

EXPLANATORY NOTE

BYLAW NO. 3135

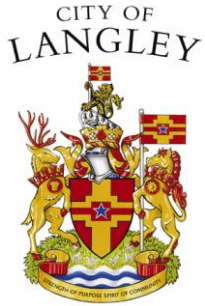
The purpose of Bylaw No. 3135 is to authorize the discharge of Land Use Contract No. 06-73 from the property located at 20324 – 49A Avenue.

The owner has applied to have Land Use Contract No. 06-73 discharged from the title of the property to allow for a Building Permit application for a new single-detached dwelling with a secondary suite.

City Council has the authority to discharge a land use contract pursuant to Section 546 of the *Local Government Act*.

The City amended Zoning Bylaw 1996, No. 2100 in December 2006 to allow secondary suites. Current records indicate that 288 suites have been approved or are in the building permit application process for approval. In the same timeframe, 675 property owners discharged the land use contracts affecting their single-family residential lots. There are 473 single family residential lots still affected by land use contracts in the City.

In accordance with changes to the *Local Government Act* enacted in 2014, all land use contracts in the province will be terminated as of June 30, 2024. The City intends to terminate all land use contracts before this date through the adoption of a new zoning bylaw currently being developed. The City's authority to do so is provided under section 548 of the *Local Government Act*.



DISCHARGE OF LAND USE CONTRACT NO. 06-73

BYLAW NO. 3135

A Bylaw to authorize the discharge of Land Use Contract No. 06-73 from the specified property.

WHEREAS Land Use Contract No. 06-73 is registered against titles legally described in Schedule "A".

AND WHEREAS the registered owners of the Lands have applied to have Land Use Contract No. 06-73 discharged from title to the Lands.

AND WHEREAS Council has the authority to discharge a land use contract pursuant to section 546 of the *Local Government Act*,

NOW THEREFORE, the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. The Land Use Contract registered in the Land Title Office under J152108 is hereby discharged against the title legally described in Schedule "A" which is attached and forms part of this bylaw.
2. The Mayor and Corporate Officer of the City of Langley are authorized to execute such documents on behalf of the City as may be necessary for the purpose aforesaid.
3. This Bylaw may be cited for all purposes as "Discharge of Land Use Contract No. 06-73 Bylaw, 2020, No. 3135".

READ A FIRST AND SECOND TIME this ----- day of -----, 2020.

A PUBLIC HEARING, pursuant to Section 464 of the "Local Government Act" was held this ----- day of -----, 2020.

READ A THIRD TIME this ----- day of -----, 2020.

FINALLY ADOPTED this ----- of -----, 2020.

BYLAW 3135

SCHEDULE "A"

Civic Address: 20324 – 49a Avenue

Legal Description: Lot 177, District Lot 304, Group 2, New Westminster District,
Plan 46430

PID: 001-096-800

Applicant: A. Bahia

Owner: J. Elcock

