



Legislation Text

File #: O20-3175, **Version:** 1

Rezoning Application No. 100597 and
Development Permit Application No. 101139
(Sunlife Assurance Company of Canada Inc. /
20090 - 91A Avenue)
Bylaw No. 5545
Report 19-194
File CD 08-35-0261

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Sunlife Assurance Company of Canada Inc.) Bylaw 2019 No. 5545”.

Explanation - Bylaw No. 5545

Bylaw 2019 No. 5545 amends the Comprehensive Development Zone CD-29 by adding Group Children’s Daycare to the list of permitted uses to accommodate a proposed daycare facility at
20090 - 91A Avenue.

Development Permit No. 101139

That Council authorize issuance of Development Permit No. 101139 (Sunlife Assurance Company of Canada Inc. / 20090 - 91A Avenue) in accordance with Attachment A 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”;
- c. All signage being in compliance with Schedules “A” through “C” and the Township’s Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments;
- e. All refuse areas to be located in an enclosure and screened 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. Landscaping being secured by letter of credit at the Building Permit stage;
- b. 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 16, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

January 13, 2020 with third reading given on January 27, 2020.