



Legislation Text

File #: O21-4241, **Version:** 1

Rezoning Application No. 100517 and

Development Permit Application Nos. 100985 and

101146 (Mitchell Latimer 76 / 77 Inc. / 19600

Block of 76 Avenue and 19610 - 78 Avenue)

Bylaw No. 5648

Report 20-150

File CD 08-22-0045

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 76 / 77 Inc.) Bylaw 2020 No. 5648”.

Explanation - Bylaw No. 5648

Bylaw 2020 No. 5648 rezones land in 19600 Block of 76 Avenue

and 19610 - 78 Avenue from Suburban Residential Zone SR-2

to Residential Compact Lot Zones R CL(A), R-CL(B) and R-CL(SD) to permit development of 106 lots (56 single family and 50 semi-detached).

Development Permit No. 100985

That Council authorize issuance of Development Permit No. 100985 (Mitchell Latimer 76 / 77 Inc. / 19600 Block of 76 Avenue and

19610 - 78 Avenue) 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. Building plans being in substantial compliance with Schedule “A” for lands zoned R-CL(SD);
- c. On-site landscaping plans being in substantial compliance with Schedule “B” and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy;
- d. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);

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. Completion of a subdivision consistent with the rezoning bylaw;
- d. Registration of party wall and common elements maintenance agreements on title of all Residential Compact Lot R-CL(SD) zoned lots;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101146

That Council authorize issuance of Development Permit No. 101146 (Mitchell Latimer 76 / 77 Inc. / 19600 Block of 76 Avenue and

19610 - 78 Avenue) 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. Obtaining 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 November 23, 2020 attached to the Bylaw have been satisfactorily addressed. A written submission opportunity was provided prior to the Bylaw receiving third reading on December 7, 2020.