



Legislation Text

File #: O17-443, **Version:** 1

Official Community Amendment and

Rezoning Application No. 100097

Development Permit Application No. 100821

(Reno Investments 2011 Ltd. / 22310, 22322,

22338 and 22390 - 48 Avenue)

Bylaw No. 5280

Bylaw No. 5281

Report 17-60

File CD 10-31-0156

“Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Murrayville Community Plan) Bylaw 1988 No. 2661 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5280”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Reno Investments 2011 Ltd.) Bylaw 2017 No. 5281”

Explanation - Bylaw No. 5280

Bylaw 2017 No. 5280 amends the Murrayville Community Plan by re-designating the property located at 22310, 22322, 22338 and 22390 - 48 Avenue, from Commercial, Single Family Two and Development Permit Area C (Commercial) to Multi Family Two and Development Permit Area A (Residential). The amendment will facilitate the development of a 40 unit townhouse project.

Explanation - Bylaw No. 5281

Bylaw 2017 No. 5281 rezones a 0.80 hectare (1.97 acre) site (consisting of land located at 22310, 22322, 22338 and

22390 - 48 Avenue) to Comprehensive Development Zone CD 115 to permit a residential development consisting of 40 townhouse units.

Development Permit No. 100821

Running concurrently with this Bylaw is Development Permit

No. 100821 (Reno Investments 2011 Ltd. / 22310, 22322, 22338 and 22390 - 48 Avenue) in accordance with Attachment A subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules "A" through "J";
- b. On-site landscaping plans being in substantial compliance with Schedules "K" through "M", and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings 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;
- d. An erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw, to the acceptance of the Township;
- e. Payment of supplemental development permit application fees, Development Cost Charges, Murrayville Pedestrian Overpass Fees and building permit administration fees.

Submissions from the public.

Explanation by the proponent.