



## EXPLANATORY MEMO

### DISCHARGE OF LAND USE CONTACT NO. 23-73 BYLAW NO. 3053

The purpose of Bylaw No. 3053 is to authorize the discharge of Land Use Contract No. 23-73 from the property located at 20217 – 44 Avenue.

The owner has applied to have Land Use Contract No. 23-73 discharged from the title of the property to facilitate a Building Permit application for 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 268 suites have been approved or are in the building permit application process for approval. In the same timeframe, 671 property owners discharged the land use contracts affecting their single family residential lots. There are 477 single family residential lots still affected by land use contracts in the City.



DISCHARGE OF LAND USE CONTACT  
No. 23-73  
BYLAW NO. 3053

A Bylaw to authorize the discharge of Land Use Contract No. 23-73 from the specified property.

**WHEREAS** Land Use Contract No. 23-73 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. 23-73 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 L80942 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. 23-73 Bylaw, 2018, No. 3053".

**READ A FIRST AND SECOND TIME** this nineteenth day of February, 2018.

**A PUBLIC HEARING**, pursuant to Section 464 of the "Local Government Act" was held this -- day of --, 2018.

**READ A THIRD TIME** this -- day of --, 2018..

**FINALLY ADOPTED** this -- of --, 2018.

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**MAYOR**

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**CORPORATE OFFICER**

**BYLAW 3053**

**SCHEDULE "A"**

**Civic Address:** 20217 – 44 Avenue  
**Legal Description:** Lot 278, Section 35, Township 7, New Westminster District,  
Plan 49277  
**PID:** 006-381-570  
**Applicant:** A. Bains  
**Owner:** A. Bains; R. Bains

