJECT  
HAPPY LAND DAYCARE  
20560 91A AVENUE  
LANGLEY BC

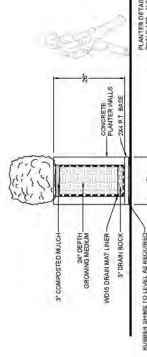
DRAWING TITLE  
LANDSCAPE  
PLAN

DATE	10.01.20	DRAWING NUMBER	L1
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DESIGN	DR	CHECK	PC
PROJECT NUMBER	19-152	OF	1

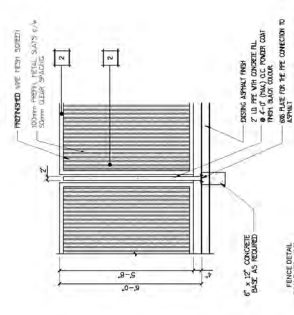
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20560 91A AVENUE CONCRETE BOX 1/20



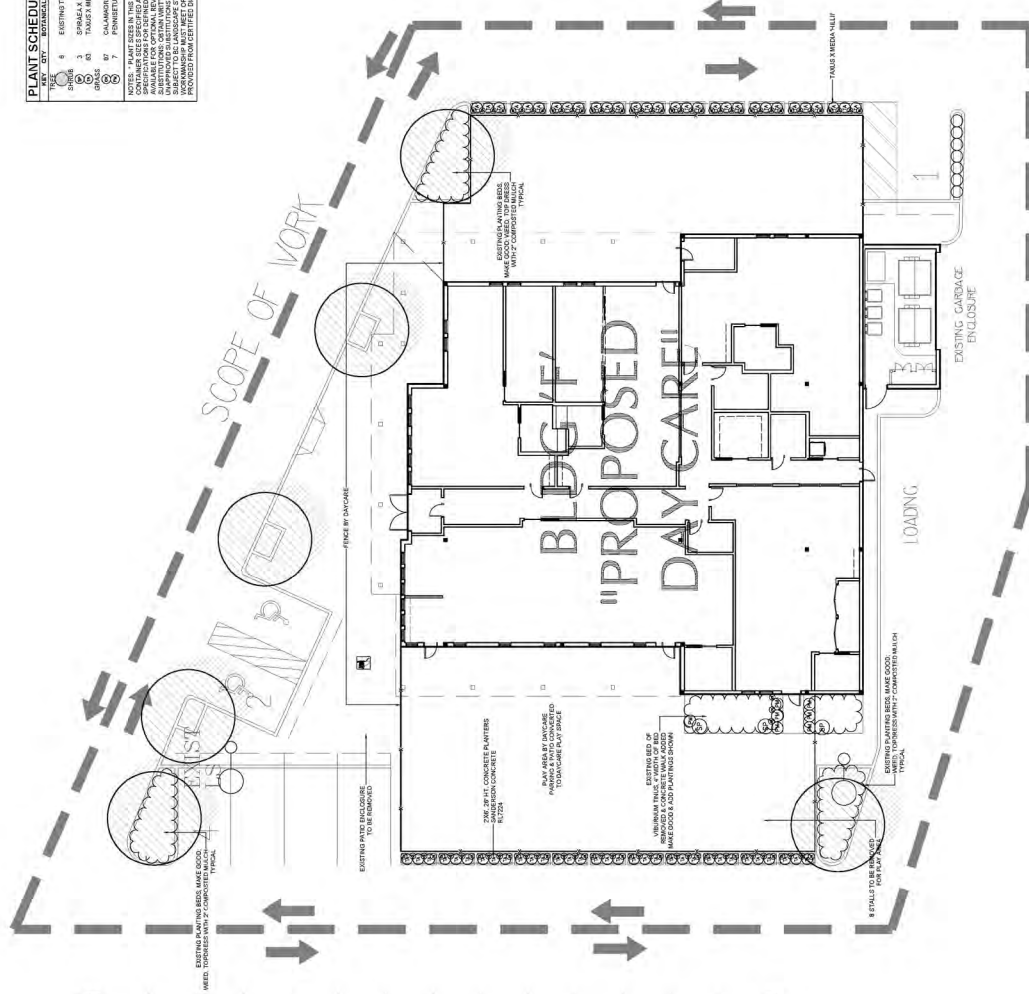
PLANTER DETAIL SCALE 1/4" = 1'-0"



PLANTER DETAIL SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



# SCHEDULE D LANDSCAPE PLAN





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**From:** Daniel Graham  
**Sent:** Wednesday, February 05, 2020 10:42 AM  
**To:** CD Agenda Bylaw  
**Subject:** Item for February 10, 2020 Council meeting agenda Bylaw No. 5545 (Sunlife)

1. Please place Bylaw No. 5545 on the Council agenda of February 10, 2020 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of December 16, 2019 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw(s) was held on January 13, 2020 with third reading given on January 27, 2020.
4. Also, please place accompanying Development Permit No. 101139 on the same agenda for issuance by Council.