



Legislation Text

File #: O18-1142, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100142

Development Permit Application No. 100841

(Leavitt Holdings Inc. / 24389 Fraser Highway and

3939 - 244 Street)

Bylaw No. 5287

Bylaw No. 5288

Report 18-35

File CD 10-27-0057

That Council give third reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5288, rezoning 2.12 hectares (5.25 acres) of land located at 24389 Fraser Highway and

3939 - 244 Street, to Comprehensive Development Zone CD-116, to facilitate the development of an industrial office, training and maintenance facility for Leavitt Holdings Inc., 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 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 for Fraser Highway and 244 Street in accordance with the Township's Master Transportation Plan and Subdivision and Development Servicing Bylaw to the acceptance of the Township;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), to the acceptance of the Township;
5. Registration of restrictive covenants acceptable to the Township:
 - a. Prohibiting vehicular access to Fraser Highway;
 - b. Acknowledging the southern driveway on 244 Street may be limited to right-in and right-out only if a

median is installed on

244 Street in the future;

c. Identifying the location of primary and reserve septic fields;

d. Securing implementation of the recommendations contained

in the BAP Acoustics Noise Bylaw Assessment letter dated

February 22, 2018;

6. Provision of detailed design and security for completion of a noise barrier along the north and west property lines designed by a qualified professional consistent with the BAP acoustic report of February 22, 2018;

7. Consolidation of the two (2) lots into one (1) parcel;

8. Payment of applicable supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Leavitt Holdings Inc.) Bylaw 2017 No. 5287, is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160); and further

That Council authorize the issuance of Development Permit

No. 100841 at the time of final reading of Rezoning Bylaw No. 5288 subject to the following conditions:

a. Building plans being in substantial compliance with Schedules "A" through "E";

b. On-site landscaping plans being in substantial compliance with Schedules "G" through "K", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), including provision of sound wall designed by a qualified professional to Township's acceptance;

c. Rooftop mechanical equipment to be located so that it is not visible from adjacent roads or alternatively screened from view by compatible architectural treatments;

d. All refuse to be located in an enclosure and screened in a location to the acceptance of the Township; and further

e. All signage being in compliance with Schedule "F" and the Township's Sign Bylaw.

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. On-site landscaping to be secured by letter of credit at building permit stage;
- b. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- c. 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;
- d. Submission 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; and
- e. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Explanation - Bylaw No. 5287

Bylaw 2017 No. 5287 amends the Rural Plan to allow expansion of industrial uses where consistent with the Official Community Plan and by designating lands at 24389 Fraser Highway and 3939 - 244 Street as Development Permit Area "B" - Rural Commercial / Industrial.

Explanation - Bylaw No. 5288

Bylaw 2017 No. 5288 rezones 2.12 ha (5.25 ac) of land located at 24389 Fraser Highway and 3939 - 244 Street to Comprehensive Development Zone CD-116 to permit an industrial office, training and maintenance facility for Leavitt Holdings Inc.