



Legislation Text

File #: O18-1139, **Version:** 1

Rezoning Application No. 100481 and

Development Permit No. 100898

(ICBC/Unitow / 20219 - 96 Avenue)

Bylaw No. 5306

Report 18-34

File CD 09-02-0167

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (ICBC/Unitow) Bylaw

2018 No. 5306 to rezone a 2.3 ha (5.6 ac) property, located at

20219 - 96 Avenue to Comprehensive Development Zone CD-121, to allow a new centralized commercial testing facility for commercial vehicle and motorcycle testing, subject to the following development prerequisites being satisfied prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, and landscaping in accordance with the Township's Subdivision and Development Servicing Bylaw, to the acceptance of the Township;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
3. Provision of road dedications, widenings, and necessary traffic improvements to the acceptance of the Township, including dedication of the south side of 97 Avenue along the full frontage of the site, in accordance with the Township's Subdivision and Development Servicing Bylaw;
4. Registration of a restrictive covenant restricting turning movements to right-in and right out only onto 96 Avenue from the site;
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) to the acceptance of the Township; and
6. Payment of applicable supplemental Rezoning Fees;

That Council at the time of final reading of Bylaw No. 5306 authorize issuance of Development Permit No. 100898 to Unitow Services Ltd., for property located in the 20219 -96 Avenue, subject to the following conditions:

- a. Building plans being in compliance with Schedules “A” through “E”;
- b. Landscape plans being in substantial compliance with Schedules “K” through “M” and in compliance with the Township’s Street Tree and Boulevard Planting Policy, to the acceptance of the Township;
- c. 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 Township;
- d. All signage being in compliance with Schedules “F” through “J” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “A” through “D”;
- f. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;
- g. 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. Payment of supplemental Development Permit application fees;
- 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 Township;
- c. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage;
- 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. 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;
- f. Payment of applicable Development Cost Charges, and Building Permit administration fees; and
- g. Site specific on-site servicing plan and an Erosion and Sediment Control Plan to the acceptance of the Township; and further

That Council authorize staff to schedule the required public hearing for Rezoning Bylaw No. 5306 and Development Permit No. 100898.

Explanation - Bylaw No. 5306

Bylaw 2018 No. 5306 rezones the property located at

20219 - 96 Avenue to a new Comprehensive Development Zone (CD-121) to accommodate a new centralized commercial testing facility for commercial vehicle and motorcycle licensing.