



Legislation Text

File #: O18-1691, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100085

Development Permit Application No. 100674

(216 Fraser Ventures Ltd. / 21671 Fraser Highway)

Bylaw No. 5251

Bylaw No. 5252

Report 16-135

File CD 11-06-0037

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (216 Fraser Ventures Ltd.) Bylaw 2016 No. 5251”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(216 Fraser Ventures Ltd.) Bylaw 2016 No. 5252”.

Explanation - Bylaw No. 5251

Bylaw 2016 No. 5251 amends the Murrayville Community Plan by re-designating a portion of property located at 21671 Fraser Highway, and an unconstructed portion of road immediately to the north, from Commercial to Multi Family One. The amendment will facilitate the development of a 24 unit townhouse project.

Explanation - Bylaw No. 5252

Bylaw 2016 No. 5252 rezones a 0.54 hectare (1.33 acre) site (consisting of land located at 21671 Fraser Highway and a portion

of road immediately to the north) to Comprehensive Development
Zone CD-77 to permit a residential development consisting of

24 townhouse units.

Development Permit No. 100674

That Council authorize issuance of Development Permit No. 100674 (216 Fraser Ventures Ltd. / 21671 Fraser Highway) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “G”; and
- b. On-site landscaping plans being in substantial compliance with Schedules “H” through “J”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, 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. 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; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees.

Clerk’s Note: Please note that all development prerequisites listed in the Community Development Division report to Council of

December 12, 2016 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on

January 17, 2017 with third reading given on January 30, 2017. In accordance with Council policy, staff advise that the public hearing for

the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws

were delayed due to requirements related to off-site servicing.