



Legislation Details (With Text)

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Type: Report **Status:** Up for Final Adoption
File created: 4/10/2019 **In control:** Township Council
On agenda: 4/15/2019 **Final action:** 4/15/2019
Title: Official Community Plan Amendment and
Rezoning Application No. 100155 and
Development Permit Application No. 100942
(1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue)
Bylaw No. 5439
Bylaw No. 5440
Report 19-37
File CD 08-22-0082

Sponsors:

Indexes:

Code sections:

Attachments: 1. H.2 cd 1041129 BC Ltd - Focus 08-22-0082.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------|---------------------|--------|
| 4/15/2019 | 1 | Township Council | Given third reading | |

Official Community Plan Amendment and
Rezoning Application No. 100155 and
Development Permit Application No. 100942
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That Council give third reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Latimer Neighbourhood Plan) Bylaw 2015 No. 5101 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5439”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1041129 BC Ltd.) Bylaw 2019 No. 5440”.

Explanation - Bylaw No. 5439

Bylaw 2019 No. 5439 amends the designation of a portion of property located at 19875 - 75A Avenue in the Willoughby Community Plan and the Latimer Neighbourhood Plan to accommodate a townhouse development on lands located at 19875, 19887, and 19929 - 75A Avenue.

Explanation - Bylaw No. 5440

Bylaw 2019 No. 5440 rezones 1.13 ha (2.80 ac) of land at 19875, 19887, and 19929 - 75A Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate 61 townhouse units

Development Permit No. 100942

Running concurrently with this Bylaw is Development Permit No. 100942 (1041129 BC Ltd. / 19875, 19887, and 19929 - 75A Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "P";
- b. On-site landscaping plans being in substantial compliance with Schedules "Q" through "R", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that 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 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, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.