

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800

**AMENDMENT (NORTHEAST GORDON ESTATE NEIGHBOURHOOD PLAN)
BYLAW 2005 NO. 4475**

AMENDMENT (BANICEVIC) BYLAW 2016 NO. 5176

EXPLANATORY NOTE

Bylaw 2016 No. 5176 amends the Northeast Gordon Estate Neighbourhood Plan by redesignating lands located at 20563 – 70 Avenue and 7039 – 206 Street from Residential to Residential Bonus Density 2 to facilitate a residential development consisting of 15 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
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BYLAW 2005 NO. 4475
AMENDMENT (BANICEVIC) BYLAW 2016 NO. 5176**

A Bylaw to amend Northeast Gordon Estate Neighbourhood Plan Bylaw 2005 No. 4475

WHEREAS it is deemed necessary and desirable to amend "Northeast Gordon Estate Neighbourhood Plan Bylaw 2005 No. 4475" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Banicevic) Bylaw 2016 No. 5176".
2. The "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475" as amended is further amended by replacing Section 4.2.3. Residential Bonus Density 2 with the following:

"The Residential Bonus Density 2 designation is applied to two areas: 1) between 206 Street and 207 Street south of 72 Avenue; and 2) at the northwest corner of 206 Street and 70 Avenue. The designation has a base density of 15 units per hectare (6 units per acre), however, a bonus density up to a maximum 37.5 units per hectare (15 units per acre) is permitted. The allowable density depends on the amount of land protected and dedicated for environmental protection or public amenity as indicated in Section 3.1.4 of the Willoughby Community Plan.

With respect to the area between 206 and 207 Street south of 72 Avenue, bonus density will be applied only if the area designated as "Significant Tree Area" on Map 1 is protected and dedicated to the Township. Development shall be ground-oriented and in the form of single family, duplex, or townhouse units. Development in this area is subject to a development permit in accordance with Section 4.1.3 of the Willoughby Community Plan.

With respect to the northwest corner of 206 Street and 70 Avenue, a bonus density will be applied only if the majority of the significant trees adjacent to 206 Street are protected and dedicated to the Township. For the purposes of calculating the allowable density under Section 3.1.4 of the Willoughby Community Plan, the amount of land being dedicated to protect the significant trees shall exclude the area of the street greenway on Map 1. Development shall be restricted to single family development and shall enter into an Exterior Design Control Agreement."

3. The “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475” as amended is further amended by redesignating the lands described as:

