

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (LEBCAN DEVELOPMENTS INC.) BYLAW 2017 NO. 5284**

EXPLANATORY NOTE

Bylaw 2017 No. 5284 rezones 0.68 hectares (1.69 acres) of land located at 8738 – 217A Street from Rural Zone RU-1 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 (LEBCAN DEVELOPMENTS INC.) BYLAW 2017 NO. 5284**

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 (Lebcam Developments Inc.) Bylaw 2017 No. 5284".
3. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by rezoning the lands described as:

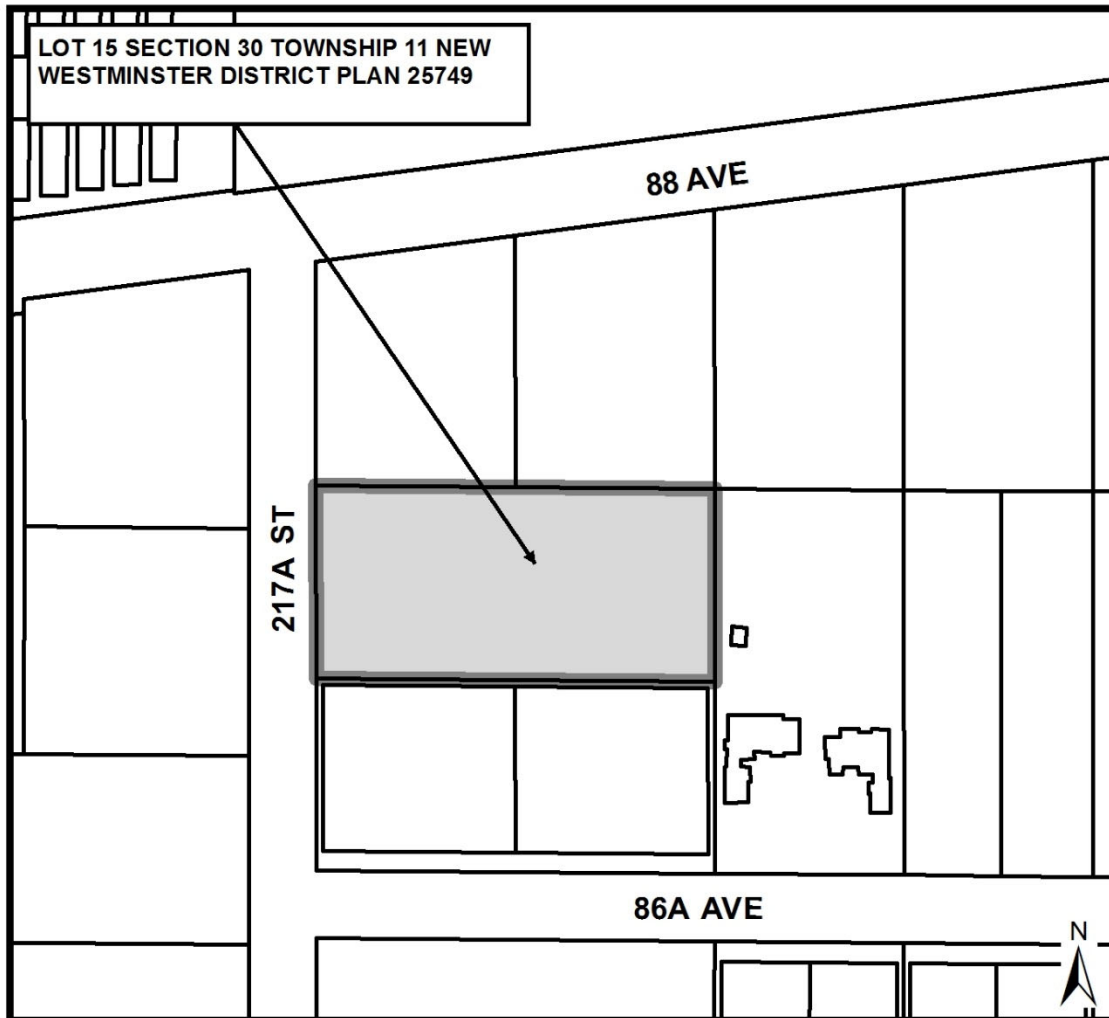
Lot 15 Section 30 Township 11 New Westminster District Plan 25749

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	08	day of	May	, 2017.
READ A SECOND TIME the	08	day of	May	, 2017.
PUBLIC HEARING HELD the	29	day of	May	, 2017.
READ A THIRD TIME the	12	day of	June	, 2017.
RECONSIDERED AND ADOPTED the		day of		, 2019.

_____ Mayor _____ Township Clerk

SCHEDULE 'A' BYLAW NO. 5284



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Variance Permit No. 100087

This Permit is issued this _____ day of _____ 2017 to:

1. Name: Ronny, Fouad and Souad Krayem

Address: 20722 – 80 Avenue
Langley, BC V2Y 1X6

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 15 Section 30 Township 11 New Westminster District Plan
25749

CIVIC ADDRESS: 8738 – 217A Street

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. Section 304.4 (1) – Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum side lot line setback for a principal building in Suburban Residential Zone SR-3A zone from 3 m (9.84 ft) to 1.08 m (3.54 ft) for proposed Lot 1 as indicated in Schedule “A”; and from 3 m (9.84 ft) to 1.67 m (5.48 ft) for proposed Lot 2 as indicated in Schedule “A”.

