



Legislation Text

File #: O20-3153, **Version:** 1

Rezoning Application No. 100577 and
Development Variance Permit Application No. 100110
(Beach Bay Projects Inc. / 4634 - 217A Street)
Bylaw No. 5553
Bylaw No. 5554
Report 20-11
File CD 10-31-0171

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Beach Bay Projects Inc.) Bylaw 2020 No. 5553, rezoning 0.41 ha (1.01 ac) of land located at 4634 - 217A Street to Residential Zone R-1D, to facilitate the development of six (6) single family lots, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless otherwise noted prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 217A Street and 46A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Murrayville Community Plan;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Compliance with the Community Amenity Contributions Policy (including Council adoption of a Phased Development Agreement, as needed);
6. Registration of a restrictive covenant securing an exterior design control agreement (informed by a neighbourhood character study) at the subdivision stage;
7. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, extraordinary charges (PDA legal review), Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, Murrayville Pedestrian Overpass fee, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5553 authorize issuance of Development Variance

Permit No. 100110 subject to the following condition:

a. Section 110.1 - Subdivision Requirements of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum frontage in the Residential R-1D Zone from 18.25 metres to

16.397 metres for proposed Lots 3 to 6, as indicated on

Schedule "A";

That Council authorize first and second reading of Township of Langley Phased Development Agreement (Beach Bay Projects Inc.) Bylaw 2020 No. 5554; and further

That Council authorize staff to schedule the required Public Hearing for Rezoning Bylaw No. 5553 and Phased Development Agreement Bylaw No. 5554 in conjunction with the hearing for proposed Development Variance Permit No. 100110.

Explanation - Bylaw No. 5553

Bylaw 2020 No. 5553 rezones property located at 4634 - 217A Street to Residential Zone R-1D to permit the subdivision of six fee simple single family lots.

Explanation - Bylaw No. 5554

Bylaw 2020 No. 5554 authorizes the Township of Langley to enter into a phased development agreement with Beach Bay Projects Inc.