



## Legislation Details (With Text)

**File #:** O20-3052      **Version:** 1      **Name:**  
**Type:** Report      **Status:** Public Hearing  
**File created:** 12/19/2019      **In control:** Township Council  
**On agenda:** 1/13/2020      **Final action:**  
**Title:** Rezoning Application No. 100521 and  
Development Permit Application Nos. 100997, 101156 and  
Development Variance Permit No. 100116  
(Waterstone Anderson Ltd. / 7491 - 198B Street and  
7500 Block of 198B Street)  
Bylaw No. 5534  
Bylaw No. 5535  
Report 19-202  
File CD 08-22-0085

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. C.4 cd Waterstone Anderson RZ DP DVP.pdf

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

1/13/2020      1      Township Council

Rezoning Application No. 100521 and

Development Permit Application Nos. 100997, 101156 and

Development Variance Permit No. 100116

(Waterstone Anderson Ltd. / 7491 - 198B Street and

7500 Block of 198B Street)

Bylaw No. 5534

Bylaw No. 5535

Report 19-202

File CD 08-22-0085

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Waterstone Anderson Ltd.) Bylaw 2019 No. 5534”; and

“Township of Langley Phased Development Agreement

(Waterstone Anderson Ltd.) Bylaw 2019 No. 5535”

Explanation - Bylaw No. 5534

Bylaw 2019 No. 5534 rezones 4.29 ha (10.6 ac) of land at

7491 - 198B Street and 7500 Block of 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(A), R-CL(B) and R-CL(SD) to accommodate a mixed residential development consisting of 83 lots (47 single family lots and 36 semi-detached lots).

Explanation - Bylaw No. 5535

Bylaw 2019 No. 5535 authorizes the Township of Langley to enter into a phased development agreement with Waterstone Anderson Ltd. and 1078289 BC Ltd.

Development Permit No. 100997

Running concurrently with this Bylaw is Development Permit

No. 100997 (Waterstone Anderson Ltd. / 7491 - 198B Street and

7500 Block of 198B Street) (proposed single family lots) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 11.4 of the Latimer Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

Although not part of the development permit requirements, the applicant is advised that prior to issuance of a building permit, the following items will need to be finalized:

- a. Issuance of an Energy Conservation and GHG Emissions Reduction Development Permit.

Development Permit No. 101156

Running concurrently with this Bylaw is Development Permit

No. 101156 (Waterstone Anderson Ltd. / 7491 - 198B Street and 7500 Block of 198B Street) (streamside protection) in accordance with Attachment B subject to the following conditions:

- a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A to the acceptance of the Township;
- b. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842;
- c. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs; and
- d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and further

Development Variance Permit No. 100116

Running concurrently with this Bylaw is Development Variance Permit No. 100116 (Waterstone Anderson Ltd. / 7491 - 198B Street and 7500 Block of 198B Street) (lot depth variance) in accordance with Attachment C subject to the following conditions:

- a. Section 405.9 - Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum front loaded lot depth requirement in the Residential Compact Lot

Zone R-CL(B) from 25 metres to 24.2 metres for proposed Lots 1 - 4 and 42 - 45 as indicated in Schedule "A".

Clerk's Note: Council may consider third reading of this application at the conclusion of the item's Public Hearing.

Submissions from the public.

Explanation by the proponent.