

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (WATT) BYLAW 2016 NO. 5228

EXPLANATORY NOTE

Bylaw 2016 No. 5228 rezones 0.97 ha (2.39 acres) of land located at 3134 – 196 Street to Residential Zone R-1D to permit the subdivision of 10 fee simple single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WATT) BYLAW 2016 NO. 5228

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

WHEREAS it is deemed necessary and desirable to 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 (Watt) Bylaw 2016 No. 5228".
2. The Township of Langley Zoning Bylaw 1987 No. 2500 as amended is further amended by rezoning the lands described as:

The South Half Lot 1 Section 22 Township 7 New Westminster District Plan 1168

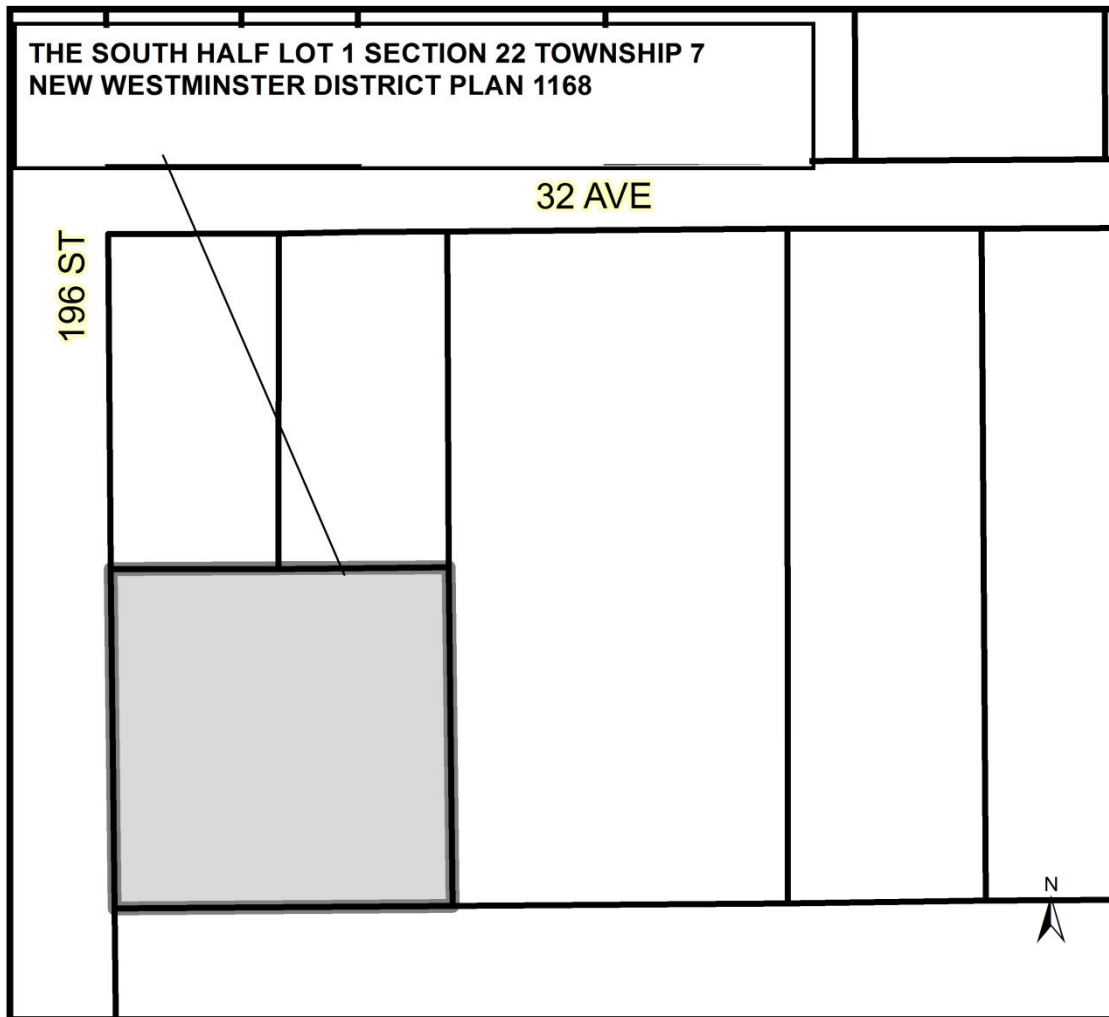
as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Residential Zone R-1D.

READ A FIRST TIME the	27	day of	June	, 2016
READ A SECOND TIME the	27	day of	June	, 2016
PUBLIC HEARING HELD the	11	day of	July	, 2016
READ A THIRD TIME the	25	day of	July	, 2016
RECONSIDERED AND ADOPTED the		day of		, 2019

_____ Mayor _____ Township Clerk

SCHEDULE 'A'

BYLAW NO. 5228



From: Colin Moore
Sent: Wednesday, April 10, 2019 12:45 PM
To: CD Agenda Bylaw
Cc: Paul Albrecht
Subject: Item for April 15, 2019 Council meeting agenda Bylaw No 5228 (Watt)

1. Please place Bylaw # 5228 (Watt) on the Council agenda of April 15, 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 June 27, 2016 attached to the Bylaw have been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied.
3. Please note that the matter raised by Council at the time of 3rd reading to require a tree replacement program equivalent to the number of significant trees identified as existing on the site based on the Integrated Site Design Concept Plan submitted by the applicant, has been secured by registration of a restrictive covenant prohibiting development of the lands and building on the lands until such time as the development prerequisites have been satisfied.
4. The Public Hearing for the Bylaw was held on July 11, 2016 with 3rd reading given on July 25, 2016.
5. 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. Although resolution of the development prerequisite items was on-going and the on-site rezoning signs remained in place, the Bylaws were delayed due to extensive servicing requirements needed to service the catchment area offsite.