



Legislation Text

File #: O20-3095, **Version:** 1

Official Community Plan Amendment and

Rezoning Application No. 100171

Development Permit Application No. 101022

(1159338 BC Ltd. / 22356 - 48 Avenue)

Bylaw No. 5547

Bylaw No. 5548

Bylaw No. 5549

Report 20-03

File CD 10-31-0146

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (1159338 BC Ltd.) Bylaw 2020 No. 5547”;

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1159338 BC LTD.) Bylaw 2020 No. 5548”;
and

“Township of Langley Phased Development Agreement

(1159338 BC Ltd.) Bylaw 2020 No. 5549”

Explanation - Bylaw No. 5547

Bylaw 2020 No. 5547 amends the Murrayville Community Plan by re-designating the property located at 22356 - 48 Avenue, from Commercial and Development Permit Area C (Commercial) to

Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a six unit townhouse project.

Explanation - Bylaw No. 5548

Bylaw 2020 No. 5548 rezones 0.12 ha (0.29 ac) of land located at 22356 - 48 Avenue from Suburban

Residential Zone SR-1 to Comprehensive Development Zone CD-141 to accommodate 6 townhouse units.

Explanation - Bylaw No. 5549

Bylaw 2019 No. 5549 authorizes the Township of Langley to enter into a phased development agreement with 1159338 BC Ltd.

Development Permit No. 101022

Running concurrently with this Bylaw is Development Permit

No. 101022 (1159338 BC Ltd. / 22356 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "F"; and
- b. On-site landscaping plans being in substantial compliance with Schedules "G" and "H" 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: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.