



Legislation Details (With Text)

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Type: Report **Status:** Up for Final Adoption
File created: 6/7/2021 **In control:** Township Council
On agenda: 6/14/2021 **Final action:** 6/14/2021
Title: Rezoning Application No. 100543 and
Development Permit Applications No. 101171 and
101211 (M-3 Management Inc. / Lugg /
7400 Block of 197 Street)
Bylaw No. 5686
Report 21-62
File CD 08-22-0078

Sponsors:

Indexes:

Code sections:

Attachments: 1. H.2 cd RZ 100543 M-3 Management Inc.pdf

Date	Ver.	Action By	Action	Result
6/14/2021	1	Township Council	Given third reading	

Clerk's Note: Development Application Procedures Bylaw 2018 No. 5428 Amendment Bylaw 2020 No. 5615, approved by Council on April 20, 2020, allows for Written Submission Opportunities only when in person Public Input Opportunities or Public Hearings are not required pursuant to provincial regulations.

Rezoning Application No. 100543 and

Development Permit Applications No. 101171 and

101211 (M-3 Management Inc. / Lugg /

7400 Block of 197 Street)

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That Council give third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (M-3 Management Inc. / Lugg) Bylaw 2021 No. 5686".

Explanation - Bylaw No. 5686

Bylaw 2021 No. 5686 rezones land in the 7400 Block of 197 Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R CL(A) and R-CL(SD) to permit development of 9 single family and 36 semi-detached lots.

Development Permit No. 101171

Running concurrently with this Bylaw is Development Permit

No. 101171 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment A 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 of Langley General Manager of Engineering and Community Development;
- b. Township of Langley General Manager of Engineering and Community Development 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.

Development Permit No. 101211

Running concurrently with this Bylaw is Development Permit

No. 101211 (M-3 Management Inc. / Lugg / 7400 Block of 197 Street) in accordance with Attachment B subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Compact Lot Zone R-CL (A);
- b. On-site landscaping plans being in substantial compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
- c. Written confirmation from owner and landscape architect that the tree protection fencing identified in the tree management plan is in place; and
- d. Payment of supplemental development permit fees prior to issuance.

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;
- b. On-site landscaping to be secured by letter of credit at building permit stage;
- c. Completion of a subdivision consistent with the rezoning bylaw; and
- d. Payment of building permit administration fees.