



## Legislation Text

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**File #:** O20-3645, **Version:** 1

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Rezoning Application No. 100601 and  
Development Permit Application No. 101151  
(19708 86 Ave Langley Holdings Corp. /  
Denciti Development Corp. / 19700 Block of 86 Avenue)  
Bylaw No. 5628  
Report 20-105  
File CD 08-27-0069

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (19708 - 86 Ave Langley Holding Corp.) Bylaw 2020 No. 5628, rezoning 2.42 ha (5.98 ac) of land located in the 19700 block of 86 Avenue to Carvolth Business Park Zone C-18, to facilitate development of two (2) industrial buildings, subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise 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. Provision of road dedications, widenings, and necessary traffic improvements for 86 Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Carvolth Neighbourhood Plan;
3. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
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. Provision of final off-site servicing landscape design drawings including street trees, sidewalk, landscaping details and security;
6. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
7. Protection of Streamside Protection and Enhancement Areas in a restrictive covenant and acceptance of the streamside enhancement plans, fencing, signage, and security;
8. Registration of the following restrictive covenants:
  - a. Prohibiting left-hand turns for ingress and egress;
  - b. Prohibiting reliance on street parking;

- c. Providing for cross access in favor of 19676 - 86 Ave;
- 9. Compliance with the requirements of the Carvolth Greenway Amenity Policy;
- 10. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges;

That Council at time of final reading of Rezoning Bylaw No. 5628 authorize issuance of Development Permit No. 101151 to

19708 - 86 Ave Holdings Corp., for property located in the  
19700 block of 86 Avenue, subject to the following conditions:

- a. Building plans being in compliance with Schedule "A";
- b. Landscape plans being in substantial compliance with  
Schedule "B" and in compliance with the Township's Street Tree and Boulevard Planting Policy, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. All signage being in compliance with Schedule "A" and the Township's Sign Bylaw;
- d. Rooftop mechanical equipment to be screened from view by compatible architectural treatments in compliance with Schedule "A";
- e. All refuse areas to be located in an enclosure and screened to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- f. All outdoor storage areas being covered by a dust free surface;

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. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit;
- b. Submission of a site specific onsite servicing and storm water management plan (including onsite detention) in accordance with the Subdivision and Development Servicing Bylaw, to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- c. Onsite landscaping being secured by a letter of credit at the building permit stage;
- d. Completion of an erosion and sediment control plan or exemption in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- e. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act regarding on-site detention, biofiltration and infiltration systems;
- f. 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 of Langley

General Manager of Engineering and Community Development;

- g. Payment of supplemental Development Permit application fees; and
- h. Payment of applicable Development Cost Charges and Building Permit administration fees; and further

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5628, in conjunction with proposed Development Permit No. 101151.

Explanation - Bylaw No. 5628

Bylaw 2020 No. 5628 rezones property located in the 19700 block of 86 Avenue in the Carvolth Neighbourhood Plan Area to Carvolth Business Park Zone C-18 to accommodate construction of two (2) multi-tenant industrial buildings.