



Legislation Text

File #: O18-1870, **Version:** 1

Rezoning Application No. 100479

Development Variance Permit Application No. 100091

(Hauser / Severide / 4506 - 4508 Southridge Crescent)

Bylaw No. 5337

Report 18-05

File CD 07-36-0144

That Council give final reading to "Township of Langley Zoning

Bylaw 1987 No. 2500 Amendment (Hauser / Severide) Bylaw 2018 No. 5337".

Explanation - Bylaw No. 5337

Bylaw 2018 No. 5337 rezones 1.5 ha (3.7 ac) of land located at

4506 - 4508 Southridge Crescent to Residential Zone R-1E to facilitate a fourteen (14) lot single family residential subdivision.

Development Permit No. 100091

That Council authorize issuance of Development Permit No. 100091 (Hauser / Severide / 4506 - 4508 Southridge Crescent) in accordance with Attachment A subject to the following conditions:

a. Section 402.4 - Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 is hereby varied to reduce the minimum front lot line setback requirement from 7.5 metres to

4.5 metres (abutting 215 Street), increase the flanking lot line setback requirement (abutting proposed cul-de-sac road) from 4.5 metres to 7.5 metres, and reduce the rear lot line setback from 7.5 metres to 1.5 metres for the principal building on proposed Lot 1, as indicated on Schedule "A";

b. Subdivision and Development Servicing Bylaw 2011 No. 4861 is hereby varied to reduce the width of a local residential road from

20 metres to 18.6 metres.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of

January 20, 2018 attached to the Bylaw have been satisfactorily addressed. Please note that the siting and lot coverage amendments approved by Council at the time of third reading have been addressed through registration of a restrictive covenant. The

Public Hearing for the Bylaw was held on February 19, 2018 with
third reading given on March 5, 2018.