



Legislation Text

File #: O20-3074, **Version:** 1

Official Community Plan Amendment and
Rezoning Application No. 100172 and
Development Permit Application No. 100946
(1131703 BC Ltd. / Dhillon / 21020 - 72 Avenue)

Bylaw No. 5429

Bylaw No. 5430

Report 18-157

File CD 08-13-0086

That Council give final reading to “Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (Dhillon) Bylaw 2018 No. 5429”; and

“Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Dhillon) Bylaw 2018 No. 5430”.

Explanation - Bylaw No. 5429

Bylaw 2018 No. 5429 amends the Willoughby Community Plan and the Northeast Gordon Estate Neighbourhood Plan to accommodate the proposed density of 11.5 units per hectare (4.5 units per acre) for the site and allow the development of eleven (11) single family lots.

Explanation - Bylaw No. 5430

Bylaw 2018 No. 5430 rezones property located at 21020 - 72 Avenue in the Northeast Gordon Estate Neighbourhood Plan area to Comprehensive Development Zone CD-133 to accommodate an eleven (11) lot single family subdivision.

Development Permit No. 100946

That Council authorize issuance of Development Permit No. 100946 (1131703 BC Ltd. / Dhillon / 21020 - 72

Avenue) in accordance with Attachment A subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Comprehensive Development Zone CD-133 ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Sections 4.1.2.2 and 4.3.5 of the Willoughby Community Plan; and
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place.

Clerk's Note: Please note that all development prerequisites

listed in the Community Development Division report to Council of November 19, 2018 attached to the Bylaw have been satisfactorily addressed. The Public Hearing for the Bylaw(s) was held on

December 3, 2018 with third reading given on December 10, 2018. In accordance with Council policy, staff advise that the public hearing for the Bylaw(s) 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 for the following reasons: An extensive civil engineering design to complete to enter a servicing agreement.