



## Legislation Details (With Text)

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**File #:** O19-2422      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Up for Final Adoption  
**File created:** 6/3/2019      **In control:** Township Council  
**On agenda:** 6/10/2019      **Final action:** 6/10/2019  
**Title:** Rezoning Application No. 100503  
Development Permit Application No. 100945  
(Genaris Properties Ltd. / 20559 - 86 Avenue)  
Bylaw No. 5436  
Report 19-73  
File CD 08-26-0192

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. H.2 cd Genaris RZ DP.pdf

Date	Ver.	Action By	Action	Result
6/10/2019	1	Township Council	Given third reading	

Rezoning Application No. 100503

Development Permit Application No. 100945

(Genaris Properties Ltd. / 20559 - 86 Avenue)

Bylaw No. 5436

Report 19-73

File CD 08-26-0192

That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019

No. 5436".

Explanation - Bylaw No. 5436

Bylaw 2019 No. 5436 rezones a portion of property located at

20559 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units.

Development Permit No. 100945

Running concurrently with this Bylaw is Development Permit

No. 100945 (Genaris Properties Ltd. / 20559 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “M”;
- b. On-site landscaping plans being in substantial compliance with Schedules “N” through “P”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Planting 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. On-site landscaping to be secured by letter of credit at Building Permit stage;
- b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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;
- d. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit Administration Fees.