Lot 37 and Lot 38 Section 14 Township 8 New Westminster District Plan 46475

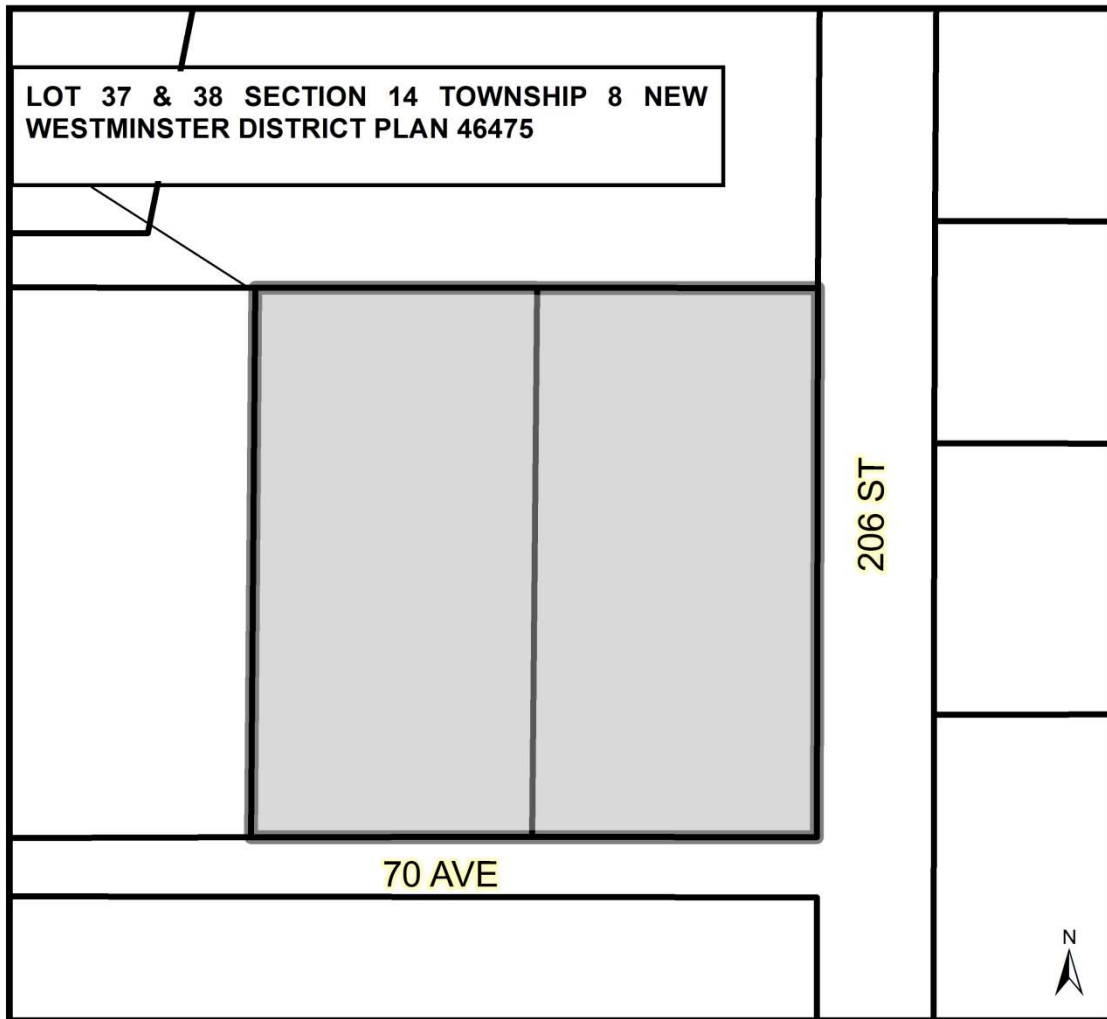
as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Residential Bonus Density 2.

READ A FIRST TIME the	11	day of	January	, 2016.
READ A SECOND TIME the	11	day of	January	, 2016.
PUBLIC HEARING HELD the	25	day of	January	, 2016.
READ A THIRD TIME the	15	day of	February	, 2016.
RECONSIDERED AND ADOPTED the		day of		, 2017.

_____	Mayor	_____	Township Clerk
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SCHEDULE 'A'

BYLAW NO. 5176



THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (BANICEVIC) BYLAW 2016 NO. 5177

EXPLANATORY NOTE

Bylaw 2016 No. 5177 rezones property located at 20563 – 70 Avenue and 7039 – 206 Street to Residential Compact Lot Zone R-CL(B) and Residential Zone R-1A to facilitate a residential development consisting of 15 single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (BANICEVIC) BYLAW 2016 NO. 5177

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

WHEREAS it is deemed necessary and desirable to amend "Township of Langley Zoning Bylaw 1987 No. 2500" as amended;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Banicevic) Bylaw 2016 No. 5177".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 37 and Lot 38 Section 14 Township 8 New Westminster District Plan 46475

