



## Legislation Details (With Text)

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**File created:** 1/9/2019      **In control:** Township Council  
**On agenda:** 1/14/2019      **Final action:** 1/14/2019  
**Title:** Rezoning Application No. 100458  
Development Variance Permit Application No. 100087  
(Lebcac Developments Inc. / 8738 - 217A Street)  
Bylaw No. 5284  
Report 17-46  
File CD 11-30-0023

**Sponsors:**

**Indexes:**

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**Attachments:** 1. I.3 cd Lebcac Dev RZ DVP.pdf

Date	Ver.	Action By	Action	Result
1/14/2019	1	Township Council	Given final adoption	

Rezoning Application No. 100458

Development Variance Permit Application No. 100087

(Lebcac Developments Inc. / 8738 - 217A Street)

Bylaw No. 5284

Report 17-46

File CD 11-30-0023

That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Lebcac Developments Inc.) 2017 Bylaw No. 5284".

Explanation - Bylaw No. 5284

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.

Development Variance Permit No. 100087

That Council authorize issuance of Development Variance Permit

No. 100087 (Lebcac Developments Inc. / 8738 - 217A Street) in accordance with Attachment A subject to the

following conditions:

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".

Clerk's Note: 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. The Public Hearing for the Bylaw was held on

May 29, 2017 with third reading given on June 12, 2017. 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.