



Legislation Text

File #: O21-4233, **Version:** 1

Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Development Variance Permit Application

No. 100126 (19689 Telegraph Trail Properties Ltd. /

19689 Telegraph Trail)

Report 21-21

File CD 09-03-0133

That Council authorize issuance of Development Variance Permit

No. 100126 for property located at 19689 Telegraph Trail to facilitate 480 square metre (5,175 square feet) addition to an existing industrial building, as follows:

a. Section 702.5(a) - Siting of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the minimum building setback requirement from a front lot line from

10.0 metres to 5.0 metres for an addition to a principal building as indicated in Schedule A.

b. Section 111.3 - Landscaping, Screening and Fencing of Langley Zoning Bylaw No. 2500 is hereby varied to reduce the depth of front yard landscaping area along a front lot line from 5.0 metres to

2.0 metres in substantial compliance with Schedule A.

Although not part of the Development Variance Permit requirements, the applicant is advised that prior to issuance of a building permit, the following item will need to be finalized:

a. On-site landscaping to be secured by letter of credit at the building permit stage.