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 Variance Permit shall be substantially commenced within two years after the date the Development Variance 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.

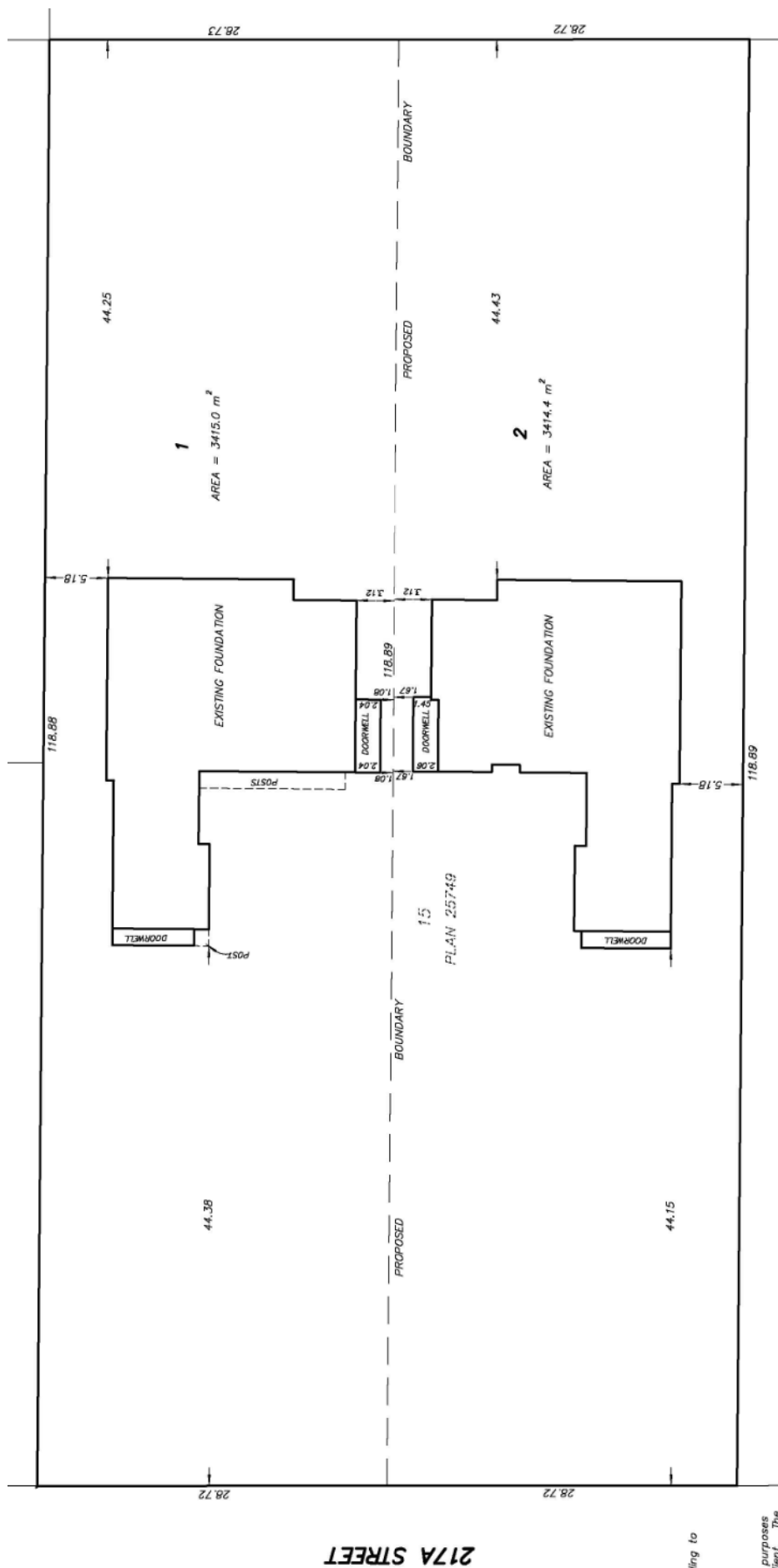
This Permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2017.

Attachments:

SCHEDULE A Subdivision Plan

**SCHEDULE A
SUBDIVISION PLAN**



From: Joel Nagtegaal
Sent: Wednesday, January 09, 2019 10:06 AM
To: CD Agenda Bylaw
Subject: Item for January 14 Council meeting agenda Bylaw No 5284 (Lebcan Developments Inc.)

Good morning,

1. Please place Bylaw # 5284 (Lebcan Developments Inc.) on the Council agenda of January 14, 2019 for consideration of final reading and adoption.
2. Please note that all development prerequisites listed in the Community Development Division report to Council of May 8, 2017 attached to the Bylaw have been satisfactorily addressed.
3. The Public Hearing for the Bylaw was held on May 29, 2017 with 3rd reading given on June 12, 2017.
4. In accordance with Council policy, staff advise that the public hearing for the Bylaw was held more than a year prior to the proposed final reading date. Resolution of the development prerequisite items was on-going and the on-site rezoning sign remained in place during this time.

Please let me know if you have any questions.

Thank you,

Township of
Langley



EST. 1971

Joel Nagtegaal | Planner

Development Services | Community Development

20338 – 65 Avenue, Langley, BC V2Y 3J1

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