



Legislation Text

File #: O21-4580, **Version:** 1

Rezoning Application No. 100503

Development Permit Application No. 100945

(Genaris Properties Ltd. / 20559 - 86 Avenue)

Bylaw No. 5436

Report 19-73

File CD 08-26-0192

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Genaris Properties Ltd.) Bylaw 2019

No. 5436".

Explanation - Bylaw No. 5436

Bylaw 2019 No. 5436 rezones a portion of property located at

20559 - 86 Avenue from Suburban Residential Zone SR-2 to Comprehensive Development CD-137 to permit a development consisting of ten (10) townhouse and eight (8) duplex units.

Development Permit No. 100945

That Council authorize issuance of Development Permit No. 100945 (Genaris Properties Ltd. / 20559 - 86 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "M;
- b. On-site landscaping plans being in substantial compliance with Schedules "N" through "P", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Planting Policy, 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. On-site landscaping to be secured by letter of credit at Building Permit stage;
- b. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing identified in the tree management plan is in place;
- c. Submission of a site specific on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw and an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- d. Payment of supplemental Development Permit application fees, 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 May 13, 2019 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw was held on

May 27, 2019 with third reading given on June 10, 2019. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Staff note that resolution of the development prerequisites was on-going and the on-site rezoning sign remained in place.