

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (505050 DEVELOPMENT CORPORATION / KOONER)
BYLAW 2016 NO. 5223

EXPLANATORY NOTE

Bylaw 2016 No. 5223 rezones 6.63 ha (16.39 acres) of land located at 19685, 19721, 19769, 19779 and 19803 – 32 Avenue to Residential Zone R-1D to permit the subdivision of 72 fee simple single family lots.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (505050 DEVELOPMENT CORPORATION / KOONER)

BYLAW 2016 NO. 5223

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 (505050 Development Corporation / Kooner) Bylaw 2016 No. 5223".
2. The Township of Langley Zoning Bylaw 1987 No. 2500 as amended is further amended by rezoning the lands described as:

Lot 3 Section 27 Township 7 NWD Plan 7916;

Lot 4 Section 27 Township 7 NWD Plan 7916;

West ½ Lot 5 Section 27 Township 7 NWD Plan 7916;

East ½ Lot 5 Section 27 Township 7 NWD Plan 7916; and

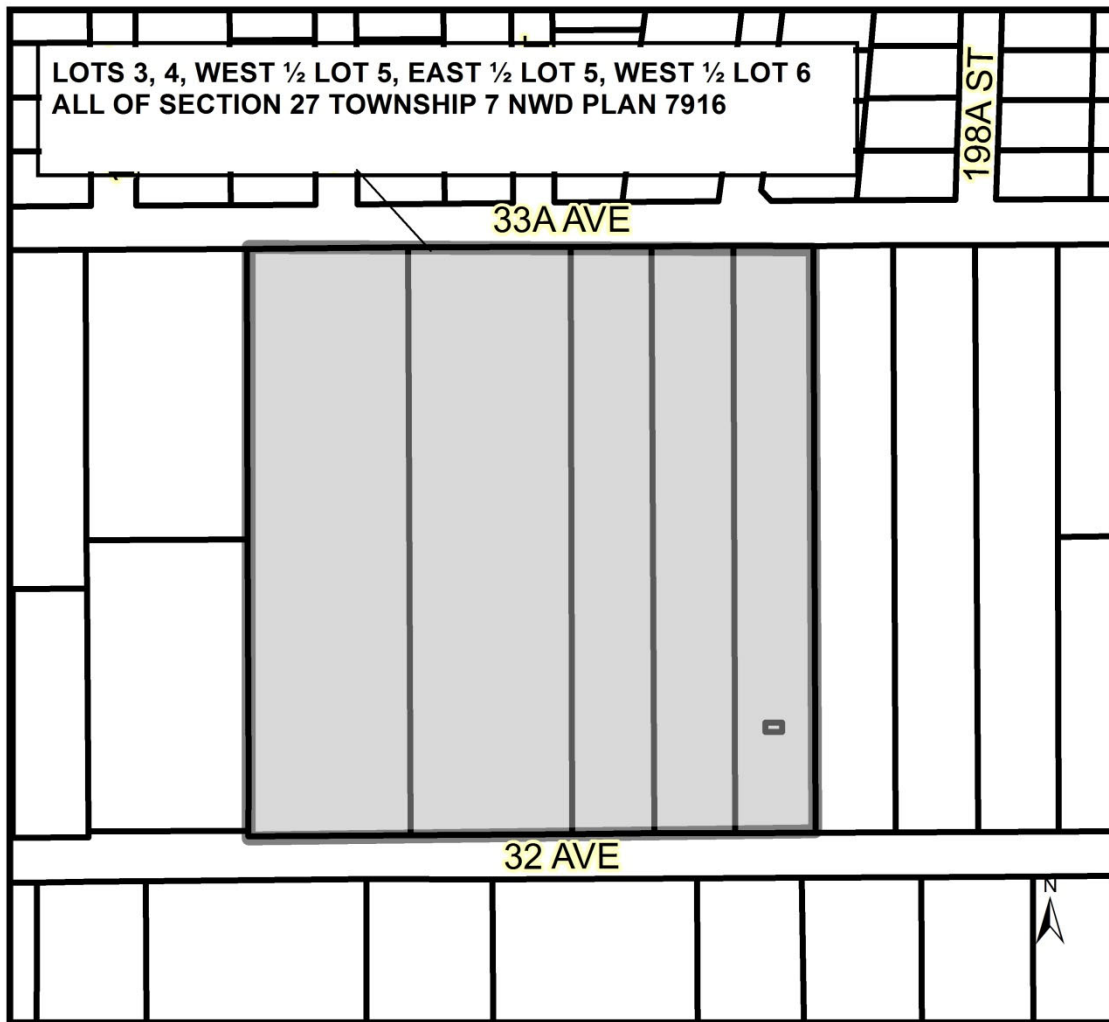
West ½ Lot 6 Section 27 Township 7 NWD Plan 7916

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. 5223



From: Colin Moore
Sent: Wednesday, April 10, 2019 12:45 PM
To: CD Agenda Bylaw
Subject: Item for April 15, 2016 Council meeting agenda Bylaw No 5223 (505050 Development Corporation / Kooner)

1. Please place Bylaw # 5223 (505050 Development Corporation / Kooner) 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, 2019 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 matters 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, and for completion of a Traffic Impact Study to analyze the traffic flows of the interior roads of the subdivision, 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.