



Legislation Text

File #: O19-2255, **Version:** 1

Rezoning Application No. 100412 and

Development Permit Application No. 100749

(Sitelines / Milner Corner / 6800 Block of 216 St and Glover Rd)

Bylaw No. 5124

Report 14-124

File CD 08-13-0077/78

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sitelines / Milner Corner) 2014 Bylaw No. 5124”.

Explanation - Bylaw No. 5124

Bylaw 2014 No. 5124 rezones 0.47 ha (1.17 ac) of land located in the 6800 Block of 216 Street and Glover Road in Milner to Community Commercial Zone C-2B to facilitate development of a gas bar, restaurant and retail space.

Development Permit No. 100749

That Council authorize issuance of Development Permit No. 100749 (Sitelines / Milner Corner / 6800 Block of 216 St and Glover Rd) in accordance with Attachment A subject to the following conditions:

- a. Section 606.5a) of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum front lot line setback requirement of 7.5m to 5.8m as shown in Schedule “B”;
- b. Building plans being in compliance with Schedules “A” through “F”;
- c. Landscape plans being in substantial compliance with Schedules “G” through “I” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- d. All signage being in compliance with Schedules “B” through “F” and the Township’s Sign Bylaw;
- e. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedules “C” and “E”;
- f. All refuse areas to be located in an enclosure and screened in compliance with Schedule “E”;
- g. Registration of a restrictive covenant prohibiting reliance on off-site parking; and,
- h. Registration of a cross access easement between the northern and southern lot to share the northern driveway access to 216 Street.

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. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;
- 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; and,
- f. Payment of applicable Development Cost Charges 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 8, 2014 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

January 12, 2015 with third reading given on January 26, 2015. In accordance with Council policy, staff advise that the public hearing for the Bylaw 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 Bylaw was delayed due to a change of ownership and completion of engineering and dedication requirements with the Ministry of Transportation and Infrastructure. Please place accompanying Development Permit No. 100749 on the same agenda for issuance by Council. Note that the location of the restaurant/retail building has shifted to accommodate required road dedications. Additionally, the colour and materials for one unit in the restaurant/retail building are updated to reflect a proposed tenant. These minor changes are reflected in revised Development Permit No. 100749.