



Legislation Details (With Text)

File #: O19-2700 **Version:** 1 **Name:**
Type: Report **Status:** Public Hearing
File created: 9/18/2019 **In control:** Township Council
On agenda: 9/30/2019 **Final action:**
Title: Rezoning Application No. 100533 and
Development Permit Application No. 101077
(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)
Bylaw No. 5499
Bylaw No. 5506
Report 19-138
File CD 08-26-0185

Sponsors:

Indexes:

Code sections:

Attachments: 1. C.1 cd Castlehill Carvolth.pdf

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

9/30/2019 1 Township Council

Rezoning Application No. 100533 and

Development Permit Application No. 101077

(Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue)

Bylaw No. 5499

Bylaw No. 5506

Report 19-138

File CD 08-26-0185

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5499”;

“Township of Langley Phased Development Agreement (Castlehill Homes (Carvolth) Ltd.) Bylaw 2019 No. 5506”

Explanation - Bylaw No. 5499

Bylaw 2019 No. 5499 rezones property located at 20179 - 84 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-139 to permit a comprehensive development consisting of 44 townhouse units.

Explanation - Bylaw No. 5506

Bylaw 2019 No. 5506 authorizes the Township of Langley to enter into a phased development agreement with Castlehill Homes (Carvolth) Ltd.

Development Permit No. 101077

Running concurrently with this Bylaw is Development Permit

No. 101077 (Castlehill Homes (Carvolth) Ltd. / 20179 - 84 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “N”;
- b. Landscape plans being in substantial compliance with
Schedule “P” and in compliance with the Township’s Street Tree and Boulevard Planting Policy and Age Friendly Amenity Area requirements, to the acceptance of the Township;
- c. All signage being in compliance with Schedule “O” and the Township’s Sign Bylaw;
- d. Mechanical equipment and ground level service equipment to be screened from view by compatible architectural and landscape treatments to the acceptance of the Township; and,
- e. All refuse areas to be located within the buildings 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 Energy Conservation and Greenhouse Gas Reduction Development Permit No. 101078;
- b. Payment of supplemental Development Permit application fees, applicable Development Cost Charges, and Building Permit administration fees;
- 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;
- d. Provision of a landscape lighting plan in compliance with the requirements of the Carvolth

Neighborhood Plan to the acceptance of the Township;

- e. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- f. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- g. 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.

Submissions from the public.

Explanation by the proponent.