

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500  
AMENDMENT (HIGH QUALITY HOMES LTD.) BYLAW 2013 NO. 5015**

**EXPLANATORY NOTE**

Bylaw 2013 No. 5015 rezones 0.40 ha (0.99 acres) of land located at 7179 – 196B Street to Residential Zone R-1A to permit the subdivision of six fee simple single family lots.

## THE TOWNSHIP OF LANGLEY

### TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (HIGH QUALITY HOMES LTD.) BYLAW 2013 NO. 5015

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 (High Quality Homes Ltd.) Bylaw 2013 No. 5015".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

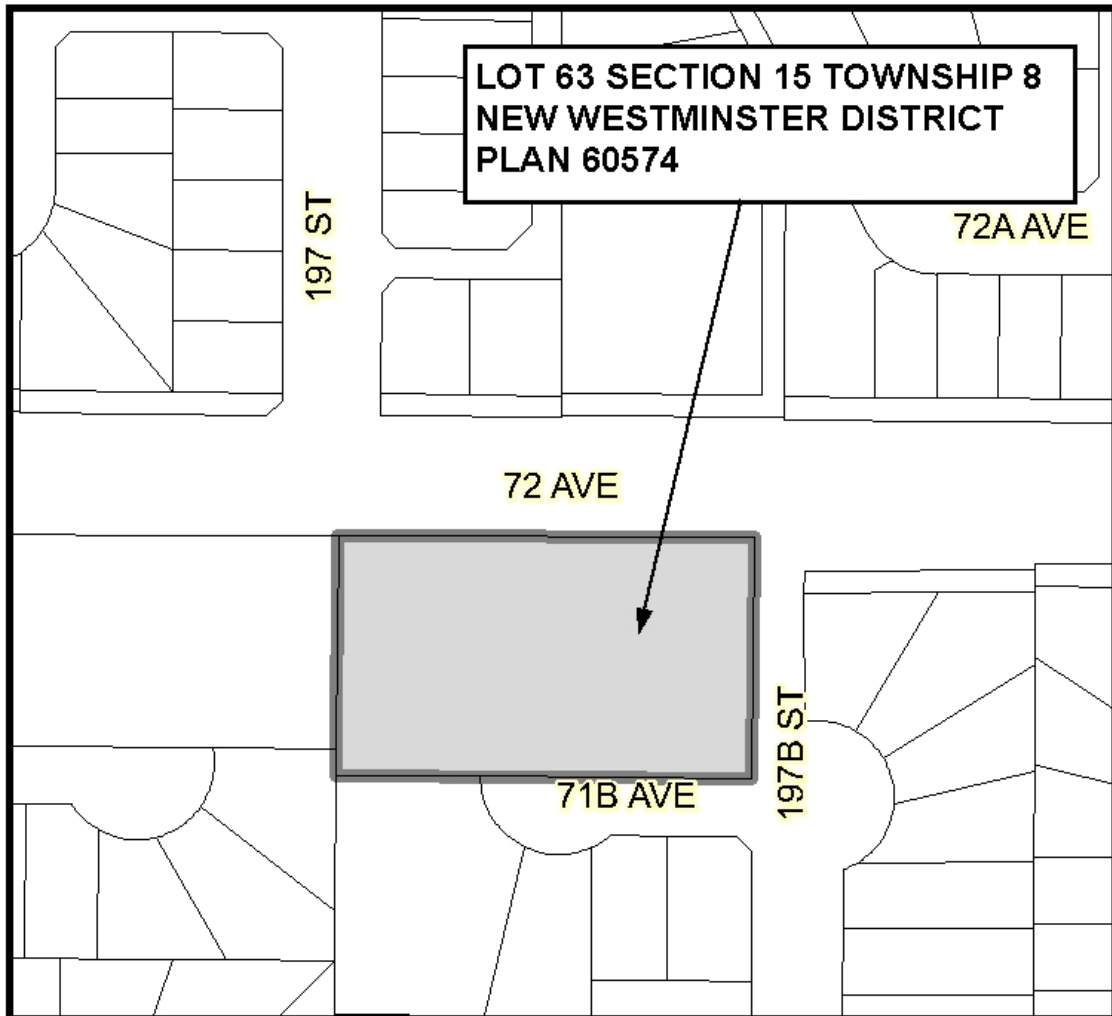
Lot 63 Section 15 Township 8 New Westminster District Plan 60574

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1A.

READ A FIRST TIME the	08	day of	July	, 2013.
READ A SECOND TIME the	08	day of	July	, 2013.
PUBLIC HEARING HELD the	23	day of	September	, 2013.
READ A THIRD TIME the	30	day of	September	, 2013.
RECONSIDERED AND ADOPTED the		day of		, 2017.

	Mayor		Township Clerk
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# SCHEDULE 'A' BYLAW NO. 5015



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 100728

This Permit is issued this \_\_\_\_\_ day of \_\_\_\_\_, 2017 to:

1. NAME: High Quality Homes Ltd.

ADDRESS: 15089 - 59 Avenue  
Surrey, BC V3S 3TS

2. This permit applies to and only to those lands within the Municipality described as follows and to any and all buildings, structures and other development thereon:

LEGAL DESCRIPTION: Lot 63 Section 15 Township 8  
New Westminster District Plan 60574

CIVIC ADDRESS: 7179 – 197B Street  
Langley, BC

3. This Permit is issued subject to compliance with all of the Bylaws of the Municipality of Langley applicable thereto, except as specifically varied or supplemented by this permit as follows:

a. An exterior design control agreement shall be entered into ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with the single family development permit guidelines contained in the Willoughby Community Plan;

4. The land described herein shall be developed strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached as a Schedule to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

All developments forming part of this Development Permit shall be substantially commenced within two years after the date the Development Permit is issued.

This permit shall have the force and effect of a restrictive covenant running with the land and shall come into force on the date of an authorizing resolution passed by Council.

It is understood and agreed that the Municipality has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the developer other than those in this Permit.

This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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**From:** Colin Moore  
**Sent:** Monday, March 20, 2017 10:32 AM  
**To:** CD Agenda Bylaw  
**Cc:** George Epp  
**Subject:** Item for March 27, 2017 Council meeting agenda Bylaw No 5015 (High Quality Homes Ltd.)

1. Please place Bylaw No. 5015 (High Quality Homes Ltd.) on the Council agenda of March 27, 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 July 8, 2013 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaws was held on September 23, 2013 with 3<sup>rd</sup> reading given on September 30, 2013.
4. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than one 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 Bylaw was delayed due to a change in ownership of the project.
5. Also, please place accompanying Development Permit No. 100728 on the same agenda for issuance by Council.

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**Colin Moore | MCIP RPP, Planner**  
Community Development Division | Township of Langley  
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tel: 604.532.7547