

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500**

**AMENDMENT (EVANS) BYLAW 2015 NO. 5133**

**EXPLANATORY NOTE**

Bylaw 2015 No. 5133 rezones property located at 8650 – 217A Street to Suburban Residential Zone SR-3A to accommodate a two (2) lot residential subdivision.

## THE CORPORATION OF THE TOWNSHIP OF LANGLEY

### TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT (EVANS) BYLAW 2015 NO. 5133

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 (Evans) Bylaw 2015 No. 5133”.
2. The “Township of Langley Zoning Bylaw 1987 No. 2500” as amended is further amended:
  - (a) by adding to the Table of Contents and to Section 104.1 the words “Suburban Residential Zone SR-3A” after the words “Suburban Residential Zone SR-3”.
  - (b) by adding to Section 110.1, after the words “Suburban Residential Zone SR-3” the words “Suburban Residential Zone SR-3A – 1765 m<sup>2</sup>, 27.45 m, 30.5 m”.
  - (c) by adding after Section 303 “Suburban Residential Zone SR-3” the following as Section 304 “Suburban Residential Zone SR-3A”.

#### 304 **SUBURBAN RESIDENTIAL ZONE SR-3A**

##### **Uses Permitted:**

- 304.1 In the SR-3A Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *accessory home occupations* subject to Section 104.3
  - 3) *residential uses* subject to Section 304.2

##### **Residential Uses**

- 304.2 No more than one *single family dwelling* is permitted on any one *lot*.

##### **Lot Coverage**

- 304.3
- 1) *Buildings and structures* shall not cover more than 33% of the *lot area*.
  - 2) *Accessory buildings and structures* shall not exceed a total of 80 m<sup>2</sup> of ground floor *building area*.

**Siting of Buildings and Structures**

- 304.4. 1) Principal *buildings* and *structures* shall be sited in accordance with Section 303.4 1).  
 2) *Accessory buildings* and *structures* shall be sited in accordance with Sections 303.4 2) and 303.4 3).

**Height of Buildings and Structures**

- 304.5 The *height* of principal and *accessory buildings* and *structures* shall be in accordance with Section 303.5

**Parking and Loading**

- 304.6 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 304.7 1) All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No.4861 as amended.  
 2) Notwithstanding Section 304.7, any fee simple *lot* in existence as of April 28, 2014 shall not be subdivided to create more than two *lots*.
3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

Lot 13 Section 30 Township 11 New Westminster District Plan 25749

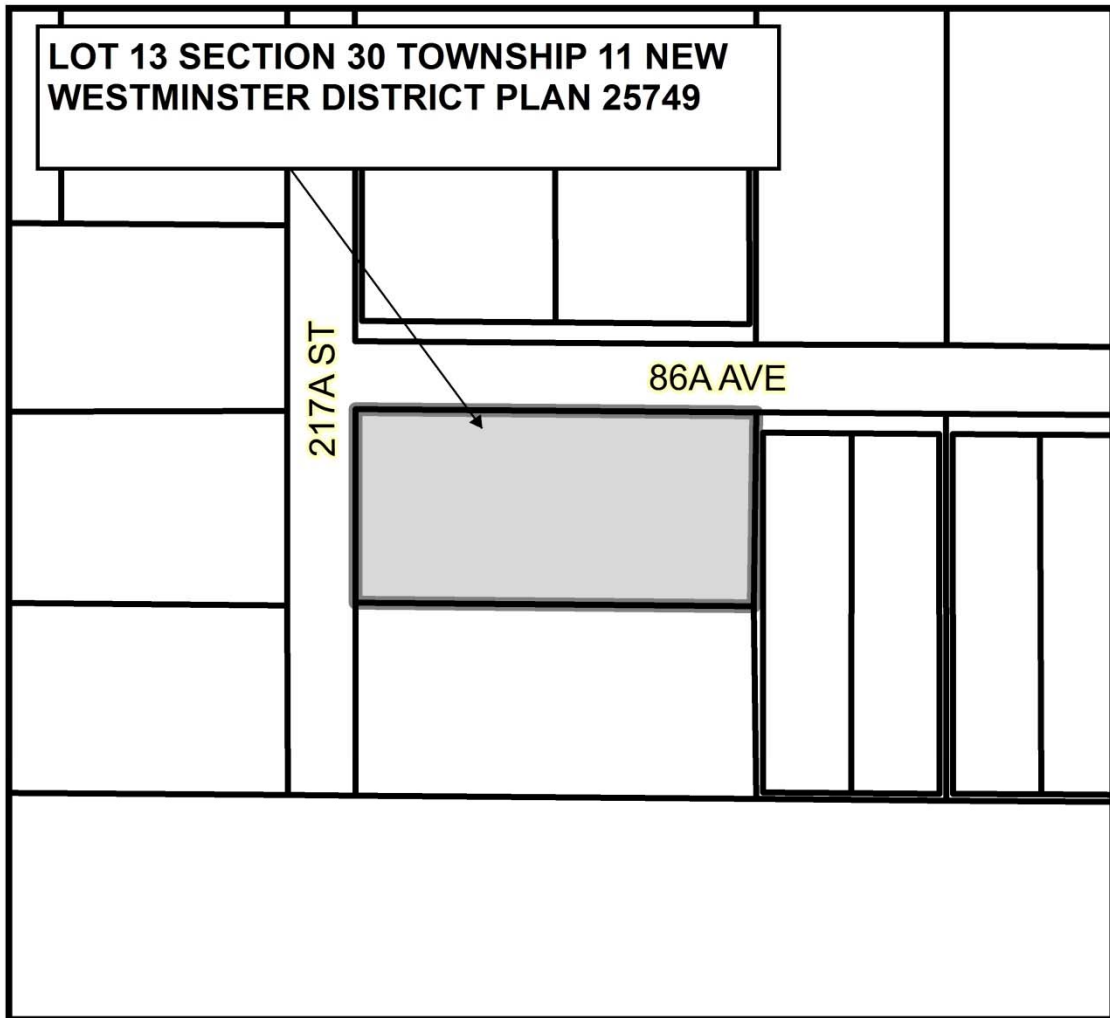
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Suburban Residential Zone SR-3A.

READ A FIRST TIME the	30	day of	March	, 2015.
READ A SECOND TIME the	30	day of	March	, 2015.
PUBLIC HEARING HELD the	13	day of	April	, 2015.
READ A THIRD TIME the	27	day of	April	, 2015.
RECONSIDERED AND ADOPTED the		day of		, 2018.

\_\_\_\_\_ Mayor \_\_\_\_\_ Township Clerk

# SCHEDULE 'A'

## BYLAW NO. 5133



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**From:** Zorica Andjelic  
**Sent:** Wednesday, July 04, 2018 10:42 AM  
**To:** CD Agenda Bylaw  
**Cc:** Robert Knall  
**Subject:** Item for July 9, 2018 Council meeting agenda Bylaw # 5133 (EVANS)

1. Please place Bylaw # 5133 (Evans) on the Council agenda of July 9, 2018 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of March 30, 2015 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on April 13, 2015 with 3<sup>rd</sup> reading given on April 27, 2015
4. In accordance with Council policy, staff advise that the public hearing for the Bylaw(s) 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(s) remained in place, the Bylaws were delayed due to complex engineering and servicing requirements.