



Legislation Details (With Text)

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On agenda: 6/28/2021 **Final action:** 6/28/2021
Title: Rezoning Application No. 100601 and
Development Permit Application No. 101151
(19708 86 Ave Langley Holdings Corp. /
Denciti Development Corp. / 19700 Block of 86 Avenue)
Bylaw No. 5628
Report 20-105
File CD 08-27-0069

Sponsors:

Indexes:

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Attachments: 1. I.3 cd Langley Holdings Denciti RZ DP.pdf

Date	Ver.	Action By	Action	Result
6/28/2021	1	Township Council	Given final adoption	

Rezoning Application No. 100601 and

Development Permit Application No. 101151

(19708 86 Ave Langley Holdings Corp. /

Denciti Development Corp. / 19700 Block of 86 Avenue)

Bylaw No. 5628

Report 20-105

File CD 08-27-0069

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (19708 86 Ave Langley Holdings Corp.) Bylaw 2020 No. 5628".

Explanation - Bylaw No. 5628

Bylaw 2020 No. 5628 rezones property located in the 19700 block
of 86 Avenue in the Carvolth Neighbourhood Plan Area to
Carvolth Business Park Zone C-18 to accommodate construction
of two (2) multi-tenant industrial buildings.

Development Permit No. 101151

That Council authorize issuance of Development Permit No. 101151 (19708 86 Ave Langley Holdings Corp. / Denciti Development Corp. / 19700 Block of 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in compliance with Schedule “A”;
- b. Landscape plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule “A”;
- e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- f. All outdoor storage areas being covered by a dust free surface;

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. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
- f. 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 of Langley General Manager of Engineering and Community Development;
- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable 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 July 27, 2020 attached to the Bylaw have been satisfactorily addressed. The written submission opportunity for the Bylaw was held on September 14, 2020 with third reading given on

September 14, 2020.