



Legislation Details (With Text)

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File created: 7/17/2019 **In control:** Township Council
On agenda: 7/22/2019 **Final action:** 7/22/2019
Title: Official Community Plan Amendment and
Rezoning Application No. 100115 and
Development Permit Application No. 100768
(Beedie Development Group / 26550 Gloucester Way)
Bylaw No. 5444
Bylaw No. 5445
Report 19-27
File CD 14-06-0128

Sponsors:

Indexes:

Code sections:

Attachments: 1. I.3 cd DP Beedie Development Group.pdf

Date	Ver.	Action By	Action	Result
7/22/2019	1	Township Council	Given final adoption	

Official Community Plan Amendment and
Rezoning Application No. 100115 and
Development Permit Application No. 100768
(Beedie Development Group / 26550 Gloucester Way)
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9:00pm approximately

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445”.

Explanation - Bylaw No. 5444

Bylaw 2019 No. 5444 amends the Gloucester Industrial Park Community Plan by designating property located at

26550 Gloucester Way from Service Commercial to Service & General Industrial.

Explanation - Bylaw No. 5445

Bylaw 2019 No. 5445 rezones 1.52 ha (3.76 ac) of land at

26550 Gloucester Way from Service Commercial Zone C-3 to Service Industrial Zone M-1A to accommodate two industrial buildings.

Development Permit No. 100768

That Council authorize issuance of Development Permit No. 100768 (Beedie Development Group / 26550 Gloucester Way) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with
Schedule "D" and in compliance with the Township's Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. All signage being in compliance with Schedules "A" and "C" and the Gloucester Development Permit Guidelines and the Township's Sign Bylaw;
- d. Provision of a final tree management plan incorporating tree retention, replacement and protection details in compliance with the Township's Subdivision and Development Servicing Bylaw
(Schedule I - Tree Protection), to the acceptance of the Township;
- e. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;
- f. All outdoor storage areas being covered by a dust free surface;
- g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- h. All chain link fences being black vinyl with black posts and rails; and
- i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

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 and Building Permit administration fees;
- b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- c. Provision of an exterior lighting impact plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy to the acceptance of the Township;
- d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. On-site landscaping being secured by a letter of credit at the Building Permit stage.

Clerk's Note: Please note that all development prerequisites listed in the Community Development Division report to Council of

February 25, 2019 attached to the Bylaw have been satisfactorily addressed. Please note that the matter raised by Council at the time of third reading has/have been addressed as follows:

The Beedie Development Group has contributed 0.5 acres of land adjacent to the north and east property lines of the Henry Leaf Heritage House, thereby creating a lot line adjustment in favour of the Township to the benefit of the historically significant Henry Leaf house.

The Public Hearing for the bylaws was held on March 11, 2019 with third reading given on April 1, 2019.