



Legislation Details (With Text)

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On agenda: 9/9/2019 **Final action:** 9/9/2019
Title: Rezoning Application No. 100489 and
Development Permit Application No. 100935
(Sikham / Saran / 20448, 20460 and 20492 - 74B Avenue)
Bylaw No. 5483
Report 19-106
File CD 08-23-0160

Sponsors:

Indexes:

Code sections:

Attachments: 1. H.1 cd Sikham RZ DP.pdf

Date	Ver.	Action By	Action	Result
9/9/2019	1	Township Council	Given third reading	

Rezoning Application No. 100489 and
Development Permit Application No. 100935
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That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sikham / Saran) Bylaw 2019 No. 5483".

Explanation - Bylaw No. 5483

Bylaw 2019 No. 5483 rezones 1.47 ha (3.63 ac) of land at 20448, 20460 and 20492 - 74B Avenue from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A) and R-CL(SD) to accommodate 29 lots (17 single family lots and 12 semi-detached lots).

Development Permit No. 100935

Running concurrently with this Bylaw is Development Permit

No. 100935 (Sikham / Saran / 20448, 20460 and 20492 - 74B Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL(A);
- b. Building plans being in substantial compliance with Schedules "A" through "T";
- c. On-site landscaping plans being in substantial compliance with Schedules "U" and "V", 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 of Langley;

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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.