



## Legislation Text

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**File #:** O19-2514, **Version:** 1

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Rezoning Application No. 100450 and

Development Permit Application Nos. 100825 and 101057

(Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and

7415 - 198B Street and 7400 Block of 197 Street)

Bylaw No. 5484

Report 19-99

File CD 08-22-0071

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Mitchell Latimer 73 Inc.) Bylaw 2019 No. 5484”

Explanation - Bylaw No. 5484

Bylaw 2019 No. 5484 rezones 7.43 ha (18.35 ac) of land at 73A and 75 Avenues from 196 to 198B Street from Suburban Residential Zone SR-2 to Residential Compact Lot Zones R-CL(B) and R-CL(SD) to accommodate 70 single family lots and 62 semi-detached lots.

Development Permit No. 100825

Running concurrently with this Bylaw is Development Permit

No. 100825 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and

7415 - 198B Street and 7400 Block of 197 Street) 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 Zone R-CL(B);
- b. Building plans being in substantial compliance with Schedules “A” through “N”;
- c. On-site landscaping plans being in substantial compliance with Schedules “O” through “V”, and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy, to the acceptance of the Township;

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. Registration of party wall and common element maintenance agreements on the title of all Residential Compact Lot R-CL(SD) zoned lots;
- c. Registration of an easement securing the required visitor parking stalls for lands zoned Residential Compact Lot R-CL(SD);
- d. On-site landscaping to be secured by letter of credit at building permit stage;
- e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place; and
- f. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

Development Permit No. 101057

Running concurrently with this Bylaw is Development Permit

No. 101057 (Mitchell Latimer 73 Inc. / 7331, 7337, 7371, 7393 and

7415 - 198B Street and 7400 Block of 197 Street) 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.

Submissions from the public.

Explanation by the proponent.

