



Legislation Text

File #: O19-2962, **Version:** 1

Rezoning Application No. 100530 and
Development Permit Application No. 101083
(Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street)
Bylaw No. 5450
Report 19-44
File CD 08-26-0209

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Yorkson) Ltd.) Bylaw 2019 No. 5450”.

Explanation - Bylaw No. 5450

Bylaw 2019 No. 5450 rezones property located at 8450 - 204 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-77 to permit a comprehensive development consisting of 38 townhouse units.

Development Permit No. 101083

That Council authorize issuance of Development Permit No. 101083 (Castlehill Homes (Yorkson) Ltd.) / 8450 - 204 Street) 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 “P”, 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;
- d. Payment of supplemental development permit application fees, 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 April 1, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

April 15, 2019 with third reading given on May 13, 2019.