



## Legislation Text

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**File #:** O20-3778, **Version:** 1

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Rezoning Application No. 100527 and  
Development Permit Application No. 101189  
(Isle of Mann Property Group / 20701 - 84 Avenue and  
8400 Block of 207A Street)  
Bylaw No. 5635  
Report 20-128  
File CD 08-26-0208

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Isle of Mann Property Group) Bylaw 2020 No. 5635, rezoning 0.92 ha (2.27 ac) of land located at 20701 - 84 Avenue and 8400 Block of 207A Street to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD), to facilitate the development of

21 lots (10 single family lots, 5 rowhouses and 6 semi-detached lots) subject to the following development prerequisites being satisfied to the acceptance of the Township of Langley General Manager of Engineering and Community Development, unless noted otherwise prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan;
2. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw;
3. Provision of road dedications, widenings, and necessary traffic improvements for 206 and 207A Street, and 84 Avenue, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Yorkson Neighbourhood Plan, and the Street Trees and Boulevard Plantings Policy;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
6. Registration of restrictive covenants acceptable to the Township:
  - a. Restricting development of rowhouse and semi-detached lots until a Development Permit is issued for the lots;
  - b. Prohibiting clearing of the rowhouse and semi-detached residential portion of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree

retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;

- c. Prohibiting the development of secondary suites and prohibiting garages from being developed for purposes other than parking of vehicles within individual units zoned Residential Compact Lot Zone R-CL(RH) and R-CL(SD);
- d. Prohibiting clearing and restricting building on proposed Lot 21 until future development in conjunction with 8440 - 206 Street;
- e. Identifying the units (minimum 5% for single family and semi-detached units) required to incorporate the Adaptable Housing Requirements;
- 7. Registration of a 6 metre wide statutory right of way on the west portion of "Lot 16" to permit temporary access;
- 8. Compliance with the Community Amenity Contributions Policy, Willoughby Arterial Road Completion Amenity Policy if applicable, and the requirements of the Yorkson Greenway Amenity Policy;
- 9. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Site Servicing Review fee, ISDC review fee, Development Works Agreement (DWA) and Latecomer charges, and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy;

That Council at time of final reading of Rezoning Bylaw No. 5635 authorize issuance of Development Permit No. 101189 (proposed single family lots) subject to the following conditions:

- a. An exterior design control agreement shall be entered into for all lands zoned Residential Zone R-1A and Residential Compact Lot Zones R-CL(A) and R-CL(B) ensuring that building design and site development standards are high quality, consistent and compatible with other lots and development in accordance with Section 4.2.1 of the Yorkson Neighbourhood Plan;
- b. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place; and
- c. Payment of supplemental development permit fees prior to issuance.

That Council authorize staff to proceed with the written submission opportunity notice prior to Council's consideration of third reading of Rezoning Bylaw No. 5635 in conjunction with Development Permit No. 101189.

Explanation - Bylaw No. 5635

Bylaw 2020 No. 5635 rezones 0.92 ha (2.27 ac) of land at

20701 - 84 Avenue and 8400 Block of 207A Street from Suburban Residential Zone SR-2 and Residential Compact Lot Zone R-CL to Residential Zone R-1A, Residential Compact Lot Zones R-CL(A), R-CL(B), R-CL(RH) and R-CL(SD) to accommodate a mixed residential development consisting of 21 lots (10 single family

lots,

5 rowhouses and 6 semi-detached lots).