



## Legislation Details (With Text)

**File #:** O20-3094      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Passed  
**File created:** 1/20/2020      **In control:** Township Council  
**On agenda:** 1/27/2020      **Final action:** 1/27/2020  
**Title:** Development Permit Application No. 101058  
(Kiarav Capital Inc. / 26827 Fraser Highway)  
Report 20-05  
File CD 13-19-0325

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. B.1 cd Kiarav Capital 13-19-0325.pdf

Date	Ver.	Action By	Action	Result
1/27/2020	1	Township Council	Authorized Issuance	

Development Permit Application No. 101058

(Kiarav Capital Inc. / 26827 Fraser Highway)

Report 20-05

File CD 13-19-0325

That Council authorize issuance of Development Permit No. 101058 to Kiarav Capital Inc. for property at 26827 Fraser Highway, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “F”;
- b. Landscape plans being in substantial compliance with  
Schedule “G” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the General Manager of Engineering and Community Development;
- c. All signage being in compliance with Schedules “A” through “F”, the Aldergrove Community Plan 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  
General Manager of Engineering and Community Development;
- e. Rooftop mechanical equipment to be screened or integrated within the roof form in a manner consistent with the overall architecture of the building;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the General Manager

of Engineering and Community Development;

- g. Section 603.5(c) - Siting of Buildings and Structures of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback for a principal building from a side lot line abutting a flanking street in Service Commercial Zone C-3 from 4.5 m (14.8 ft) to 3.1 m (10.2 ft) as shown in Schedule "B";
- h. Section 111.3 - Landscaping, Screening and Fencing of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the landscape area along a front lot line, side lot line abutting a flanking street and rear lot line in a commercial zone as shown in Schedule "G";
- i. Section 107.5(6) - Design Criteria of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum amount of small car parking stalls permitted from 20% to 50% as shown in Schedule "B".

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. A servicing agreement being entered into with the Township to secure required road and utility upgrades and extensions for the south half of Old Yale Road in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the General manager of Engineering and Community Development;
- b. 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 General Manager of Engineering and Community Development;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the General Manager of Engineering and Community Development;
- d. Tree retention, replacement, and protection in compliance with the Township's Subdivision and Development Servicing Bylaw  
(Schedule I - Tree Protection) being secured by letter of credit, including payment of associated administration fees;
- e. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- f. Landscaping and boulevard treatment being secured by letter of credit;
- g. Registration of restrictive covenants pursuant to Section 219 of the Land Title Act for storm water detention facilities and individual on-site infiltration systems; and
- h. Payment of supplemental Development Permit application fees, Development Cost Charges, and Building Permit administration fees.

Submissions from the public.

Explanation by the proponent.