



Legislation Text

File #: O21-4240, **Version:** 1

Rezoning Application No. 100615 and

Development Permit Application Nos. 101020, and 101032

(Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street)

Bylaw No. 5570

Bylaw No. 5571

Report 20-44

File CD 08-22-0086

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Infinity Properties Ltd.) Bylaw 2020

No. 5570”; and

“Township of Langley Phased Development Agreement

(Infinity Properties Ltd.) Bylaw 2020 No. 5571”.

Explanation - Bylaw No. 5570

Bylaw 2020 No. 5570 rezones 5.24 ha (13.0 ac) of land located at 7517, 7541, 7547 and 7575 - 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lots Zone R-CL(A), R-CL(B)

and R-CL(SD) to accommodate 58 single family lots, and

44 semi-detached units.

Explanation - Bylaw No. 5571

Bylaw 2020 No. 5571 authorizes the Township of Langley to enter into a phased development agreement with Infinity Properties Ltd., Benchmark Homes Investments Ltd. and Benchmark Management Ltd.

Development Permit No. 101020

That Council authorize issuance of Development Permit No. 101020 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street) (proposed single family lots) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;

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. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101032

That Council authorize issuance of Development Permit No. 101032 (Infinity Properties Ltd. / 7517, 7541, 7547 and 7575 - 197 Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs;

and

d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of March 23, 2020 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaws was held on

April 20, 2020 with third reading also given on April 20, 2020.