



Legislation Text

File #: O18-1818, **Version:** 1

Rezoning Application No. 100514 and

Development Permit Application No. 100976

(1133305 BC Ltd. / 20214 - 82 Avenue)

Bylaw No. 5418

Report 18-138

File CD 08-26-0196

That Council give third reading to “Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (1133305 BC Ltd.) Bylaw 2018 No. 5418”.

Explanation - Bylaw No. 5418

Bylaw 2018 No. 5418 rezones 1.93 ha (4.77 ac) of land located at 20214 - 82 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-130 to permit 52 rowhouse units in 10 buildings.

Development Permit No. 100976

Running concurrently with this Bylaw is Development Permit

No. 100976 (1133305 BC Ltd. / 20214 - 82 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “L”;
- b. On-site landscaping plans being in substantial compliance with Schedules “M” through “R”, 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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Completion of the subdivision to create 52 rowhouse lots;
- c. Registration of party wall and common element maintenance agreements on the title of all lots;
- d. Registration of an easement securing the required visitor parking stalls;
- e. On-site landscaping to be secured by letter of credit at building permit stage;
- f. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place;
- g. 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
- h. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.