



EXPLANATORY NOTE

BYLAW NO. 3097

The purpose of Bylaw No. 3097 is to authorize the discharge of Land Use Contract No. 46-78 from the property located at 5139 – 209A Street.

The owner has applied to have Land Use Contract No. 46-78 discharged from the title of the property to facilitate a Board of Variance application for a setback relaxation. Under Section 542(2)(b) of the *Local Government Act*, a Board of Variance may not “deal with a matter that is covered...in a land use contract...” The applicant is proposing an addition to an existing single family dwelling requiring a reduced rear yard setback (from 7.62 m to 5.96 m). The owner’s Board of Variance application cannot proceed until the Land Use Contract is discharged from the title of the subject property.

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



DISCHARGE OF LAND USE CONTRACT NO. 46-78

BYLAW NO. 3097

A Bylaw to authorize the discharge of Land Use Contract No. 46-78 from the specified property.

WHEREAS Land Use Contract No. 46-78 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. 46-78 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 R3528 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. 46-78 Bylaw, 2019, No. 3097”.

READ A FIRST AND SECOND TIME this fourteenth day of January, 2019.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this eleventh day of February, 2019.

READ A THIRD held this eleventh day of February, 2019.

FINALLY ADOPTED this ----- of -----, 2019.

MAYOR

CORPORATE OFFICER

BYLAW NO. 3097

SCHEDULE "A"

Civic Address: 5139 – 209A Street
Legal Description: Lot 218, District Lot 36, Group 2, New Westminster District, Plan 56744
PID: 005-462-258
Applicant: P. Rozander
Owner: P. Rozander; E. Rozander

