



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: Rezoning Application No. 100506 and
Development Permit Application No. 100949
(Hayer Builders Group (Frame Townhomes) Ltd. /
20088 - 82 Avenue)
Bylaw No. 5422
Report 19-28
File CD 08-26-0187

Sponsors:

Indexes:

Code sections:

Attachments: 1. I.4 cd Hayer Homes Revised.pdf

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

Rezoning Application No. 100506 and
Development Permit Application No. 100949
(Hayer Builders Group (Frame Townhomes) Ltd. /
20088 - 82 Avenue)
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9:05pm approximately

That Council give final reading to "Township of Langley Zoning
Bylaw 1987 No. 2500 Amendment (Hayer Builders Group
(Frame Townhomes) Ltd.) Bylaw 2018 No. 5422".

Explanation - Bylaw No. 5422

Bylaw 2018 No. 5422 rezones 0.97 ha (2.40 ac) of land located at 20088 - 82 Avenue from Suburban
Residential Zone SR-2 to Comprehensive Development Zone CD-131 to accommodate

46 townhouses.

Development Permit No. 100949

That Council authorize issuance of Development Permit

No. 100949 ((Hayer Builders Group (Frame Townhomes) Ltd. /

20088 - 82 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “N”; and
- b. On-site landscaping plans being in substantial compliance with Schedules “O” 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees;

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 Development Permit No. 100949 has been revised to include the drawings consistent with a

February 25, 2019 Report to Council. The Public Hearing for the bylaw was held on January 14, 2019 with third reading given on February 25, 2019.