

CITY OF
LANGLEY



EXPLANATORY NOTE

BYLAW NO. 3143

The purpose of Bylaw No. 3143 is to authorize the discharge of Land Use Contract No. 04-75 from the property located at 20222 – 56 Avenue.

The owner has applied to have Land Use Contract No. 04-75 discharged from the title of the property to facilitate the development of a 6-storey, 213-unit apartment building. This development proposal also requires a Zoning Bylaw amendment and Development permit, which the owner has applied for concurrently.

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

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. 04-75

BYLAW NO. 3143

A Bylaw to authorize the discharge of Land Use Contract No. 04-75 from the specified property.

WHEREAS Land Use Contract No. 04-75 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. 04-75 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 M122187 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. 04-75 Bylaw, 2020, No. 3143".

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

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

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

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

MAYOR

CORPORATE OFFICER

BYLAW NO. 3143

SCHEDULE "A"

Civic Address: 20222 – 56 Avenue

Legal Description: Lot 443 Except: Part Dedicated Road on Plan LMP 3342;
District Lot 305, Group 2, New Westminster District, Plan 51730

PID: 005-005-311

Applicant: Pennyfarthing Langley City Properties Ltd.

Owner: Galway Developments Ltd.

