



Legislation Text

File #: O18-917, **Version:** 1

Heritage Alteration Permit Application No. 100908

(Bouwman / 21393 Old Yale Road)

Report 18-02

File CD 08-01-0106

That Council authorize issuance of Heritage Alteration Permit

No. 100908 for property located at 21393 Old Yale Road, to facilitate subdivision into two (2) lots, and the construction of two (2) single family dwellings, subject to the following conditions:

- a. Building plans being in substantial compliance with Schedules “A” through “D”;
- b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “E” and in compliance with the Township’s Street Tree and Boulevard Planting Policy to the acceptance of the Township;
- c. Section 110.1 - Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement in the Residential Zone R-1E from 22 m (72 ft) to 18.27 m (59.94 ft) for proposed “Lot 1” and 18.26 m (59.90 ft) for proposed “Lot 2”.

Although not part of the Heritage Alteration Permit requirements, the applicant is advised that prior to final subdivision approval, the following items will need to be finalized:

- a. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, in accordance with the Township’s Subdivision and Development Servicing Bylaw to the acceptance of the Township;
- b. Completion of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw to the acceptance of the Township;
- c. Written confirmation from the owner and Landscape Architect or Arborist that tree protection fencing is in place;
- d. Payment of applicable administration fees;
- e. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw 2011 No. 4861;
- f. Registration of a restrictive covenant, pursuant to Section 219 of the Land Title Act to restrict the location of driveways to the rear lane.

Submissions from the public.

Explanation by the proponent.