



Legislation Text

File #: O19-2262, **Version:** 1

Rezoning Application No. 100438

(505050 Development Corporation / Kooner /

19685, 19721, 19769, 19779, 19803 - 32 Avenue)

Bylaw No. 5223

Report 16-70

File CD 07-27-0079

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (505050 Development Corporation / Kooner) Bylaw 2016 No. 5223”.

Explanation - Bylaw No. 5223

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.

Clerk’s Note: 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. Please note that the matters raised by Council at the time of third 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. The Public Hearing for the Bylaw was held on July 11, 2016 with third reading given on July 25, 2016. 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.