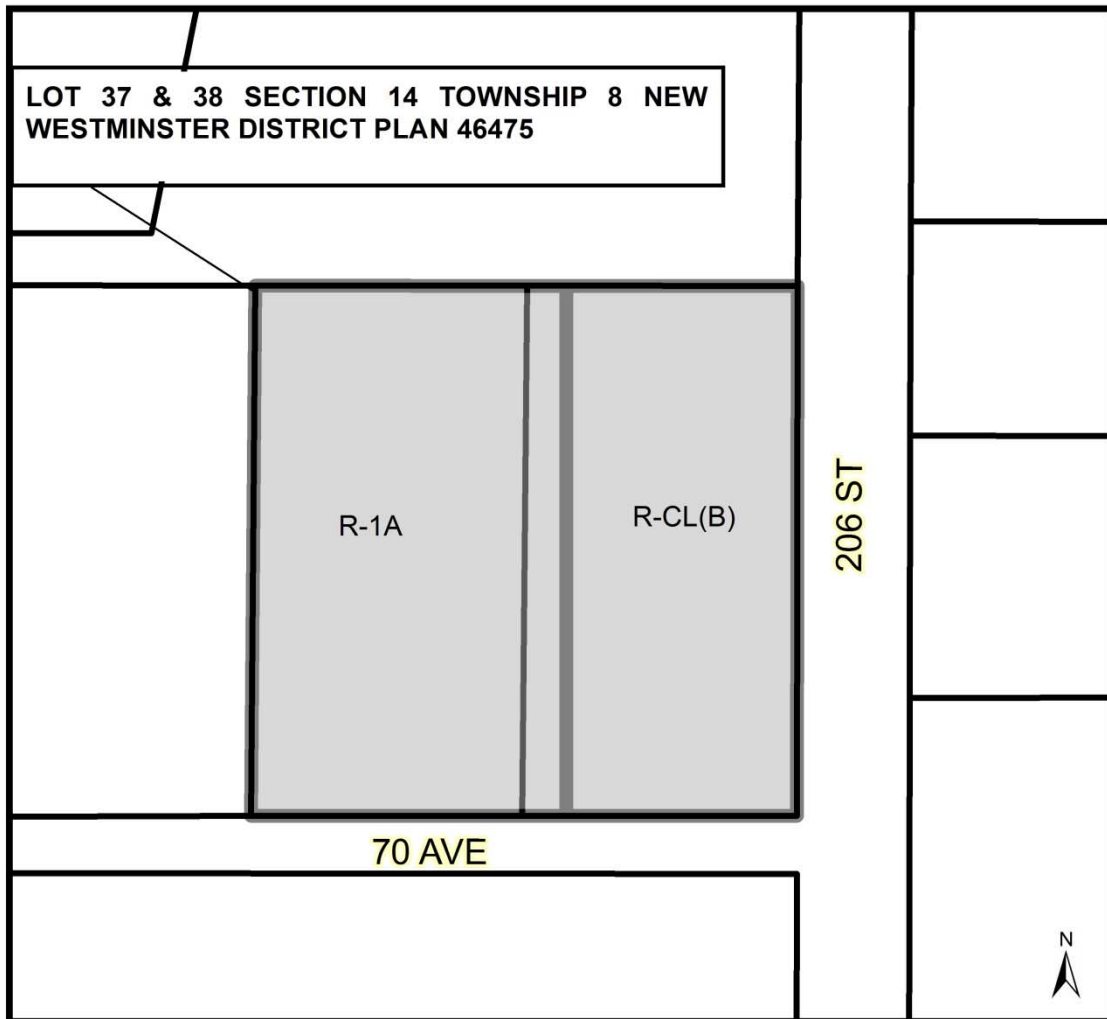
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Compact Lot Zone R-CL(B) and Residential Zone R-1A.

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READ A SECOND TIME the	11	day of	January	, 2016.
PUBLIC HEARING HELD the	25	day of	January	, 2016.
READ A THIRD TIME the	15	day of	February	, 2016.
RECONSIDERED AND ADOPTED the		day of		, 2017.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'

BYLAW NO. 5177



From: Zorica Andjelic
Sent: Monday, June 19, 2017 3:59 PM
To: CD Agenda Bylaw
Cc: Robert Knall
Subject: item for June 26 Council meeting (Project 08-14-184)

1. Please place Bylaw No. 5176 and 5177 (Banisevic / 20563 – 70 Avenue) on the Council agenda of June 26, 2017 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of January 11, 2016 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaws was held on January 25, 2016 with third reading given on February 15, 2016.
4. In accordance with Council policy, staff advise that the public hearing for the Bylaws was held more than a year prior to the proposed final reading date. Although resolution of the development prerequisite items was on-going and the on-site rezoning sign remained in place, the Bylaws were delayed by complexities associated with execution of a servicing agreement and legal documents.

Zorica Andjelic | Planner

604 533 6090 ext 3421