



Legislation Text

File #: O19-2048, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100115 and
Development Permit Application No. 100768
(Beedie Development Group / 26550 Gloucester Way)
Bylaw No. 5444
Bylaw No. 5445
Report 19-27
File CD 14-06-0128

That Council give first and second reading to the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445, rezoning 1.52 ha (3.76 ac) of land located at 26550 Gloucester Way to Service Industrial Zone M-1A to facilitate the development of two (2) industrial buildings subject to the following development prerequisites being satisfied prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
2. Payment of applicable supplemental Rezoning fees;

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019

No. 5444 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 and Resource Management Plan, and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That Council at time of final reading of Rezoning Bylaw No. 5445 authorize issuance of Development Permit No. 100768, subject to the following conditions:

- a. Building plans being in compliance with Schedules "A" through "C"
- b. Landscape plans being in substantial compliance with

Schedule “D” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;

c. All signage being in compliance with Schedules “A” and “C” and the Gloucester Development Permit Guidelines and the Township’s Sign Bylaw;

d. 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;

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

f. All outdoor storage areas being covered by a dust free surface;

g. All refuse areas to be located in an enclosure and screened to the acceptance of the Township;

h. All chain link fences being black vinyl with black posts and rails; and

i. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict left hand turning movements from the north driveway onto and from Gloucester Way;

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 and Building Permit administration fees;

b. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw to the acceptance of the Township;

c. 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;

d. Submission of an Erosion and Sediment Control Plan or exemption in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;

e. On-site landscaping being secured by a letter of credit at the Building Permit stage; and further; and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Beedie Development Group) Bylaw 2019 No. 5444, and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beedie Development Group) Bylaw 2019 No. 5445 in conjunction with the hearing for proposed Development Permit No. 100768.

Explanation - Bylaw No. 5444

Bylaw 2019 No. 5444 amends the Gloucester Industrial
Park Community Plan by designating property located at
26550 Gloucester Way from Service Commercial to Service & General Industrial.

Explanation - Bylaw No. 5445

Bylaw 2019 No. 5445 rezones 1.52 ha (3.76 ac) of land at
26550 Gloucester Way from Service Commercial Zone C-3 to Service Industrial Zone M-1A to accommodate
two industrial buildings.